



**City of Columbia City Council
Study Session Agenda
January 6, 2026 - 5:30 PM**

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

**Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member Carl McCullen, Ward 1
Council Member Charlie Huffman, Ward 2
Council Member Cheryl E. Secrest, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Brian McKelvy, Ward 5**

**Tony Massey, City Manager
Jake Hubbell, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary**

Public Comments are welcome under Section 11 of the Agenda. Please sign the sign-up sheet before the meeting begins. Once recognized, you may then come to the podium and state your name and address.

Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

- 1 CALL TO ORDER/ROLL CALL.**
- 2 INVOCATION BY LEE SHADRICK OF HIGHLAND PARK BAPTIST CHURCH.**
- 3 PLEDGE OF ALLEGIANCE.**
- 4 APPROVAL OF AGENDA.**
- 5 PRESENTATIONS.**
- 6 ORGANIZATIONAL BUSINESS.**

6.1. APPROVE THE RETIREMENT BENEFITS FOR JEREMY ALSUP, POLICE CHIEF, POLICE DEPARTMENT, PRESENTATION OF RETIREMENT PLAQUE BY MAYOR MOLDER - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Jeremy Alsup has been an employee of the City of Columbia for 27 years. His effective retirement date is January 9, 2026 with pension payments to begin on February 1, 2026.

ATTACHMENTS: Staff Report Jeremy Alsup.

6.2. APPROVE THE MINUTES OF THE DECEMBER 11, 2025 CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: December 11, 2025 City Council Meeting Minutes.

PUBLIC HEARINGS

- 1. PUBLIC HEARING ON ORDINANCE NO. 4574 - AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT COLUMBIA COMPREHENSIVE PLAN BY RECLASSIFYING THE FUTURE LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL TRANSITION TO SUBURBAN NEIGHBORHOODS - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing for Ordinance No. 4574.

INFORMATION: The applicant is requesting to change the Future Land Use Designation for two properties along Foster Lane from Rural Transition (RT) to Suburban Neighborhoods (SN). The northern property, located at Tax Map 112 Parcel 18.02 in Hunters Glen Subdivision, is already in the city limits and zoned CD-3 (Neighborhood Character District). The property to the south, being Tax Map 112 Parcel 17, is requesting to be annexed and zoned to the CD-3L (Large Lot Character District) and CV (Civic) zoning districts, thus needing a FLU designation amendment to support the zones. The Area of Change policy classifies this area as "Protect". The Planning Commission reviewed this request at the November 12, 2025 meeting and recommended denial by a vote of four to zero with one abstention. The required notice of Public Hearing was advertised November 19, 2025 in Main Street Maury.

ATTACHMENTS: Staff Report Ordinance No. 4574 PH, Ordinance No. 4574, Ordinance No. 4574 Exhibit A, Ordinance No. 4574 Exhibit B, Ordinance No. 4574 DS Staff Report, Ordinance No. 4574 Concept Plan.

2. PUBLIC HEARING ON ORDINANCE NO. 4575 - 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. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV(CIVIC) - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing for Ordinance No. 4575.

INFORMATION: The applicant is requesting to zone property being annexed to CD-3L (Large Lot Neighborhood Character District). The CD-3L district has a maximum density of two (2) units per acre. The concept plan reflects future development of residential lots with civic and open spaces on the 86.7 acre parcel of land. The Planning

Commission recommended denial by a vote of four to zero with one abstention at the November 12, 2025 meeting. The required notice of Public Hearing was advertised November 19, 2025 in Main Street Maury.

ATTACHMENTS: Staff Report Ordinance No. 4575 PH, Ordinance No. 4575, Ordinance No. 4575 Exhibit A, Ordinance No. 4575 Exhibit B, Ordinance No. 4575 DS Staff Report, Ordinance No. 4575 Concept Plan.

3. PUBLIC HEARING ON 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.

RECOMMENDATION: Conduct the Public Hearing.

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. The required notice of Public Hearing was advertised on December 10, 2025 in Main Street Maury.

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

4. PUBLIC HEARING ON 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.

RECOMMENDATION: Conduct the Public Hearing.

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.

The required notice of Public Hearing was advertised on December 10, 2025 in Main Street Maury.

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

5. PUBLIC HEARING ON ORDINANCE NO. 4579 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING TAX MAP 52 PARCELS 38.03, 38.05, 38.06 AND TAX MAP 66 PARCELS 1.01, 1.02, AND 1.03. - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: At the request of the City Council, the Planning Commission reviewed the request to de-annex properties along Darks Mill Road. The request includes multiple properties and ownership. The property was annexed in 1989 as a large parcel containing over 400 acres, but was never developed according to the approved Master Plan. After consideration of the physical limitations for service, the Planning Commission recommended approval 7-0.

The required notice of Public Hearing was advertised December 17, 2025 in Main Street Maury.

ATTACHMENTS: Ordinance No. 4579 Staff Report, Ordinance No. 4579, Ordinance No. 4579 Exhibit A, Ordinance No. 4579 Exhibit B, Ordinance No. 4579 DS Staff Report.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF NOVEMBER 2025 IN THE AMOUNT OF \$4,704,985.91 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: November 2025 Disbursements.

7.2. ACKNOWLEDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR WATER SYSTEM REVENUE ANTICIPATION NOTE, SERIES 2023 (EXTENSION) - FINANCE.

RECOMMENDATION: Acknowledge receipt of form CT-0253, "Report on Debt Obligation".

INFORMATION: The State of Tennessee requires completion and submission of a "Report on Debt Obligation" form for all debt obligations issued or entered into by any public entity. The requirement also includes that a copy of the report be filed with the governing body and presented at a public meeting. In conjunction with the issuance of \$40.0 million in Water System Revenue Anticipation Note, Series 2023 (Extension), the related form has been completed and is included with this agenda to meet the State requirements. The form will be filed with the State of Tennessee Division of Local Finance after Council acknowledgment.

ATTACHMENTS: Staff Report Report on Debt Obligation, Debt Report - City of Columbia 2025 - 2023 series.

7.3. ACKNOWLEDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR WATER SYSTEM REVENUE ANTICIPATION NOTE, SERIES 2025 - FINANCE.

RECOMMENDATION: Acknowledge receipt of form CT-0253, "Report on Debt Obligation".

INFORMATION: The State of Tennessee requires completion and submission of a "Report on Debt Obligation" form for all debt obligations issued or entered into by any public entity. The requirement also includes that a copy of the report be filed with the governing body and presented at a public meeting. In conjunction with the issuance of \$30.0 million in Water System Revenue Anticipation Note, Series 2025, the related form has been completed and is included with this agenda to meet the State requirements. The form will be filed with the State of Tennessee Division of Local Finance after Council acknowledgment.

ATTACHMENTS: Staff Report Report on Debt Obligation Series 2025, Debt Report - City of Columbia 2025 - 2025 series.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE END USER LICENSE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND LOCAL GOVERNMENT CORPORATION - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia City Recorders office requests City Council and the Mayor's approval on the End User License Agreement between the City of Columbia and Local Government Corporation for the use of the NextGen software provided by Local Government Corp.

ATTACHMENTS: Staff Report - EULA with Local Government Corp, Local Government End User Agreement.

7.5. ACCEPTANCE OF THE RAILROAD AND UTILITY AD VALOREM ASSESSMENTS FOR THE TAX YEAR 2025 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Each year the City Recorder's Office receives from the Tennessee Comptroller of the Treasury, Office of State Assessed Properties, a certified tax roll relative to railroads and utilities. The City Recorder's office received the tax year 2025 assessments on December 5, 2025. Some of the companies assessed include

telephone companies, cellular telephone companies, railroads, motor carriers, private cars, gas companies, pipelines, motorbus and others.

There are 40 assessments for the 2025 tax year with certified assessed value of \$24,509,544 and billed revenue of \$202,229.

It is requested for the City Council to consider acceptance of the railroad and public utility assessments for the tax year 2025 and to allow payment without penalty and interest through February 28, 2026.

ATTACHMENTS: Staff Report - 2025 Public Utility, Public Utility Assessment 2025 Report.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A 5 (FIVE) YEAR LEASE AGREEMENT BETWEEN PROVIDENTIAL BROADCASTING, LLC AND THE CITY OF COLUMBIA ALLOWING THE INSTALLATION AND OPERATION OF EQUIPMENT TO RECEIVE AND TRANSMIT SIGNALS ON THE TOWER LOCATED AT 501 RESERVOIR HILL ROAD - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Providential Broadcasting, LLC has requested to utilize space on the City of Columbia Tower located at 501 Reservoir Hill Road. The Tower Space Lease Agreement discusses the installation and operation of equipment used to transmit and receive signals.

This agreement is for a term of 5 (five) years, commencing February 1, 2026, at a cost of \$325 (three hundred twenty-five dollars) per month with an annual escalator rate increase of 2% (two percent).

ATTACHMENTS: Tower Site Lease Staff Report, Tower Site Lease Agreement.

7.7. APPROVE PURCHASE FROM WILSON COUNTY MOTORS IN THE AMOUNT OF \$85,775.44 FOR A 2026 CHEVROLET

SILVERADO 3500 CREW CAB DIESEL PICKUP USING STATEWIDE CONTRACT - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve purchase from Wilson County Motors in the amount of \$85,775.44 for a 2026 Chevrolet Silverado 3500 Crew Cab diesel pickup.

INFORMATION: The State of Tennessee has contracted with Wilson County Motors, Contract #84707, to supply vehicles to state and local governments at competitive bid prices. Public Works wishes to take advantage of this contract to purchase a 2026 Chevrolet Silverado 3500 Crew Cab pickup for the Right of Way Supervisor. This purchase was approved in the FY 25-26 budget.

CERTIFICATION: The Chief Financial Officer certifies that \$83,085 is budgeted and unencumbered in Capital - Public Works-Maintenance-Vehicle.

ATTACHMENTS: Staff Report Wilson County Motors, Wilson County Motors quote, SWC 84707 Wilson County Motors.

7.8. APPROVE REIMBURSEMENT IN THE AMOUNT OF \$427,500 TO SDH NASHVILLE, LLC FOR PARTIAL SURETY RELEASE FOR ARMSTRONG MEADOWS SECTION 4 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve release of 90% surety bond.

INFORMATION: On January 19, 2022, a Business Surety check in the amount of \$475,000 was received from SDH NASHVILLE, LLC to ensure the completion of roads, striping, signage, drainage, grading, street lighting, landscaping and offsite improvements for Armstrong Meadows Section 4. At this time, Preliminary Acceptance has been granted to SDH Nashville, and they are requesting release of 90% Surety Bond for the 12-month maintenance period. The City of Columbia will retain \$47,500 of the original Surety Bond until Final Acceptance.

ATTACHMENTS: Armstrong Meadows Surety Release Staff Report, Armstrong Meadows Section 4 Preliminary Acceptance Letter, Armstrong Meadows Section 4 Surety SDH Nashville.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER NO. 2 BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES, LLC, FOR MATERIALS INSTALLED TO CONNECT TO THE EXISTING FORCE MAIN ELEVATION FOR THE CARTERS CREEK FORCE MAIN RELOCATION PROJECT IN THE AMOUNT OF \$47,648. - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the Mayor to sign Change Order No. 2 for materials installed to connect to the existing force main elevation for the Carters Creek force main relocation project in the amount of \$47,648. The current contract amount is \$547,755 and with Change Order No. 2 increasing amount the project to \$595,403.

CERTIFICATION: The Chief Financial Officer certifies that \$595,403 is budgeted and unencumbered in Wastewater - Pumping Station- Repair/Other.

ATTACHMENTS: Staff Report Carters Creek Force Main Relocation Change Order No 2, Carters Creek Force Main Relocation Change Order No. 2.

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 26-01 - A RESOLUTION ACCEPTING OWNERSHIP AND MAINTENANCE OF THE TRAFFIC SIGNAL AS WELL AS ROADWAY IMPROVEMENTS AT NASHVILLE HIGHWAY AND HONEY FARM WAY IN THE CITY OF COLUMBIA - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 26-01.

INFORMATION: This resolution refers to acceptance for ownership and maintenance of the traffic signal, as well as roadway improvements at Nashville Highway and Honey Farm Way in the City of Columbia. These improvements were a result of residential and commercial development within the Honey Farm Subdivision, as outlined in their associated traffic impact studies. The cost of all

design and installation were covered by the Developers, and they now wish to turn the improvements over to the City of Columbia for ownership and maintenance.

ATTACHMENTS: Staff Report Resolution No. 26-01, Resolution No. 26-01, Resolution No. 26-01 Dedication Letter.

9.2. RESOLUTION NO. 26-02 – TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 26-02.

INFORMATION: The City Recorder is presenting tax corrections through 12/18/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 26-02, Resolution No. 26-02, Resolution No. 26-02 Exhibit A.

9.3. RESOLUTION NO. 26-03 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING MORGAN MEADOWS SUBDIVISION, PHASE 3, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 26-03.

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Morgan Meadows Subdivision, Phase 3, for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends the acceptance of the streets and drainage improvements.

ATTACHMENTS: Staff Report Resolution No. 26-03, Resolution No. 26-03, Resolution No. 26-03 Morgan Meadows Phase 3 Final Plat.

9.4. RESOLUTION NO. 26-04 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING 7 BREW - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 26-04.

INFORMATION: 7 Brew consists of 128 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. 26-04, Resolution No. 26-04, Resolution No. 26-04 Dedication Letter.

10 ORDINANCES.

10.1.2ND 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 second 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: Staff Report Ordinance No. 4563, Ordinance No. 4563, Ordinance No. 4563 Exhibit A, Ordinance No. 4563 Exhibit B, Ordinance No. 4563 DS Staff Report.

10.2.2ND 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 second 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.

10.3.2ND 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.

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.

10.4.2ND 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.

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.

10.5.1ST CONSIDERATION ON ORDINANCE NO. 4574 - AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE FUTURE LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL TRANSITION TO SUBURBAN NEIGHBORHOODS - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4574 on first consideration.

INFORMATION: The applicant is requesting to change the Future Land Use Designation for two properties along Foster Lane from Rural Transition (RT) to Suburban Neighborhoods (SN). The northern property, located at Tax Map 112 Parcel 18.02 in Hunters Glen Subdivision, is already in the city limits and zoned CD-3 (Neighborhood Character District). The property to the south, being Tax Map 112 Parcel 17, is requesting to be annexed and zoned to the CD-3L (Large Lot Character District) and CV (Civic) zoning districts, thus needing a FLU designation amendment to support the zones. The Area of Change policy classifies this area as "Protect". The Planning Commission reviewed this request at the

November 12, 2025 meeting and recommended denial by a vote of four to zero with one abstention.

ATTACHMENTS: Staff Report Ordinance No. 4574, Ordinance No. 4574, Ordinance No. 4574 Exhibit A, Ordinance No. 4574 Exhibit B, Ordinance No. 4574 DS Staff Report, Ordinance No. 4574 Concept Plan.

10.6. 1ST CONSIDERATION ON ORDINANCE NO. 4575 - 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. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV(CIVIC) - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4575 on first consideration.

INFORMATION: The applicant is requesting to zone property being annexed to CD-3L (Large Lot Neighborhood Character District). The CD-3L district has a maximum density of two (2) units per acre. The concept plan reflects future development of residential lots with civic and open spaces on the 86.7 acre parcel of land. The Planning Commission recommended denial by a vote of four to zero with one abstention at the November 12, 2025 meeting.

ATTACHMENTS: Staff Report Ordinance No. 4575, Ordinance No. 4575, Ordinance No. 4575 Exhibit A, Ordinance No. 4575 Exhibit B, Ordinance No. 4575 DS Staff Report, Ordinance No. 4575 Concept Plan.

10.7. 1ST CONSIDERATION ON ORDINANCE 4579 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING TAX MAP 52 PARCELS 38.03,

38.05, 38.06 AND TAX MAP 66 PARCELS 1.01, 1.02, AND 1.03. - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4579 on first consideration.

INFORMATION: At the request of the City Council, the Planning Commission reviewed the request to de-annex properties along Darks Mill Road. The request includes multiple properties and ownership. The property was annexed in 1989 as a large parcel containing over 400 acres, but was never developed according to the approved Master Plan. After consideration of the physical limitations for service, the Planning Commission recommended approval 7-0.

ATTACHMENTS: Staff Report Ordinance No. 4579, Ordinance No. 4579, Ordinance No. 4579 Exhibit A, Ordinance No. 4579 Exhibit B, Ordinance No. 4579 DS Staff Report.

10.8.1ST CONSIDERATION OF ORDINANCE NO. 4580 - AN ORDINANCE FOR THE ABANDONMENT OF A RIGHT OF WAY BEING COLUMBIA ROCK PRODUCTS ROAD AND AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER QUITCLAIM DEEDS TO THE PROPERTY OWNER - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4580 on first consideration.

INFORMATION: The City of Columbia no longer has any use for a portion of the Right-Of-Way on Columbia Rock Products Road. The Right-Of-Way will be given back to the adjacent property owner, being International Church of the Foursquare Gospel.

ATTACHMENTS: Staff Report Ordinance No. 4580, Ordinance No. 4580, Ordinance No. 4580 Exhibit A, Resolution No. 18-37, Ordinance No. 4580 Columbia Rock Products Road ROW Plat.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: APPROVE THE RETIREMENT BENEFITS FOR JEREMY ALSUP, POLICE CHIEF, POLICE DEPARTMENT, PRESENTATION OF RETIREMENT PLAQUE BY MAYOR MOLDER.

RECOMMENDATION: Approve.

INFORMATION: Jeremy Alsup has been an employee of the City of Columbia for 27 years. His effective retirement date is January 9, 2026 with pension payments to begin on February 1, 2026.

CERTIFICATION:

ATTACHMENTS: Staff Report.

December 11, 2025 - 5:30 PM

PUBLIC HEARINGS

Item 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.

Mayor Chaz Molder 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, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Jake Hubbell, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

Josh Moore, Christy Daus and Marieva Walsh spoke in opposition of the Waters Edge at Taylor Landing Preliminary PUD Master Plan.

Howard Todd said he wouldn't say he supports the project, but he hasn't found a reason to oppose it.

Council Member Secrest advised she didn't speak to any other Council Members, but she did get clarification from Development Services Director Keltner and City Manager Massey.

There being no one further to speak on the Public Hearing for Ordinance No. 4563, Council Member Marshall moved to close the Public Hearing. Council Member McCullen seconded the motion.

All Council Members present voted aye.

Item 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.

Mayor Chaz Molder 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, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Jake Hubbell, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

Council Member McKelvy asked Fire Chief Cummins about fire hydrants and their

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capacity. Chief Cummins briefly went over hydrant information.

Council Member Huffman asked about the number of red top hydrants. Chief Cummins spoke of the small amount of red top hydrants located in older subdivisions.

There being no one present to speak on the Public Hearing for Ordinance No. 4568, Council Member Huffman moved to close the Public Hearing. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 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.

Mayor Chaz Molder 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, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Jake Hubbell, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

There being no one present to speak on the Public Hearing for Ordinance No. 4571, Council Member McKelvy moved to close the Public Hearing. Council Member Marshall seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

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

INVOCATION BY TAYLOR AHL OF THE BELONGING

PLEDGE OF ALLEGIANCE

Council Member Secrest led the Pledge of Allegiance.

APPROVAL OF AGENDA

December 11, 2025 - 5:30 PM

Council Member McCullen moved to approve the Approval of the Agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

ORGANIZATIONAL BUSINESS

Item 6.1. - APPROVE THE MINUTES OF THE NOVEMBER 13, 2025 CITY COUNCIL MEETING.

Council Member McKelvy moved to approve the minutes of the November 13, 2025 City Council Meeting. 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 OCTOBER 2025 IN THE AMOUNT OF \$13,550,749.73

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

Item 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.

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

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

Item 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.

December 11, 2025 - 5:30 PM

Item 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.

Item 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.

Item 7.9. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE TERMS AND CONDITIONS FOR MIMECAST.

ADMINISTRATION

RESOLUTIONS

Item 9.1. - RESOLUTION NO. 25-82 – TAX CORRECTIONS.

Council Member McCullen moved to approve Resolution No. 25-82. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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.

Council Member McKelvy moved to approve Resolution No. 25-84. Council Member Marshall seconded the motion.

All Council Members present voted aye.

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

Council Member Marshall moved to approve Resolution No. 25-85. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

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

December 11, 2025 - 5:30 PM

Council Member McKelvy moved to approve Resolution No. 25-86. Council Member Marshall seconded the motion.

All Council Members present voted aye.

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

Council Member McCullen moved to approve Resolution No. 25-87. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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.

Council Member McKelvy moved to approve Resolution No. 25-88. Council Member Marshall seconded the motion.

All Council Members present voted aye.

ORDINANCES

Item 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.

Council Member Marshall moved to approve Ordinance No. 4568 as amended on second consideration. Council Member McCullen seconded the motion.

All Council Members present voted aye.

Item 10.2. - 2ND 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 second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.3. - 2ND CONSIDERATION OF ORDINANCE NO. 4570 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2024 DELINQUENT SPECIAL ASSESSMENTS.

December 11, 2025 - 5:30 PM

Council Member Marshall moved to approve Ordinance No. 4570 on second consideration. Council Member Secrest seconded the motion.

All Council Members present voted aye.

Item 10.4. - 2ND CONSIDERATION OF 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.

Council Member McKelvy moved to approve Ordinance No. 4571 as amended on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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.

Council Member Marshall moved to approve Ordinance No. 4572 on second consideration. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 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.

Vice Mayor McBroom advised he will abstain as he owns property near this development.

Michael Schmidlen spoke in support of the development.

Marieva Walsh shared her concerns and opposition to this item.

Cliff Smith advised he is part of the development team and available for questions.

Council Member Marshall moved to approve Ordinance No. 4563 on first consideration. Council Member McCullen seconded the motion. City Attorney Hubbell advised this item is properly before the City Council. City Attorney Hubbell did encouraged Council to make a motion with specific findings as to if this item meets or doesn't meet the zoning requirements. Council Member Marshall advised his motion is to approve Ordinance No. 4563 on first consideration due to meeting the Zoning Ordinance requirements, Council Member McCullen agreed his second still stands with the added language on the motion.

December 11, 2025 - 5:30 PM

All Council Members present voted aye with the exception of Council Member Huffman who voted no and Vice Mayor McBroom who abstained. Ordinance No. 4563 passed on first consideration.

Item 10.7. - 1ST CONSIDERATION OF ORDINANCE NO. 4567 – AN ORDINANCE TO AMEND TITLE 3 OF THE COLUMBIA MUNICIPAL CODE REGARDING MUNICIPAL COURTS.

Council Member McKelvy moved to approve Ordinance No. 4567 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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.

Larry Chunn advised additional water planning and impact fees should have started a long time ago.

County Commissioner Eric Previti spoke of his full support of the impact fee and asked what happened to the monies if it was collected in the past.

Jonathan Hardin, President/CEO of CPWS advised he along with Matt Wheeler are ready to answer any questions Council may have for them. There was a brief discussion on how impact fees work, where the monies go, etc.

Council Member McKelvy moved to approve Ordinance No. 4576 on first consideration and establish the date of January 8, 2026 as the date of Public Hearing. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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.

Several members of the public spoke in opposition to Ordinance No. 4577 for various reasons, including but not limited to, finding other water sources, affordability, and the rate affecting not only those inside the city limits but outside as well. Those that spoke in opposition are listed as follows: County Commissioner Gabe Howard, State

December 11, 2025 - 5:30 PM

Representative Scott Cepicky, Jason Gilliam, Bethany Torrino, Marsha Howard, Katie Martin, County Commissioner Kathey Grodi, Doug Jones, Jason Brooks, County Commissioner Mike Kuzawinski, Larry Chunn, County Commissioner Eric Previti, Trevor Pennington, Randy Auiler, Wayne Romesburg, Bob Graham, Chris Gramling, County Commissioner Danny Grooms, County Mayor Sheila Butt and Laura Mitchell.

Dan Allen of the City of Spring Hill thanked CPWS and the City of Columbia for the partnership they have and for working with Spring Hill over the years.

Council Member Huffman spoke about the water systems debt and pipelines that exist.

Vice Mayor McBroom spoke of the different people/agencies that he spoke to regarding this project.

Council Member McKelvy asked about the Riverside Dam that is 101 years old that has been probably repaired as much as it can be.

Jonathan Hardin advised the dam would not be able to be raised, it is already a concern for failure. Discussion continued on the intake being moved downstream, regional partners, HB&TS, etc.

Council Member Marshall moved to approve Ordinance No. 4577 on first consideration and establish the date of January 8, 2026 as the date of Public Hearing. Council Member McCullen seconded the motion. Further discussion took place. Mayor Molder shared his thoughts with Council and the public.

All Council Members present voted aye with the exception of Council Members McCullen, Huffman and Mayor Molder who voted no. Ordinance No. 4577 passed on first consideration.

OTHER BUSINESS

EXECUTIVE SESSION

ADJOURNMENT

Mayor Molder read the Upcoming Events.

There being no further business Council Member Huffman moved to adjourn the meeting. Mayor Molder seconded the motion. Mayor Molder thanked all the City Staff for all their good work throughout the year. All members present voted aye. The meeting adjourned at 07:48 PM.

UPCOMING EVENTS

December 11, 2025 - 5:30 PM

Item 14.1. - ANNUAL CITY EMPLOYEE CHRISTMAS LUNCHEON - WEDNESDAY, DECEMBER 10, 2025 - 11 A.M. - 1 P.M. - FIRE STATION NO. 1

Item 14.2. - HOLIDAY LIGHTS IN THE PARKS - WOODLAND & FAIRVIEW PARKS - 5:00 P.M.-8:00 P.M. - DECEMBER 8-25, 2025.

Item 14.3. - JANUARY 2026 STUDY SESSION RESCHEDULED DUE TO NEW YEAR'S DAY HOLIDAY - STUDY SESSION WILL BE ON TUESDAY, JANUARY 6, 2026 - 5:30 P.M. - CITY COUNCIL CHAMBERS (BASEMENT OF CITY HALL)



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. 4574, AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02 OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL TRANSITION TO SUBURBAN NEIGHBORHOODS - WARD 1.

RECOMMENDATION: Forward the applicant's request to Conduct the Public Hearing for Ordinance No. 4574.

INFORMATION: The applicant is requesting to change the Future Land Use Designation for two properties along Foster Lane from Rural Transition (RT) to Suburban Neighborhoods (SN). The northern property, located at Tax Map 112 Parcel 18.02 in Hunters Glen Subdivision, is already in the city limits and zoned CD-3 (Neighborhood Character District). The property to the south, being Tax Map 112 Parcel 17, is requesting to be annexed and zoned to the CD-3L (Large Lot Character District) and CV (Civic) zoning districts, thus needing a FLU designation amendment to support the zones. The Area of Change policy classifies this area as "Protect". The Planning Commission reviewed this request at the November 12, 2025 meeting and recommended denial by a vote of four to zero with one abstention. The required notice of Public Hearing was advertised November 19, 2025 in Main Street Maury.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance No. 4574 PH Staff Report; Ordinance 4574; Exhibit A; Exhibit B; Concept Plan; DS Staff Report.

**AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT
COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE FUTURE
LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02,
LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL
TRANSITION TO SUBURBAN NEIGHBORHOODS**

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: The Comprehensive Plan, the same being Ordinance No. 4487, is hereby amended by reclassifying the land use designation for Tax Map 112 Parcels 17 and 18.02, located off Trotwood Avenue and Foster Lane from Rural Transition to Suburban Neighborhoods.

Section 2: Said property is located in the Ninth Civil District of Maury County, Tennessee, as described in Exhibit "A" which is attached hereto and incorporated herein by reference. A location map depicting the proposed area to be designated is identified as Exhibit "B" and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.20.F by the Columbia Municipal Planning Commission, following a public hearing, on the 12th day of November 2025 with a recommendation of denial, and after a public hearing held on the 8th day of January 2026, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, thirty (30) days or more before said hearing.

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

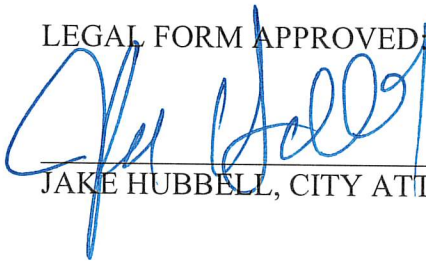
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 12th day of February, 2026.

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: _____

Legal Description

A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod and Cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79°12'28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the South line of said lands of McBroom Family Partnership, generally along a fence, South 80°54'28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of lot 13 of leatherwood Estates, Section 1, of record in Plat book 56, page 315, R.O.M.C., TN.;

Thence, along the west line of said lot 13 of Leatherwood Estates, South 03°36'18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the Southwest corner of Lot 13 Leatherwood Estates. Said point also being on the North line of lands owned by Edwin W. Halliday, Family Trust of record in deed book R2383, page 186, R.O.M.C., TN.;

Thence, along the North Line of said lands of Halliday Family Trust, North 83°01'05" West, a distance of 117.28 feet, to tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of foster lane, North 09°19'07 East, a distance of 116.73 feet to the point of Beginning. Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

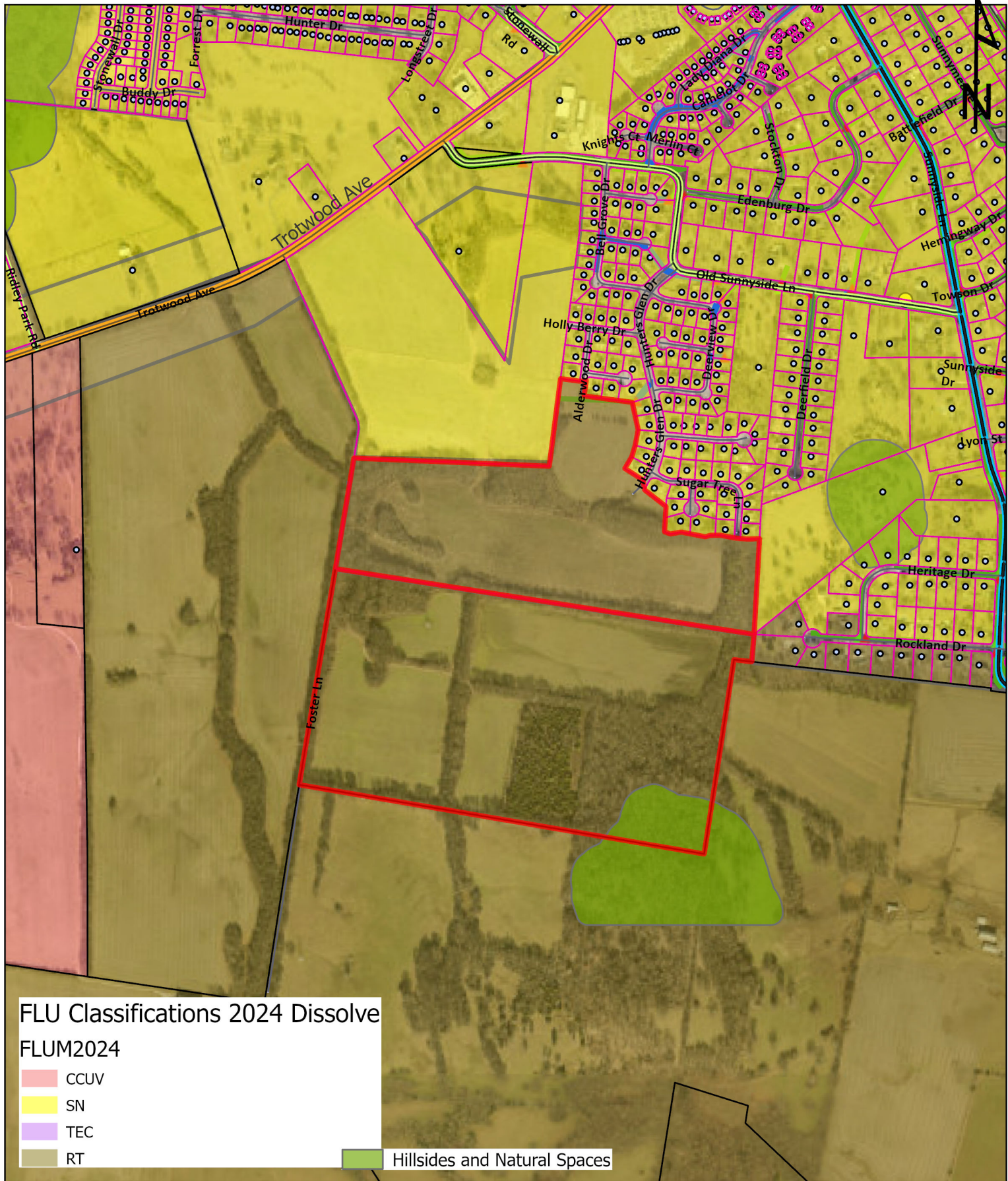
A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the northwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

Thence S 87° 37' 10" E 1255.82 feet
Thence N 07° 33' 22" E 567.46 feet
Thence S 82° 28' 49" E 124.70 feet
Thence S 07° 34' 33" W 90.07 feet
Thence S 82° 22' 23" E 40.00 feet
Thence S 82° 33' 28" E 12.44 feet
Thence S 82° 26' 38" E 67.50 feet
Thence S 82° 08' 26" E 30.38 feet
Thence S 82° 36' 00" E 71.51 feet
Thence S 82° 36' 00" E 38.46 feet
Thence S 82° 15' 42" E 91.96 feet
Thence S 11° 36' 10" E 92.83 feet
Thence S 11° 41' 42" E 89.97 feet
Thence S 18° 20' 37" W 1.82 feet
Thence S 18° 20' 37" W 98.32 feet
Thence S 16° 53' 34" W 34.15 feet
Thence S 17° 02' 46" W 42.87 feet
Thence S 31° 08' 43" W 29.95 feet
Thence S 31° 17' 44" W 56.84 feet
Thence S 57° 14' 26" E 132.42 feet
Thence S 57° 14' 26" E 7.52 feet
Thence curve with a radius of 518.88 feet, arc of 41.22 feet
Thence S 48° 44' 55" E 50.07 feet
Thence S 52° 13' 09" E 7.44 feet
Thence S 52° 13' 09" E 167.34 feet
Thence S 03° 22' 15" W 165.32 feet
Thence S 70° 42' 24" E 40.33 feet
Thence N 80° 22' 50" E 71.11 feet
Thence S 78° 50' 11" E 59.54 feet
Thence S 79° 17' 48" E 101.01 feet
Thence N 73° 47' 31" E 33.44 feet
Thence S 88° 48' 08" E 31.33 feet
Thence S 89° 31' 28" E 32.93 feet
Thence S 79° 21' 32" E 81.85 feet
Thence S 79° 21' 32" E 11.05 feet
Thence S 03° 22' 15" E 2.95 feet
Thence S 86° 37' 45" E 40.10 feet
Thence S 86° 49' 38" E 55.38 feet
Thence S 48° 44' 55" E 50.07 feet

Thence N 87° 30' 28" E 69.83 feet
Thence S 03° 24' 58" W 609.86 feet
Thence S 06° 57' 53" W 20.93 feet
Thence N 80° 54' 30" W 2477.99 feet
Thence N 79° 14' 39" W 240.74 feet
Thence N 13° 04' 55" W 48.61 feet
Thence N 10° 56' 40" E 678.58 feet to the point of beginning



Ord No 4574 - Exh B
 Foster Lane
 TM 112 Parcels 17 & 18.02

City of Columbia
 Development Services
 700 N. Garden Street
 Columbia, TN 38401
www.columbiatn.gov



Foster Lane Annexation & Rezoning/ Comprehensive Plan Amendment

Project #:	25-0342	Location:	Tax Map 88 Parcel 071.01
Applicant:	Adam Crunk, PE	Case Type(s):	Annx/Rzn & Comp Plan Amendment
Staff Planner:	Austin Brass, AICP Jeremy Humphrey	Proposed Use:	CD-3L with identified CD-2 spaces

PROJECT SUMMARY

The applicant requests annexation with a plan of services for an 86-acre parcel located off Foster Lane at Tax Map 88, Parcel 071. In addition, the applicant is requesting a Comprehensive Plan Amendment from Rural Transitions to Suburban Neighborhood with a requested CD-3L & CD-2 Zoning of the subject parcel and also includes a Comprehensive Plan amendment from Rural Transitions to Suburban Neighborhood for Parcel 112 18.02 (53.5-acre tract) located just north of the subject site.

- Staff has noted that this site requested for annexation is not adjacent to an improved roadway (*Foster Ln*) that can adequately serve the annexation request and highlighted that this request is premature for annexation until adjacent infrastructure improvements are made. Easement agreements have been provided for the property at the north.
- A water availability letter has been issued on 9-24-25 from CPWS noting its validity of 120 days from issuance.
- The proposed development zoning request of CD-3L is **inconsistent** with the future land use element of the comprehensive plan, *Connect Columbia* being Rural Transitions, and thus requesting a Future Land Use Classification of Suburban Neighborhood.
- This request demonstrates the area of hillside and natural protection as being highlighted as a CD-2 character district.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.

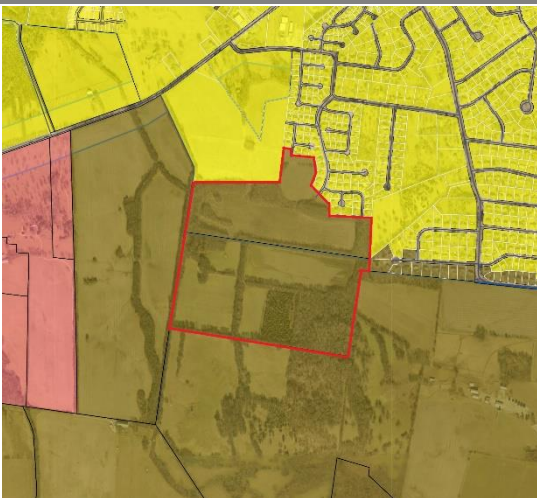


SITE INFORMATION

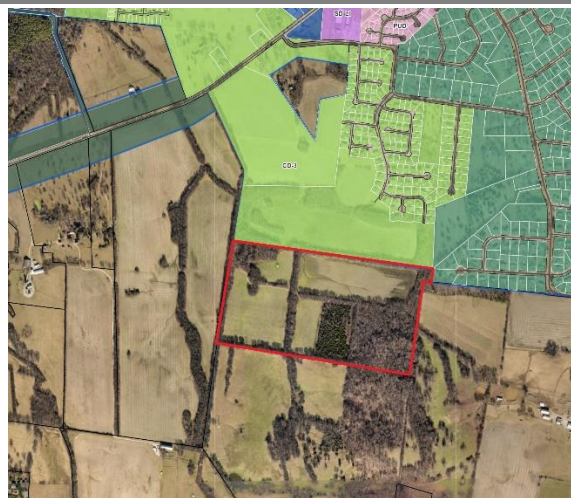
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Vacant	+/- 86 acres



FUTURE LAND USE MAP (Rural Transitions)



ZONING MAP (County Zoning)



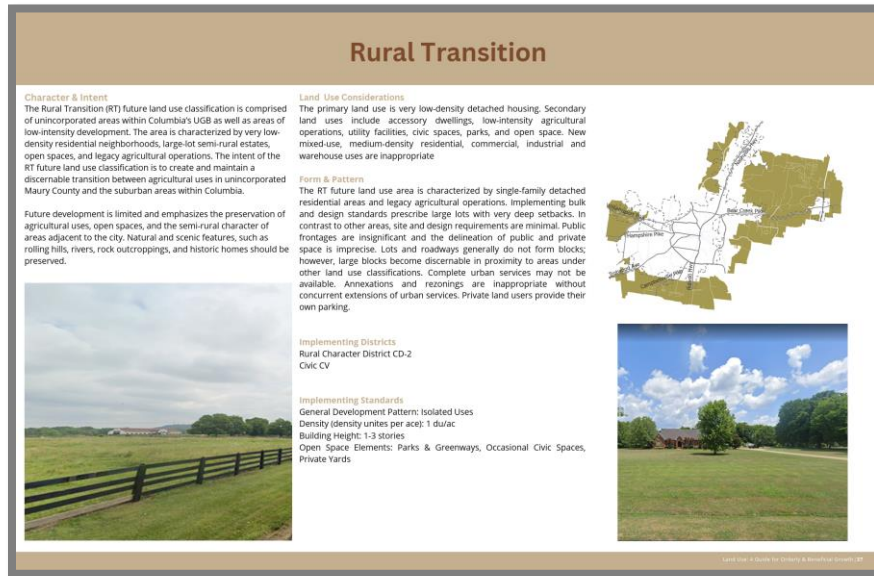
SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition (RT)	County	Vacant
North	Rural Transition (RT)	CD-3	Vacant/Developing
South	RT Rural Transition (RT)	County	Vacant
East	Rural Transition (RT)	County	Agricultural Use
West	Rural Transition (RT)	County	Vacant

CONSISTENCY WITH CONNECT COLUMBIA

The applicant's request for annexation and a Comprehensive Plan amendment to allow CD-3L & CD-2 zoning for the subject property has been reviewed for consistency with the **Connect Columbia Comprehensive Plan**, specifically the **Rural Transition (RT)** Future Land Use Classification.

The proposed request is found to be **inconsistent** with the explicit intent, policies, and provisions of the Connect Columbia Comprehensive Plan for the following reasons:

- Conflict with Rural Transition (RT) Intent:** The Comprehensive Plan clearly defines the RT classification as an area intended to "create and maintain a discernable transition between agricultural uses... and the suburban areas within Columbia," emphasizing the "preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city." The primary land use is defined as "very low-density detached housing." CD-3L is not an implementing district with the Rural Transition Future Land Use.



- **Inappropriate Land Uses:** The RT classification explicitly states that "New mixed-use, medium-density residential, commercial, industrial and warehouse uses are inappropriate." While the specific uses of CD-3L are not detailed in this report, CD-3L would likely permit uses or densities that fall into these categories deemed inappropriate for the RT area.
- **Premature Annexation and Lack of Urban Services:** A core policy within the RT classification, found under the "Form & Pattern" section, states: "**Annexations and rezonings are inappropriate without concurrent extensions of urban services.**" The subject property currently lacks essential urban services, such as public sewer infrastructure. The applicant's request for annexation and rezoning without the concurrent extension of these critical services represents a direct contravention of this explicit Comprehensive Plan policy. A Sanitary Sewer easement agreement has been recorded with the property to the north (*Hunters Glen*, See Exhibit A-1 in attachments). An access easement has been recorded with the property to the north (*Hunters Glen*, See Exhibit C-1 in attachments). However, the consideration of may be determined by the Planning Commission as *concurrent service*. Easements provide the right to extend infrastructure in the future and do not equate to the physical availability or operational capacity of urban services. Additionally, the access road through the Hunters Glen property has not yet been constructed, further limiting connectivity.
- **Mismatch with Designated Implementing Districts:** The Comprehensive Plan identifies the "Rural Character District CD-2" and "Civic CV" as the implementing zoning districts for the RT future land use classification. The applicant's request for "CD-3L" zoning is not

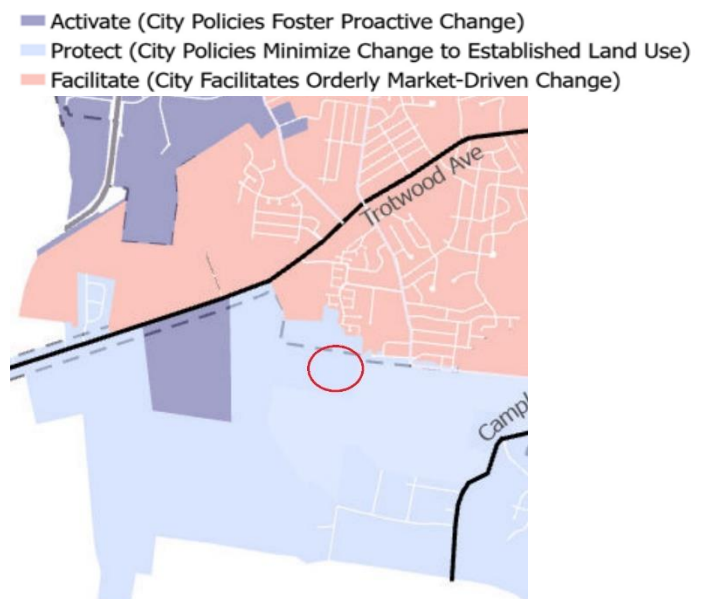
an enumerated implementing district for RT, indicating a significant departure from the planned zoning framework for this area.

- **Deviation from Planned Form & Pattern:** The RT classification describes a character of "single-family detached residential areas and legacy agricultural operations" with "large lots with very deep setbacks," "minimal site and design requirements," and "insignificant public frontages." A CD-3L district would likely introduce form and pattern standards not consistent with the Future Land Use of Rural Transition that supports a semi-rural, very low-density character district as outlined for CD-2.
- **Orderly and Contiguous Development:** The request is also considered premature in the context of orderly and contiguous growth, especially given that an area immediately to the North has been recently annexed but remains undeveloped and without urban services. Permitting annexation in an area lacking services creates an undesirable "leapfrog" development pattern, which is contrary to the principles of efficient infrastructure extension.

For these reasons, the request for a Comprehensive Plan Amendment to allow CD-3L zoning and the associated annexation is deemed **inconsistent** with the vision and specific policies of the Connect Columbia Comprehensive Plan for the Rural Transition area.

AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as **Protect**. These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options. However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The applicant's request involves a proposed annexation and a concurrent request for CD-3 zoning for the subject property. This section assesses the conformity of the proposed zoning with the intent and regulations of the Columbia Zoning Ordinance as they relate to the Comprehensive Plan.

The proposed CD-3L zoning is found to be **not in conformity** with the existing Columbia Zoning Ordinance, as it applies to the context of the subject property and its Comprehensive Plan designation.

- **Inconsistent with Comprehensive Plan Implementing Districts:** As noted in the "Consistency with Connect Columbia" section, the Comprehensive Plan designates the Rural Character District (CD-2) and Civic (CV) as the appropriate implementing zoning districts for areas classified as Rural Transition (RT). The applicant's request for CD-3L zoning is a district that is not designated to implement the RT Future Land Use Classification. To grant CD-3L zoning, an amendment to the Comprehensive Plan would be necessary to change the underlying Future Land Use designation for this property, as the Zoning Ordinance relies on the Comprehensive Plan for guiding zoning decisions.
- **Zoning Pre-requisites for Annexation:** The Zoning Ordinance, in conjunction with the Comprehensive Plan, establishes that areas being annexed must have the necessary urban services available or must have them concurrently extended. The lack of adjacent and available urban services, particularly sewer, means that the proposed CD-3L zoning, which typically implies a greater demand for such services, cannot be adequately supported at this location under current conditions. The Zoning Ordinance's application is intrinsically linked to the ability to serve the proposed uses and densities.
- **Incompatibility with Existing Rural Character District Intent:** The intent of the existing Rural Character District (CD-2), which is the designated implementing zone for RT, is to maintain low densities and preserve rural characteristics. Allowing CD-3L zoning would introduce a level of development intensity and form that is fundamentally incompatible with the purpose and standards of the adjacent and surrounding CD-2 zoned properties, as well as the overarching intent of the RT area.

Therefore, without a fundamental change to the underlying Comprehensive Plan Future Land Use classification for this property to one that supports CD-3L zoning and absent the provision

of necessary urban services, the proposed CD-3L zoning is **not in conformity** with the guiding principles and structure of the Columbia Zoning Ordinance in this context.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

- **Engineering:** No comments
- **Planning** noted that the implementing Character district for Hillside and Natural Space protection is Civic. The applicant responded by establishing a CD-2 district over the required protection area in accordance with *Connect Columbia*. Furthermore, planning noted that access with the adjoining CPWS property to the east of the subject property will require joint agreements if a Development Plan for the subject site is created.
- **Fire Marshal:** Advisory note was made that structure over 150 ft off main roads will not meet the code. This was based off of the concept plan only and would be required to be addressed at time of Site Development Plan.
- **Columbia Water** issued conditional water availability letter on January 2, 2025, and remains valid for 120 days. It was highlighted in the letter that current planning anticipates completion of water system improvements near the end of 2028.
- **Wastewater** noted that it has the available capacity to service the development; however, existing infrastructure improvements may be required to convey additional sanitary sewer flow from the development with a requirement of a contract with a third-party engineering consultant.

REVIEW PROCESS

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

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

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

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

Section 8.5.20 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed Comprehensive Plan, Future Land Use Map, or other City land use plan Amendment(s)/Adoption(s). Collectively referred to as “Land Use Plans” within the Section.

Section 8.5.20.E of the Zoning Ordinance establishes the actions by the Planning Commission when considering changes to Amendments/Adoptions.

Section 8.5.20.F outlines the criteria for Planning Commission Recommendations:

- 1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*
- 2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*

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

3. *Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*
4. *Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*
5. *Whether the subject parcel is of adequate shape and size to accommodate the proposed change*

SAMPE MOTIONS

Approve:

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

Deny:

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

Defer:

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



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4575 - 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. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV (CIVIC) - WARD 1.

RECOMMENDATION: Forward the applicant's request to Conduct the Public Hearing for Ordinance No. 4575.

INFORMATION: The applicant is requesting to zone property being annexed to CD-3L (Large Lot Neighborhood Character District). The CD-3L district has a maximum density of two (2) units per acre. The concept plan reflects future development of residential lots with civic and open spaces on the 86.7 acre parcel of land. The Planning Commission recommended denial by a vote of four to zero with one abstention at the November 12, 2025 meeting. The required notice of Public Hearing was advertised November 19, 2025 in Main Street Maury.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance No. 4575 PH Staff Report; Ordinance 4575; Exhibit A; Exhibit B; Concept Plan; DS Staff Report.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ZONING PROPERTY BEING ANNEXED BY RESOLUTION NO. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV(CIVIC).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by zoning property herein described and being annexed by Resolution No. 25-83 to CD-3L (Large Lot Neighborhood Character District) and CV (Civic).

Section 2: Said property being annexed by Resolution No. 25-83, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described in Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map depicting the proposed CD-3L (Large Lot Neighborhood Character District) and CV(Civic) zoned areas are identified as Exhibit “B” and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of November, 2025, and after a public hearing held on the 8th day of January, 2026, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, twenty-one (21) days or more before said hearing.

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

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 12th day of February, 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: _____

Legal Description

A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod and Cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

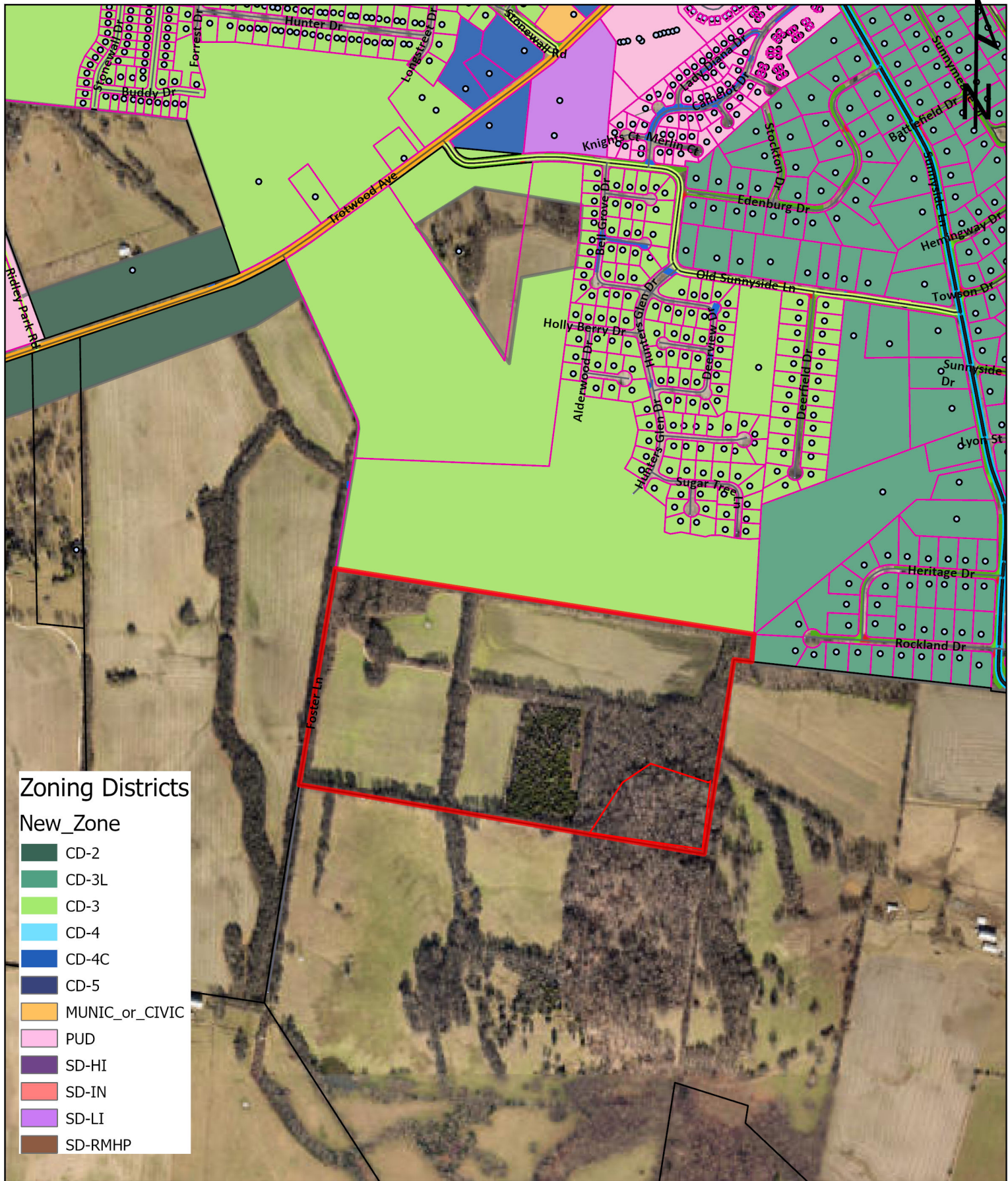
Thence, along the south line of said lands of McBroom Family Partnership, South 79°12'28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the South line of said lands of McBroom Family Partnership, generally along a fence, South 80°54'28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of lot 13 of leatherwood Estates, Section 1, of record in Plat book 56, page 315, R.O.M.C., TN.;

Thence, along the west line of said lot 13 of Leatherwood Estates, South 03°36'18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the Southwest corner of Lot 13 Leatherwood Estates. Said point also being on the North line of lands owned by Edwin W. Halliday, Family Trust of record in deed book R2383, page 186, R.O.M.C., TN.;

Thence, along the North Line of said lands of Halliday Family Trust, North 83°01'05" West, a distance of 117.28 feet, to tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of foster lane, North 09°19'07 East, a distance of 116.73 feet to the point of Beginning. Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.



Ord. 4575 - Exh B
Foster Lane
TM 112 Parcel 17

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



Foster Lane Annexation & Rezoning/ Comprehensive Plan Amendment

Project #:	25-0342	Location:	Tax Map 88 Parcel 071.01
Applicant:	Adam Crunk, PE	Case Type(s):	Annx/Rzn & Comp Plan Amendment
Staff Planner:	Austin Brass, AICP Jeremy Humphrey	Proposed Use:	CD-3L with identified CD-2 spaces

PROJECT SUMMARY

The applicant requests annexation with a plan of services for an 86-acre parcel located off Foster Lane at Tax Map 88, Parcel 071. In addition, the applicant is requesting a Comprehensive Plan Amendment from Rural Transitions to Suburban Neighborhood with a requested CD-3L & CD-2 Zoning of the subject parcel and also includes a Comprehensive Plan amendment from Rural Transitions to Suburban Neighborhood for Parcel 112 18.02 (53.5-acre tract) located just north of the subject site.

- Staff has noted that this site requested for annexation is not adjacent to an improved roadway (*Foster Ln*) that can adequately serve the annexation request and highlighted that this request is premature for annexation until adjacent infrastructure improvements are made. Easement agreements have been provided for the property at the north.
- A water availability letter has been issued on 9-24-25 from CPWS noting its validity of 120 days from issuance.
- The proposed development zoning request of CD-3L is **inconsistent** with the future land use element of the comprehensive plan, *Connect Columbia* being Rural Transitions, and thus requesting a Future Land Use Classification of Suburban Neighborhood.
- This request demonstrates the area of hillside and natural protection as being highlighted as a CD-2 character district.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.

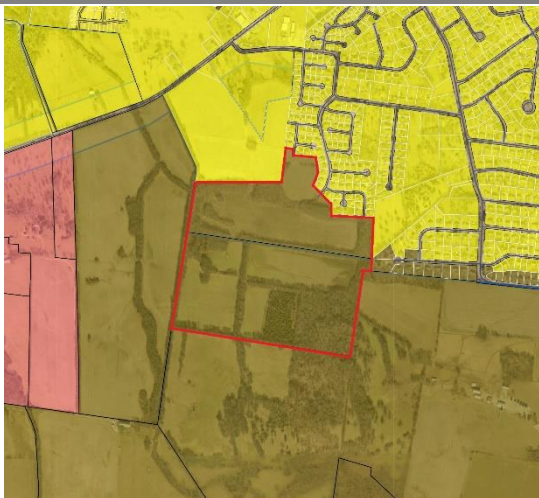


SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Vacant	+/- 86 acres



FUTURE LAND USE MAP (Rural Transitions)



ZONING MAP (County Zoning)



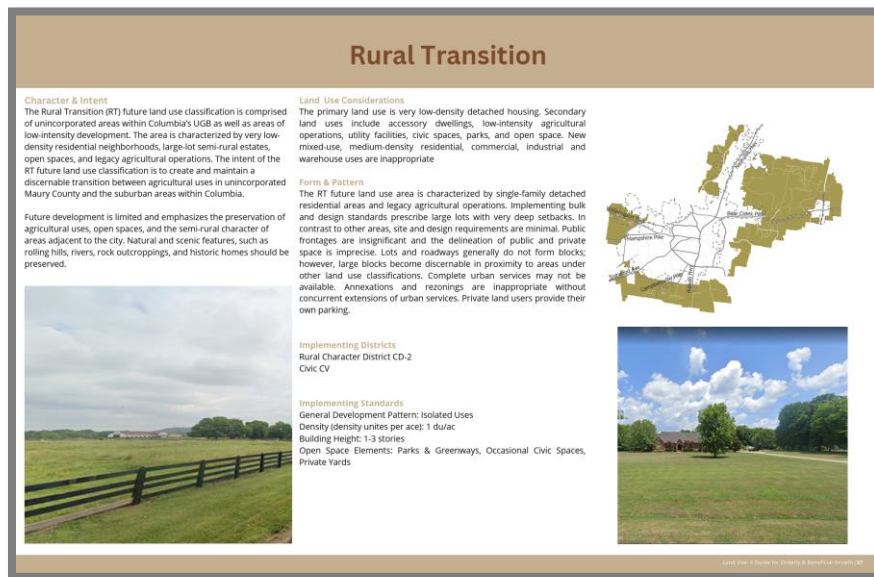
SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition (RT)	County	Vacant
North	Rural Transition (RT)	CD-3	Vacant/Developing
South	RT Rural Transition (RT)	County	Vacant
East	Rural Transition (RT)	County	Agricultural Use
West	Rural Transition (RT)	County	Vacant

CONSISTENCY WITH CONNECT COLUMBIA

The applicant's request for annexation and a Comprehensive Plan amendment to allow CD-3L & CD-2 zoning for the subject property has been reviewed for consistency with the **Connect Columbia Comprehensive Plan**, specifically the **Rural Transition (RT)** Future Land Use Classification.

The proposed request is found to be **inconsistent** with the explicit intent, policies, and provisions of the Connect Columbia Comprehensive Plan for the following reasons:

- Conflict with Rural Transition (RT) Intent:** The Comprehensive Plan clearly defines the RT classification as an area intended to "create and maintain a discernable transition between agricultural uses... and the suburban areas within Columbia," emphasizing the "preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city." The primary land use is defined as "very low-density detached housing." CD-3L is not an implementing district with the Rural Transition Future Land Use.



- Inappropriate Land Uses:** The RT classification explicitly states that "New mixed-use, medium-density residential, commercial, industrial and warehouse uses are inappropriate." While the specific uses of CD-3L are not detailed in this report, CD-3L would likely permit uses or densities that fall into these categories deemed inappropriate for the RT area.
- Premature Annexation and Lack of Urban Services:** A core policy within the RT classification, found under the "Form & Pattern" section, states: "**Annexations and rezonings are inappropriate without concurrent extensions of urban services.**" The subject property currently lacks essential urban services, such as public sewer infrastructure. The applicant's request for annexation and rezoning without the concurrent extension of these critical services represents a direct contravention of this explicit Comprehensive Plan policy. A Sanitary Sewer easement agreement has been recorded with the property to the north (*Hunters Glen*, See Exhibit A-1 in attachments). An access easement has been recorded with the property to the north (*Hunters Glen*, See Exhibit C-1 in attachments). However, the consideration of may be determined by the Planning Commission as *concurrent service*. Easements provide the right to extend infrastructure in the future and do not equate to the physical availability or operational capacity of urban services. Additionally, the access road through the Hunters Glen property has not yet been constructed, further limiting connectivity.
- Mismatch with Designated Implementing Districts:** The Comprehensive Plan identifies the "Rural Character District CD-2" and "Civic CV" as the implementing zoning districts for the RT future land use classification. The applicant's request for "CD-3L" zoning is not

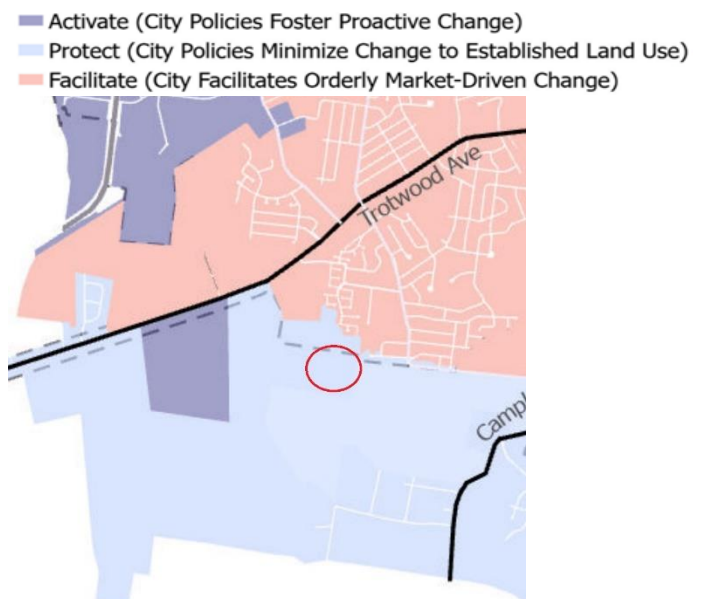
an enumerated implementing district for RT, indicating a significant departure from the planned zoning framework for this area.

- **Deviation from Planned Form & Pattern:** The RT classification describes a character of "single-family detached residential areas and legacy agricultural operations" with "large lots with very deep setbacks," "minimal site and design requirements," and "insignificant public frontages." A CD-3L district would likely introduce form and pattern standards not consistent with the Future Land Use of Rural Transition that supports a semi-rural, very low-density character district as outlined for CD-2.
- **Orderly and Contiguous Development:** The request is also considered premature in the context of orderly and contiguous growth, especially given that an area immediately to the North has been recently annexed but remains undeveloped and without urban services. Permitting annexation in an area lacking services creates an undesirable "leapfrog" development pattern, which is contrary to the principles of efficient infrastructure extension.

For these reasons, the request for a Comprehensive Plan Amendment to allow CD-3L zoning and the associated annexation is deemed **inconsistent** with the vision and specific policies of the Connect Columbia Comprehensive Plan for the Rural Transition area.

AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as **Protect**. These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options. However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The applicant's request involves a proposed annexation and a concurrent request for CD-3 zoning for the subject property. This section assesses the conformity of the proposed zoning with the intent and regulations of the Columbia Zoning Ordinance as they relate to the Comprehensive Plan.

The proposed CD-3L zoning is found to be **not in conformity** with the existing Columbia Zoning Ordinance, as it applies to the context of the subject property and its Comprehensive Plan designation.

- **Inconsistent with Comprehensive Plan Implementing Districts:** As noted in the "Consistency with Connect Columbia" section, the Comprehensive Plan designates the Rural Character District (CD-2) and Civic (CV) as the appropriate implementing zoning districts for areas classified as Rural Transition (RT). The applicant's request for CD-3L zoning is a district that is not designated to implement the RT Future Land Use Classification. To grant CD-3L zoning, an amendment to the Comprehensive Plan would be necessary to change the underlying Future Land Use designation for this property, as the Zoning Ordinance relies on the Comprehensive Plan for guiding zoning decisions.
- **Zoning Pre-requisites for Annexation:** The Zoning Ordinance, in conjunction with the Comprehensive Plan, establishes that areas being annexed must have the necessary urban services available or must have them concurrently extended. The lack of adjacent and available urban services, particularly sewer, means that the proposed CD-3L zoning, which typically implies a greater demand for such services, cannot be adequately supported at this location under current conditions. The Zoning Ordinance's application is intrinsically linked to the ability to serve the proposed uses and densities.
- **Incompatibility with Existing Rural Character District Intent:** The intent of the existing Rural Character District (CD-2), which is the designated implementing zone for RT, is to maintain low densities and preserve rural characteristics. Allowing CD-3L zoning would introduce a level of development intensity and form that is fundamentally incompatible with the purpose and standards of the adjacent and surrounding CD-2 zoned properties, as well as the overarching intent of the RT area.

Therefore, without a fundamental change to the underlying Comprehensive Plan Future Land Use classification for this property to one that supports CD-3L zoning and absent the provision

of necessary urban services, the proposed CD-3L zoning is **not in conformity** with the guiding principles and structure of the Columbia Zoning Ordinance in this context.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

- **Engineering:** No comments
- **Planning** noted that the implementing Character district for Hillside and Natural Space protection is Civic. The applicant responded by establishing a CD-2 district over the required protection area in accordance with *Connect Columbia*. Furthermore, planning noted that access with the adjoining CPWS property to the east of the subject property will require joint agreements if a Development Plan for the subject site is created.
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REVIEW PROCESS

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

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

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

- a. The Rezoning¹ is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
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Section 8.5.20.F outlines the criteria for Planning Commission Recommendations:

- 1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*
- 2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*

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

3. *Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*
4. *Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*
5. *Whether the subject parcel is of adequate shape and size to accommodate the proposed change*

SAMPE MOTIONS

Approve:

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

Deny:

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

Defer:

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.

Drawn by: J. P. 10/21/2025 Foster Lane Subdivision, Columbia, South Carolina, 29204, USA



Parcel Table	
Lot #	Area
1	11,743
2	12,882
3	13,177
4	12,300
5	12,300
6	12,300
7	12,300
8	12,300
9	12,300
10	12,300
11	12,300
12	12,489
13	13,435
14	13,537
15	13,537
16	13,537
17	13,537
18	13,537
19	14,330
20	15,186
21	15,088
22	16,850
23	12,727
24	12,756
25	12,785
26	12,813
27	12,707
28	12,799
29	12,961
30	12,990

Parcel Table	
Lot #	Area
31	13,019
32	13,048
33	13,077
34	13,106
35	13,136
36	13,165
37	13,194
38	13,092
39	12,916
40	13,050
41	13,050
42	13,050
43	13,050
44	13,050
45	13,050
46	13,050
47	13,050
48	13,050
49	12,916
50	14,775
51	14,909
52	14,909
53	14,909
54	16,398
55	12,878
56	13,012
57	13,012
58	13,012
59	13,012
60	12,878

Parcel Table	
Lot #	Area
61	12,916
62	13,050
63	13,050
64	13,050
65	13,050
66	13,050
67	13,050
68	13,050
69	13,050
70	13,050
71	12,916
72	13,418
73	13,341
74	13,341
75	13,341
76	13,341
77	13,341
78	13,341
79	13,207
80	12,520
81	12,520
82	12,520
83	12,520
84	12,543
85	14,523
86	14,679
87	14,439
88	12,518
89	12,518
90	12,518

Parcel Table	
Lot #	Area
91	12,518
92	12,518
93	12,518
94	12,518
95	12,518
96	12,518
97	27,236
98	23,921
99	20,434
100	13,290
101	13,424
102	13,424
103	13,424
104	13,424
105	13,424
106	13,290
107	13,290
108	13,424
109	13,424
110	13,424
111	13,424
112	13,424
113	13,290
114	15,162
115	15,296
116	15,296
117	15,296
118	15,296
119	15,296
120	15,162

Parcel Table	
Lot #	Area
121	15,162
122	15,296
123	15,296
124	15,296
125	15,296
126	15,296
127	15,162
128	13,290
129	13,424
130	13,424
131	13,424
132	13,424
133	13,424
134	13,290
135	14,350
136	12,930
137	12,930
138	12,930
139	12,930
140	12,930
141	12,795

SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC.
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-3L
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 2 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 100-FT
SETBACKS:

FRONT = 30-FT (MIN)
SECONDARY FRONTAGE = 30-FT (MIN)
SIDE = 12-FT (MIN)
REAR = 30-FT (MIN)

OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 141 UNITS / 86.7-AC = 1.6 UNITS / AC
OPEN SPACE PROVIDED: 22.6-AC (26.2% OF GROSS ACREAGE)
CIVIC SPACE PROVIDED: 4.8-AC

CRUNK ENGINEERING LLC

7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027

(615) 873-1795

WWW.CRUNKENG.COM



EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS

No. DATE

09/15/2025

21072

C0.0

PRELIMINARY
LAYOUT EXHIBIT



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: PUBLIC HEARING ON 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.

RECOMMENDATION: Conduct the Public Hearing.

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. The required notice of Public Hearing was advertised on December 10, 2025 in Main Street Maury.

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.

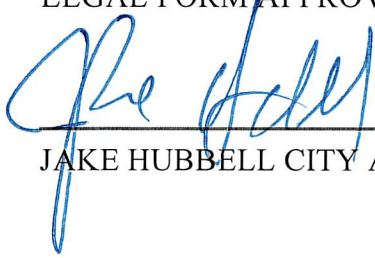
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2026.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



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: PUBLIC HEARING ON 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.

RECOMMENDATION: Conduct the Public Hearing.

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.

The required notice of Public Hearing was advertised on December 10, 2025 in Main Street Maury.

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

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: _____



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. 4579 -AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING TAX MAP 52 PARCELS 38.03, 38.05, 38.06 AND TAX MAP 66 PARCELS 1.01, 1.02, AND 1.03. - CITYWIDE.

RECOMMENDATION: Conduct Public Hearing.

INFORMATION: At the request of the City Council, the Planning Commission reviewed the request to de-annex properties along Darks Mill Road. The request includes multiple properties and ownership. The property was annexed in 1989 as a large parcel containing over 400 acres, but was never developed according to the approved Master Plan. After consideration of the physical limitations for service, the Planning Commission recommended approval 7-0.

The required notice of Public Hearing was advertised on December 17, 2025 in Main Street Maury.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance No. 4579 PH Staff Report; Ordinance 4579; Exhibit A; DS Staff Report.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING TAX MAP 52 PARCELS 38.03, 38.05, 38.06 AND TAX MAP 66 PARCELS 1.01, 1.02, AND 1.03.

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 deannexing properties herein lying within its corporate limits upon its own initiative by this ordinance as determined in the best interest of the affected territory.

Section 2: Said properties being deannexed are located in the Second Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described in Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map depicting the properties are identified as Exhibit “B” and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval on the 10th day of December, 2025, and after a public hearing held on the 8th day of January, 2026, 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: This ordinance shall become effective pursuant to Tennessee Code Annotated §6-51-201.

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

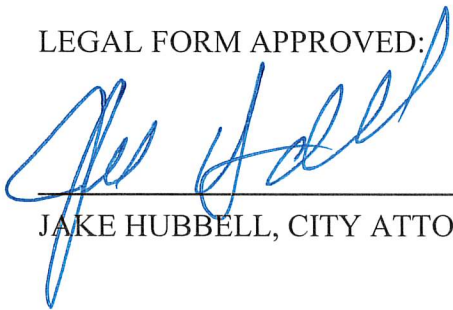
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF COLUMBIA, TENNESSEE, This the 12th day of February 2026.

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: _____

file

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

BK/PG: R2642/902-904

20010414



3 PGS:AL-WARRANTY DEED
JANE BATCH: 230707 06/23/2020 - 02:52 PM
VALUE 817000.00
MORTGAGE TAX 0.00
TRANSFER TAX 3022.90
RECORDING FEE 15.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 3040.90

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Justin Batt and wife Heather Batt	SAME AS NEW OWNER
2311 Darks Mill Rd	
Columbia, TN 38401	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Aubrey Todd Burchell and wife Bridgette DeLon Burchell** (*herein called "Grantor"*), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Justin Batt and wife Heather Batt, as tenants by the entirety** (*herein called "Grantee"*) the following described property situated and located in Maury County, Tennessee, to wit:

LEGAL DESCRIPTION OF TRACT 2A

A PARCEL OF LAND LOCATED IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE ON DARKS MILL ROAD, COLUMBIA, TENNESSEE, BEING A PORTION OF THE LANDS RECORDED IN DEED BOOK 2513, PAGE 1091, IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING AN IRON REBAR (CARROLL RLS#1335) ON THE NORTH RIGHT OF WAY OF DARKS MILL ROAD (50' ROW) AT THE SOUTHWEST CORNER OF DAWSON PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF THE ELIZABETH CROUCH ETVIR PROPERTY, AND RUNNING ALONG THE NORTH RIGHT OF WAY IN A WESTERLY DIRECTION, N59° 20' 55" W A DISTANCE OF 1159.23 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF DARKS MILL ROAD, AND WITH A NEW LINE OF A 10.50 ACRE PARCEL, AND LEAVING SAID RIGHT OF WAY AND FOLLOWING A NEW LINE FOR THE FOLLOWING 21 CALLS;

N 46° 18' 56" E, A DISTANCE OF 148.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 567.94 FEET AND A CENTRAL ANGLE OF 12° 49' 40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 52° 43' 46" E 126.89 FEET; THENCE, N 59° 08' 36" E, A DISTANCE OF 67.79 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 188.93 FEET AND A CENTRAL ANGLE OF 49° 37' 25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 34° 19' 54" E 158.56 FEET TO A POINT; THENCE, N 09° 31' 11" E, A DISTANCE OF 132.93 FEET TO A POINT; THENCE, N 44° 06' 36" E, A DISTANCE OF 340.22 FEET TO A POINT; THENCE, N 44° 06' 36" W, A DISTANCE OF 68.68 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 178.41 FEET AND A CENTRAL ANGLE OF 17° 45' 19" AND BEING SUBTENDED BY A CHORD OF N33° 07' 28" 55.06 FEET TO A POINT; THENCE, N 25° 13' 45" W, A DISTANCE OF 68.42 FEET TO A POINT OF CUSP ON A CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 151.88 FEET AND A CENTRAL ANGLE OF 25° 46' 40" AND BEING SUBTENDED BY A CHORD OF N 13° 21' 49" W 67.76 FEET TO A POINT; THENCE, N 04° 17' 46" W, A DISTANCE OF 167.24 FEET TO A POINT; THENCE, N 12° 47' 58" E, A DISTANCE OF 181.57 FEET TO A POINT; THENCE, RUNNING EAST WITH THE NORTH LINE OF TRACT 2A, S 56° 40' 14" E, A DISTANCE OF

680.40 FEET TO A POINT; THENCE, S 62° 45' 43" E, A DISTANCE OF 59.99 FEET TO A POINT; THENCE, S 22° 52' 48" W, A DISTANCE OF 803.53 FEET TO A POINT; THENCE, S 46° 24' 40" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF DARKS MILL ROAD; THENCE, ALONG THE NORTH RIGHT OF WAY N 60° 17' 34" W, A DISTANCE OF 102.24 FEET TO A POINT; THENCE, N 60° 14' 41" W, A DISTANCE OF 85.46 FEET TO A POINT; THENCE, N 60° 14' 41" W, A DISTANCE OF 21.01 FEET TO THE POINT OF BEGINNING. CONTAINING 10.503 ACRES, MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

PREPARED BY: HARRAH AND ASSOCIATES, ROGER H. HARRAH, RLS 2039, dated June 10, 2020.

BEING a portion of the same property conveyed to Aubrey Todd Burchell and wife Bridgette DeLon Burchell by Warranty Deed dated August 24, 2018 from Keyunta Dawson and wife Brandy Dawson of record in Book R2513 at page 1091 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #052-38.02 P/O

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

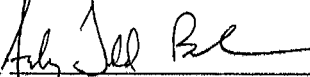
TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

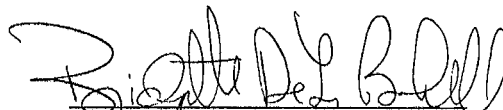
Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of June, 2020.

GRANTOR:

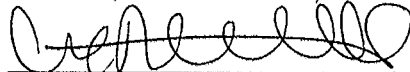

Aubrey Todd Burchell


Bridgette DeLon Burchell

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Christina Reeves, a Notary Public in and for the aforesaid state and county, personally appeared **Aubrey Todd Burchell and wife Bridgette DeLon Burchell**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

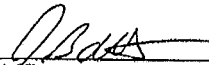
Witness my hand and seal at office in the aforesaid state and county this 19th day of June, 2020.



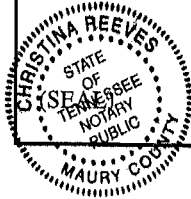
Notary Public
My Commission Expires: 09/21/2021

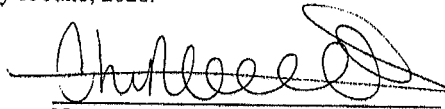


I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **\$817,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this 19th day of June, 2020.




Notary Public
My Commission Expires: 09/21/2021

QUITCLAIM DEED		STATE OF <u>Florida</u> , COUNTY OF <u>Sarasota</u> THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS \$10.00. <u>Justin Batt</u> Affiant Subscribed and sworn to me on <u>06/23/2025</u> , 2025. <u>Ken Hoey, Jr.</u> NOTARY PUBLIC My Commission Expires: <u>07/23/2026</u>
THIS INSTRUMENT WAS PREPARED BY: John Cobb Roehford Roehford Law & Real Estate Title, PLLC 2200 Abbott Martin Road Nashville, TN 37215		
NAME/ADDRESS OF NEW OWNER: True South Farm, LLC 2311 Darks Mill Rd Columbia, TN 38401	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP - PARCEL # 052 038.06

KNOW ALL MEN BY THESE PRESENTS that Justin Batt and wife Heather Batt, as tenants by the entireties, hereinafter called "**GRANTOR**," for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto True South Farm, LLC, a Tennessee limited liability company, hereinafter called "**GRANTEE**," its successors and assigns, their entire right, title and interest in and to a certain tract of land in Maury County, Tennessee, described as follows:

A PARCEL OF LAND LOCATED IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE ON DARKS MILL ROAD, COLUMBIA, TENNESSEE, BEING A PORTION OF THE LANDS RECORDED IN DEED BOOK 2513, PAGE 1091, IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING AN IRON REBAR (CARROLL RLS#1335) ON THE NORTH RIGHT OF WAY OF DARKS MILL ROAD (50' ROW) AT THE SOUTHWEST CORNER OF ELIZABETH CROUCH ET VIR PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF THE ELIZABETH WEST CROUCH PROPERTY, AND RUNNING ALONG THE NORTH RIGHT OF WAY IN A WESTERLY DIRECTION, N59° 20' 55" W A DISTANCE OF 1159.23 FEET TO THE TRUE POINT OF BEGINNING, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF DARKS MILL ROAD, AND LEAVING SAID RIGHT OF WAY WITH A NEW LINE OF A 5.04 ACRE PARCEL, AND LEAVING SAID RIGHT OF WAY WITH THE FOLLOWING 9 CALLS; N 46° 18' 56" E, A DISTANCE OF 148.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 567.94 FEET AND A CENTRAL ANGLE OF 12° 49' 40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 52° 43' 46" E 126.89 FEET ; THENCE, N 59° 08' 36" E, A DISTANCE OF - 67.79 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 188.93 FEET AND A CENTRAL ANGLE OF 49° 37' 25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 34° 19' 54" E 158.56 FEET TO A POINT; THENCE, N 09° 31' 11" E, A DISTANCE OF 132.93 FEET TO A POINT; THENCE, N 44° 06' 36" E, A DISTANCE OF 340.22 FEET TO A POINT; THENCE, S 31° 49' 49" W 697.15 FEET TO A POINT IN THE NORTH RIGHT OF WAY OF DARKS MILL ROAD; THENCE, RUNNING ALONG SAID NORTH RIGHT OF WAY FOR THE FOLLOWING TWO CALLS: S 60° 27' 31" E, A DISTANCE OF 234.11 FEET TO A POINT; THENCE, S 60° 34' 51" E, A DISTANCE OF 26.13 FEET TO THE POINT OF BEGINNING. CONTAINING 5.040 ACRES, MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). (survey) PREPARED BY: HARRAH AND ASSOCIATES, ROGER H. HARRAH, RLS 2039.

BEING the same property conveyed to Justin Batt and wife Heather Batt, as tenants by the entireties, by Warranty Deed from Aubrey Todd Burchell, authorized Co-Trustee of the Burchell Tennessee Community Trust dated September 9, 2022, dated May 1st, 2025, and recorded on May 2nd, 2025, of record in Book R3065 at Page 319, Register's Office for Maury County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

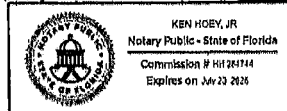
WITNESS my hand on 06/23/2025, 2025.

Justin Batt
Justin Batt
Heather Batt
Heather Batt

STATE OF Florida
COUNTY OF Sarasota

On June 23rd, 2025, before me personally appeared **Justin Batt** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 23rd, 2025.



Ken Hoey, Jr.
NOTARY PUBLIC

My Commission Expires: 07/23/2026
Notarized remotely online using communication technology via Proof.

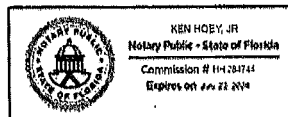
STATE OF Florida
COUNTY OF Sarasota

On June 23rd, 2025, before me personally appeared **Heather Batt** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 23rd, 2025.

Ken Hoey, Jr.
NOTARY PUBLIC

My Commission Expires: 07/23/2026



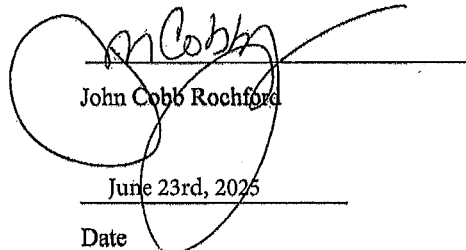
Notarized remotely online using communication technology via Proof.

BK/PG:R3076/1447-1449
25009035

3 PGE 1 QUITCLAIM DEED	
NANCY MCMEEN 354675 - 25009035	
06/25/2025 - 02:15 PM	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on
June 23rd, 2025.

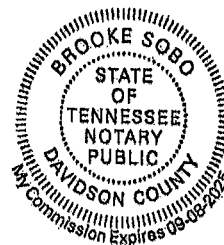

John Cobb Rochford
June 23rd, 2025
Date

State of Tennessee
County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 23rd, 2025.


Brooke Sobo

My commission expires: 9/8/26



J.F.

This instrument prepared by Jennifer F. Franks, Attorney, P. O. Box 90, Columbia, Tennessee 38402-0090.

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between the Heirs of Ann Lightfoot West, namely Elizabeth West Crouch, daughter; M. Glenn West, Jr., son; Joanna West Dransfield, daughter, and Hillious Sullivan, the duly-appointed Executor, a certified copy of the Letters Testamentary being attached hereto as Exhibit A, of the Estate of Ann Lightfoot West, (deceased), hereinafter referred to as Grantors which estate is administered in the Probate Court for Maury County, Tennessee, Case No. P-036-16, and Elizabeth West Crouch which expression shall include her successors and assigns, hereinafter referred to as Grantees.

WITNESSETH:

For and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents sell, transfer and convey unto the Grantees, their successors and assigns, the following described tract or parcel of land:

Grantor's undivided interest in and to the following described tract or parcel of land lying and being in the Second Civil District of Maury County, Tennessee, and more particularly described as follows, to-wit:

BEING AND LYING IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND LYING NORTH OF AND ADJACENT TO DARKS MILL ROAD, AND BEING MORE PARTICULARLY DESCRIBED;

BEGINNING AT AN IRON ROD FOUND ON THE NORTH R.O.W. OF DARKS MILL ROAD; SAID IRON ROD FOUND BEING THE SOUTHWEST CORNER OF ELIZABETH CHURCH, AND THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH NORTH R.O.W. OF SAID ROAD, North 65 degrees 04 minutes 26 seconds West for a distance of 100.00 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID

ROAD WITH A NEW WEST DIVISION LINE, North 08 degrees 15 minutes 25 seconds East for a distance of 1355.06 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH SAID DIVISION LINE, South 83 degrees 01 minutes 47 seconds East for a distance of 375.11 feet to an IRON ROD FOUND; SAID IRON ROD FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF WILLIAM WATSON JR, AND THE NORTHWEST CORNER OF NATHAN TUTOR; THENCE LEAVING SAID DIVISION LINE WITH TUTOR, South 04 degrees 57 minutes 13 seconds West for a distance of 998.62 feet to an IRON ROD FOUND; SAID IRON PIN FOUND BEING THE NORTH BOUNDARY OF ELIZABETH COUCH; THENCE CONTINUING WITH COUCH, North 79 degrees 44 minutes 01 seconds West for a distance of 336.97 feet to an IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF COUCH; THENCE CONTINUING WITH COUCH, South 08 degrees 15 minutes 25 seconds West for a distance of 407.01 feet to THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, JUNE 10, 2014.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO MALCOLM WEST AS RECORDED IN RECORD BOOK R2046, PAGE 932, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for current year taxes; and we do further covenant and bind ourselves, our heirs, and personal representatives, to forever warrant and defend the title to said above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this the 31 day of December, 2016.

M. Glenn West, Jr.
M. GLENN WEST, JR.

Elizabeth West Crouch
ELIZABETH WEST CROUCH

Joanna West Dransfield
JOANNA WEST DRANSFIELD

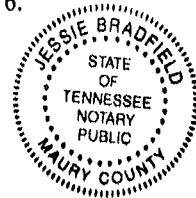
Hillious Sullivan
HILLIOUS SULLIVAN, EXECUTOR

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named M. GLENN WEST, JR., the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 31 day of December, 2016.

Jessie Bradfield
NOTARY PUBLIC



My commission expires:

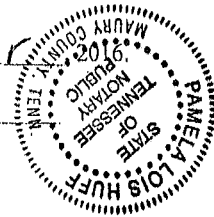
July 21, 2020

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named ELIZABETH WEST CROUCH, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 31 day of December

Pamela Lois Huff
NOTARY PUBLIC



My commission expires:

11/18/19

STATE OF TENNESSEE
COUNTY OF MAURY

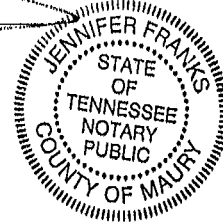
Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named JOANNA WEST DRANSFIELD, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 31 day of December, 2016.

Jennifer Franks
NOTARY PUBLIC

My commission expires:

9-25-19



STATE OF TENNESSEE
COUNTY OF MAURY

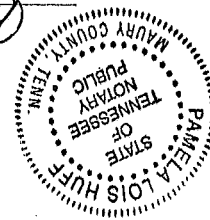
Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named HILLIOUS SULLIVAN, EXECUTOR OF THE ESTATE OF ANN LIGHTFOOT WEST, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 9th day of January, 2016.

Pamela Lois Huff
NOTARY PUBLIC

My commission expires:

11/18/19



STATE OF TENNESSEE
COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 0.00

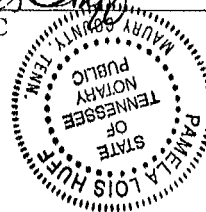
[Signature], Affiant

Subscribed and sworn before me this 31 day of December, 2016.

[Signature]
NOTARY PUBLIC

My Commission Expires:

11/18/19



Real Property taxes will be paid by:

Name: Elizabeth West Crouch
Address: 2361 Darks Mill Road
Columbia, TN 38401

BK/PG: R2419/348-353

17003017

6 PGS:AL-EXECUTORS DEED	
SUSIE BATCH: 183354	02/28/2017 - 03:52 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Maury County Chancery Court 41 Public Square Columbia, TN 38401 (931) 375-1307	LETTERS TESTAMENTARY	Case Number 60CH1-2016-PR-36 P-036-16
In the Matter of the Estate of: <u>Ann Lightfoot West</u> Deceased		

Whereas, it appearing to this Court that the above named deceased person has made a Last Will and Testament appointing Hillious Sullivan, Executor(s) to the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is, accordingly, ordered that Letters Testamentary are hereby issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary

Date: 2/12/2016

[Signature]
 Clerk and Master/Deputy Probate Clerk

I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, according to the terms of the Last Will and Testament and by law, including the filing of inventory, settlement, inheritance tax return as required by law.

Date: 2/12/2016

[Signature]
 Clerk and Master/Deputy Probate Clerk

I, Clerk and Master of this Court, certify that:

- (i) this is a Court of Record;
- (ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate;
- (iii) these Letters are still in full force and effect as of this date.

Date: February 28, 2017

[Signature]
 Clerk and Master/Deputy Probate Clerk



Legal Authority: TCA §§30-1-101 - 30-1-150

Rev. 11/07

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 12 of July 1993 at 3:58 o'clock P.
M.
Note Book 15 page 600 Receipt # 25443 Recording Fee \$2.00
State Tax 92.50 Probate Fee 1.00 Total 101.50
Book 1188 Page 347, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

O. Wayne White

File

This instrument prepared by William S. Fleming, Attorney,
Columbia, Tennessee. (Map 52, Parcel 38)

DEED

For and in consideration of the sum of Ten Dollars
(\$10.00), cash in hand paid, and the love and affection that we
have for our daughter and son-in-law, Elizabeth West Crouch and
Kenneth Edmond Crouch, and other good and valuable
considerations, the receipt and sufficiency of all of which are
hereby acknowledged, we, M. GLENN WEST, SR., and wife, ANN L.
WEST, have this day bargained and sold, and do by these
presents sell, transfer and convey unto ELIZABETH WEST CROUCH,
and spouse, KENNETH EDMOND CROUCH, as tenants by the entirety,
their heirs and assigns, the following described tract or
parcel of land lying and being in the 2nd Civil District of
Maury County, Tennessee, and being more particularly described
as follows:

Being a tract of land located in the 2nd Civil
District of Maury County, Tennessee, and bounded on
the North by M. Glenn West, Sr. and Mrs. Louise
Haywood; East by Tract 2 - 5.06 acres; West by M.
Glenn West, Sr; South by Darks Mill Road; and more
particularly described as follows:

Beginning at a spike in the center of Darks Mill Road
which is North 60 deg. 03 min. 30 sec. West 168.97
feet, North 63 deg. 44 min. 20 sec. West 101.85 feet,
North 76 deg. 45 min. 10 sec. West 146.88 feet, North
82 deg. 13 min. West 15.00 feet and North 82 deg. 19
min. 20 sec. West 600.40 feet from the Southeast
corner of M. Glenn West, Sr. farm, and said spike
being the Southwest corner of Tract 2 - 5.06 acres,
and also being the Southeast corner of herein
described tract; thence with the center of Darks Mill
Road North 82 deg. 19 min. 30 sec. West 246.08 feet
to a spike; thence with same North 80 deg. 43 min. 50
sec. West 167.38 feet to a spike; thence with same
North 75 deg. 32 min. 50 sec. West 128.04 feet to a
spike; thence with M. Glenn West, Sr. North 09 deg.
41 min. 50 sec. East passing an iron pin at 30.00
feet, in all 415.14 feet to an iron pin; thence with
same South 79 deg. 43 min. 40 sec. East 336.98 feet
to an iron pin; thence with Mrs. Louise Haywood and
fence line South 75 deg. 45 min. East 204.05 feet to
an iron pin; thence with Tract 2 - 5.06 acres South
09 deg. 37 min. West passing an iron pin at 366.25
feet, in all 396.25 feet to the point of beginning
containing 5.16 acres by survey of James D. Webb,
Tennessee Registered Land Surveyor No. 596, Maury
County, Columbia, Tennessee, dated December 22, 1992.

Being a portion of the property obtained by M. Glenn
West, Sr. as recorded in Deed Book 433, Page 441,
Register's Office of Maury County, Columbia,
Tennessee.

Description provided by survey of James D. Webb,
dated December 22, 1992.

TO HAVE AND TO HOLD the above described tract or
parcel of land, together with all rights, titles, interests,
easements, appurtenances and hereditaments thereunto belonging
and pertaining unto the said ELIZABETH WEST CROUCH, and spouse,
KENNETH EDMOND CROUCH, as tenants by the entirety, their heirs
and assigns, in fee simple forever.

We, M. GLENN WEST, SR., and wife, ANN L. WEST,
covenant with the said ELIZABETH WEST CROUCH, and spouse,
KENNETH EDMOND CROUCH, that we are lawfully seized and
possessed of the above described tract or parcel of land, have
a good and lawful right to sell and convey same, and that it is
unencumbered; and we do further covenant and bind ourselves,
our heirs, and personal representatives, to forever warrant and
defend the title to said above described property unto the said
ELIZABETH WEST CROUCH, and spouse, KENNETH EDMOND CROUCH, their
heirs and assigns, against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on
this the 12 day of July, 1993.

M. Glenn West, Sr.
M. GLENN WEST, SR.

Ann L. West
ANN L. WEST

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned
authority, a Notary Public in and for the above County and
State, the within named M. GLENN WEST, SR., and wife, ANN L.
WEST, the bargainors, with whom I am personally acquainted and
who acknowledged that they executed the foregoing instrument
for the purposes therein expressed and contained.

Witness my hand and seal at office, in Columbia, this
12 day of July, 1993.

Sherry Moore Lockhart
NOTARY PUBLIC

My commission expires:

9/20/93

The name and address of the person or agency responsible
for payment of real property taxes on the property described herein

Kenneth + Elizabeth Crouch

P.O. Box 1317

Columbia, TN 38402

BOOK 1188 PAGE 348

STATE OF TENNESSEE, MAURY COUNTY
I do hereby swear or affirm that the above described
for this transfer or the value of the property contained
therein is correct to \$ 25,000.00

2

Sherry Moore Lockhart
NOTARY PUBLIC

9/20/93

This instrument prepared by William S. Fleming, Attorney,
Columbia, Tennessee. (Map 52, Parcel 38)

DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and the love and affection that we have for our daughter and son-in-law, JOANNA WEST DRANSFIELD and KEVIN D. DRANSFIELD, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, M. GLENN WEST, SR., and wife, ANN L. WEST, have this day bargained and sold, and do by these presents sell, transfer and convey unto JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the 2nd Civil District of Maury County, Tennessee, and being more particularly described as follows:

Being a tract of land located in the 2nd Civil District of Maury County, Tennessee, and bounded on the North by Mrs. Louise Haywood; East by M. Glenn West, Sr.; West by Tract 1 - 5.16 acres; South by Darks Mill Road; and more particularly described as follows:

Beginning at a spike in the center of Darks Mill Road which is North 60 deg. 03 min. 30 sec. West 168.97 feet, North 63 deg. 44 min. 20 sec. West 101.85 feet, North 76 deg. 45 min. 10 sec. West 146.88 feet, North 82 deg. 13 min. West 15.00 feet from the Southeast corner of M. Glenn West, Sr. farm, and said spike being the Southeast corner of the herein described tract; thence with the center of Darks Mill Road North 82 deg. 19 min. 20 sec. West 600.40 feet to a spike; thence with Tract 1 - 5.16 Acres North 09 deg. 37 min. East passing an iron pin at 30.00 feet, in all 396.25 feet to an iron pin; thence with Mrs. Louise Haywood and fence line South 76 deg. 57 min. 20 sec. East 599.55 feet to an iron pin; thence with M. Glenn West, Sr. south 09 deg. 21 min. 10 sec. West passing an iron pin at 310.08 feet, in all 340.08 feet to the point of beginning containing 5.06 acres by survey of James D. Webb, Tennessee Registered Land Surveyor No. 596, Maury County, Columbia, Tennessee, dated December 22, 1992.

Being a portion of the property obtained by M. Glenn West, Sr. as recorded in Deed Book 433, Page 441, Register's Office of Maury County, Columbia, Tennessee.

Description provided by survey of James D. Webb, dated December 22, 1992.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 20 of SEPT 1993 at 3:40 o'clock P.M.
Note Book 15 Page 667 Receipt # 28123 Recording Fee 2.00
State Tax 92.50 Probate Fee 1.00 Total 101.50
Book 1196 Page 242
MAURY COUNTY REGISTER OF DEEDS

at 4:00 PM White

BOOK 1196 PAGE 242

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We, M. GLENN WEST, SR., and wife, ANN L. WEST, covenant with the said JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, that we are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered; and we do further covenant and bind ourselves, our heirs, and personal representatives, to forever warrant and defend the title to said above described property unto the said JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20 day of September, 1993.

M. Glenn West, Sr.
M. GLENN WEST, SR.

Ann L. West
ANN L. WEST

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named M. GLENN WEST, SR., and wife, ANN L. WEST, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, in Columbia, this 20 day of September, 1993.

William S. [Signature]
NOTARY PUBLIC

My commission expires:

July 25, 1995

The name and address of the person or agency responsible for payment of real property taxes on the property described here:

Kevin + Joanna Dransfield
Darks Mill Rd
Columbia, TN 38401

GLENN WEST
P.O. Box 1317
Col. TN 38402-1317

STATE OF TENNESSEE: MAURY COUNTY
I, or we, hereby swear or affirm that the above consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 25,000.00

Subscribed and sworn before me this 20 day of Sept, 1993.

William S. [Signature]
NOTARY PUBLIC
My Commission Expires July 25, 1995

BOOK 1196 PAGE 243

PREPARED BY:
STACY S. NEISLER
ATTORNEY AT LAW
COLUMBIA, TENN.

File
DUBois

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Joanna West Dransfield and husband, Kevin D. Dransfield, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

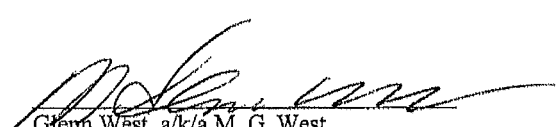
For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY all of his right, title and interest in and to the following described property:

Located in the Second (2nd) Civil District of Maury County, Tennessee, and being the 2.715 acres tract as shown on the minor plat of survey for Joanna West Dransfield and husband, Kevin D. Dransfield, as shown on plat of record in Plat Book P15, Page 345, Register's Office of Maury County, Tennessee.

Being a portion of the same property and legal description conveyed to Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West by deed dated December 4, 1964 of record in Book 433, Page 441, Register's Office of Maury County, Tennessee.

Map 66, Parcel 1.03

IN WITNESS WHEREOF, this conveyance has been executed on the 3 day of February, 2006.


Glenn West, a/k/a M. G. West,
a/k/a Malcolm Glenn West,
a/k/a M. Glenn West

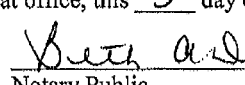
STATE OF TENNESSEE - COUNTY OF MAURY

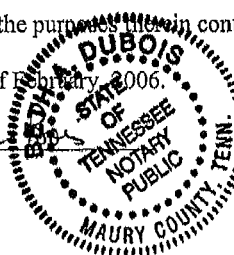
Personally appeared before me, the undersigned, Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of February, 2006.

My commission expires:

May 19, 2009


Notary Public



STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is \$-0-

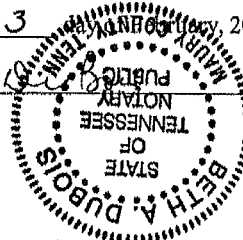
Affiant

Subscribed and sworn to before me, this 3 day of November, 2006.

My commission expires:

May 19, 2009

Notary Public



NEW PROPERTY OWNERS:

Joanna West Dransfield and
Kevin D. Dransfield
2389 Darks Mill Road
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Same

G:\Real Estate\Deeds\Quitclaim - West to Dransfield 02-02-06.doc

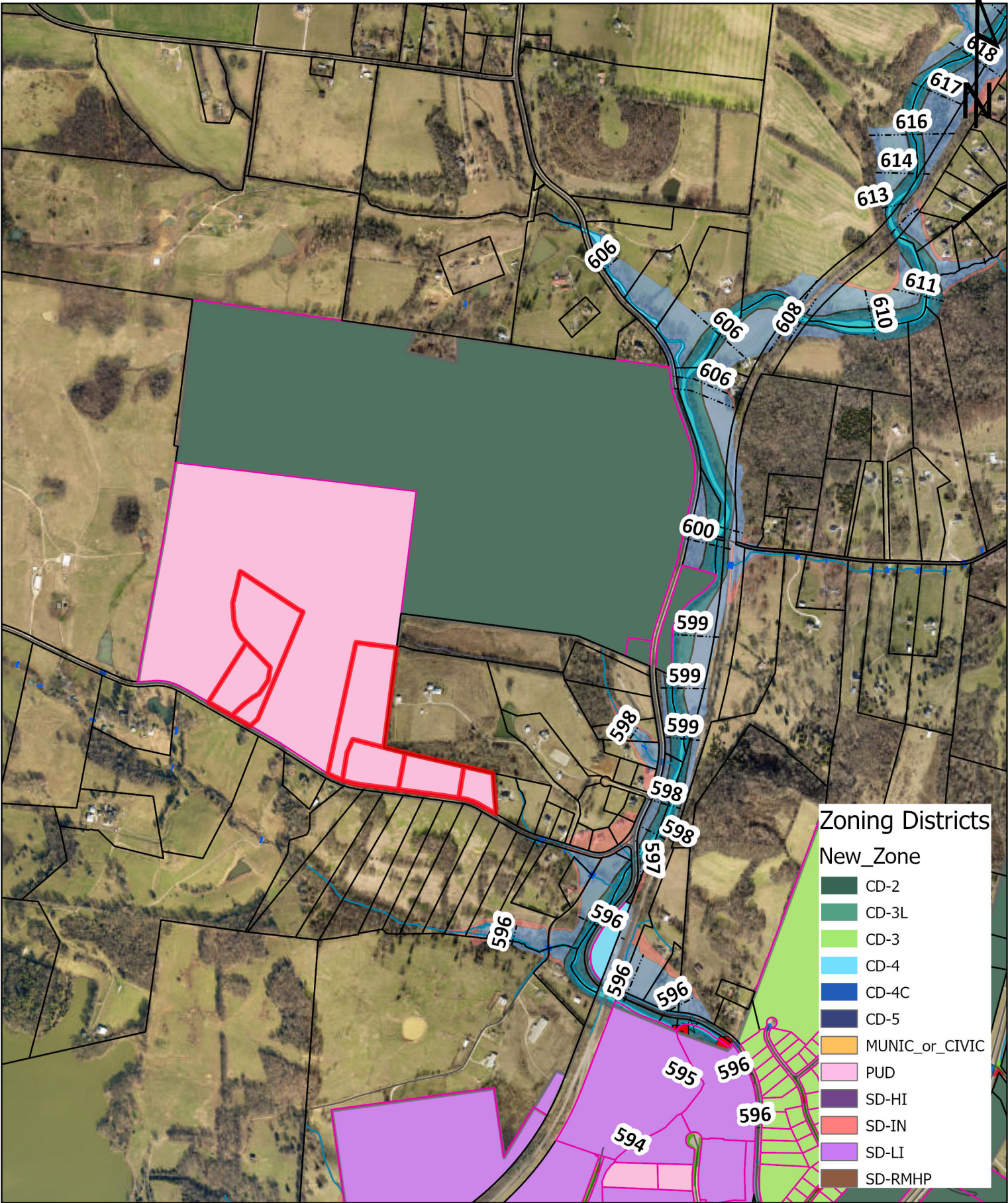
BK/PG:R1902/447-448

06002025

2 PGS 1 AL - QUITCLAIM DEED	
LENNIS HATCH: 45718	
02/09/2006 - 01:47 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS



Case #25-0395
Darks Mill Road
Glenn West PUD

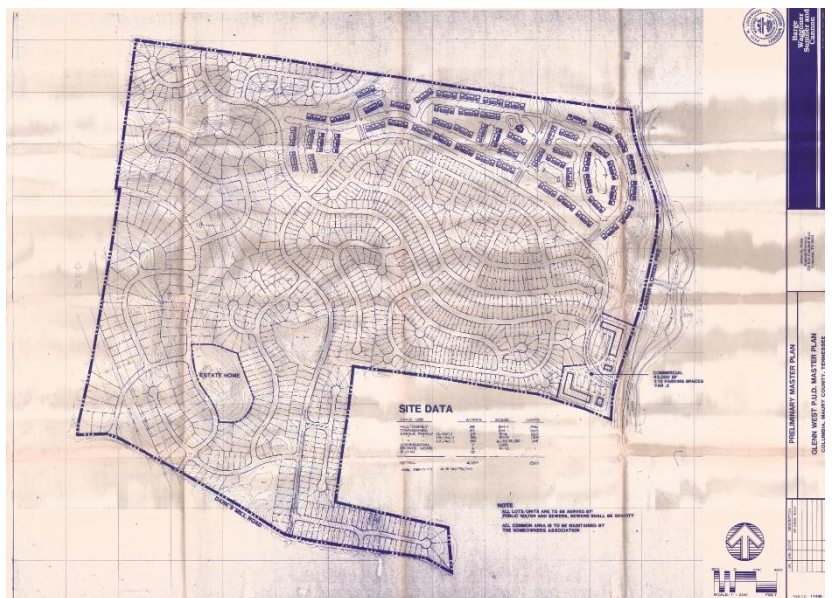
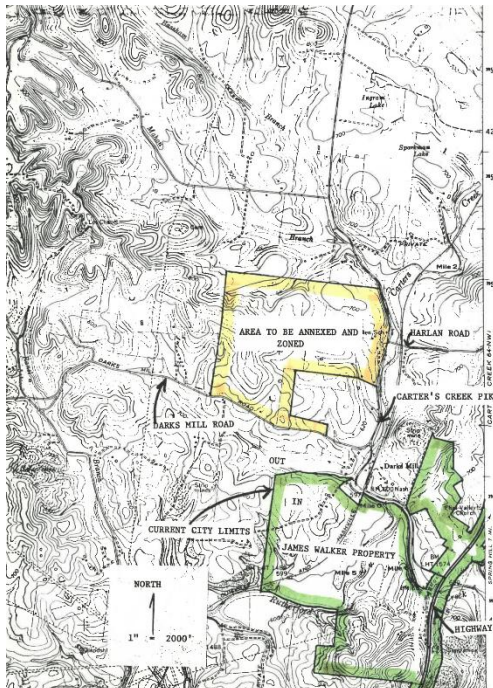
DEANNEXATION: DARKS MILL ROAD

Project #:	25-0395	Location:	2361 & 2389 Darks Mill Road Map 052 Parcel 08305 & 08306 Map 52 Parcel 38 Map 066 Parcel 1.03
Applicant:	City of Columbia	Case Type(s):	DEANNEXATION
Staff Planner:	Charles Rush	Proposed Use:	Single Family Homes/Event Venue

PROJECT SUMMARY

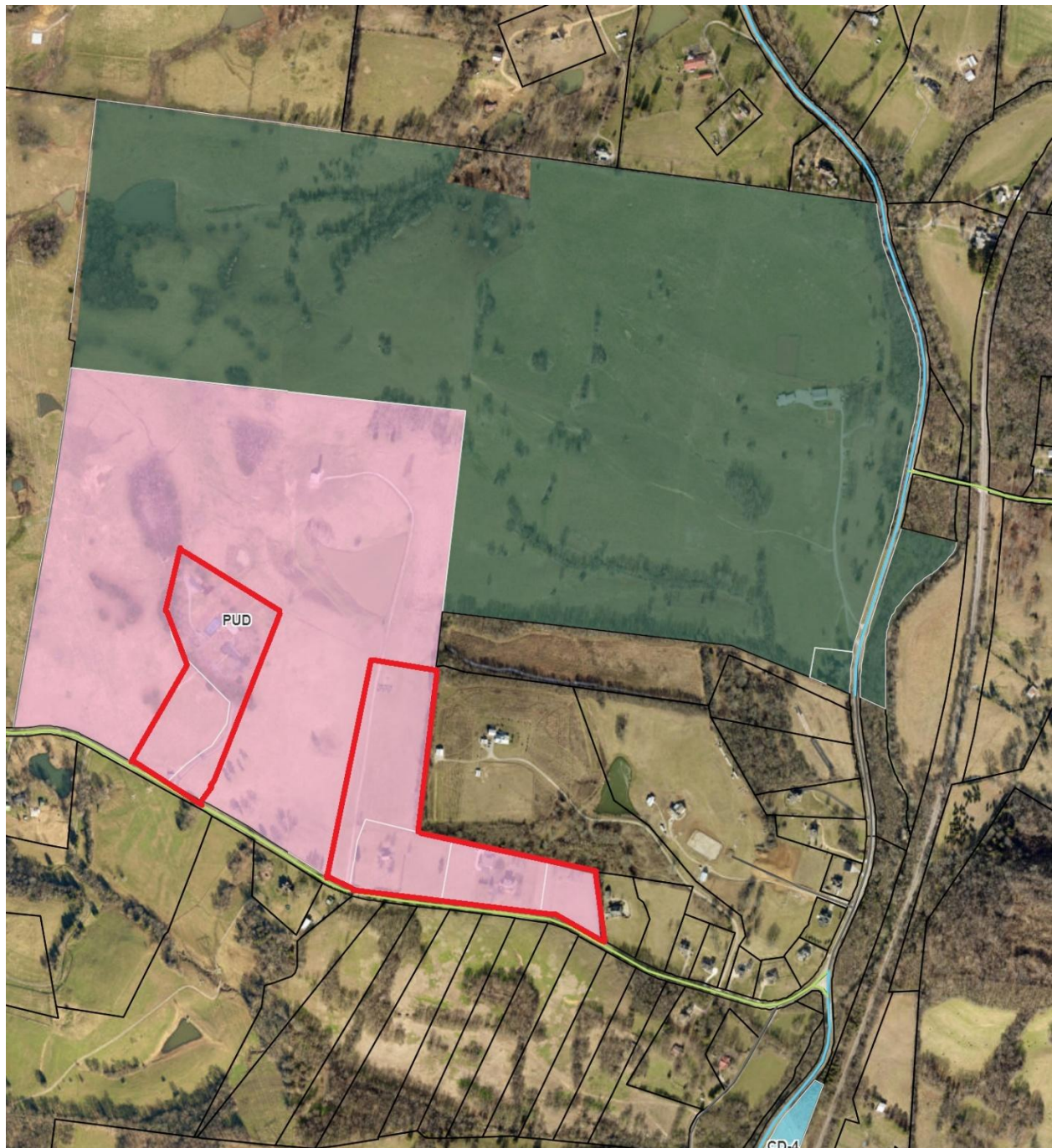
Per TN State Law, a resident cannot ask for Deannexation. Deannexation must be led by the City. The following residents reached out to their City Council member for Ward 5, Brian McKelvy. City Council then asked for a recommendation from the Planning Commission on this matter, and that is why this is before the PC currently. The following are residents who wish to be deannexed: True South Farms, Heather and Justin Balt, Kevin and Joanna Dransfield, Kenneth and Elizabeth Crouch.

In 1989, historical records for properties at 2311 and 2389 Darks Mill Road. These properties were previously part of a previous parcel identification of Tax Map 52 Parcel 38, being a tract over 400 acres that was annexed and zoned to a Planned Unit Development district in 1989.

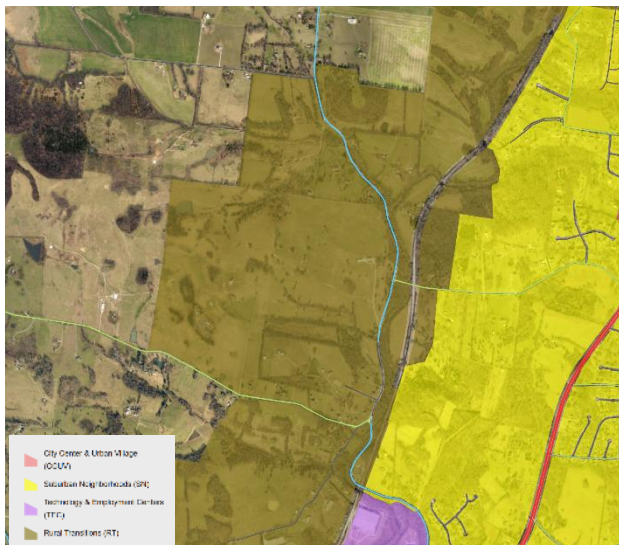


SITE INFORMATION

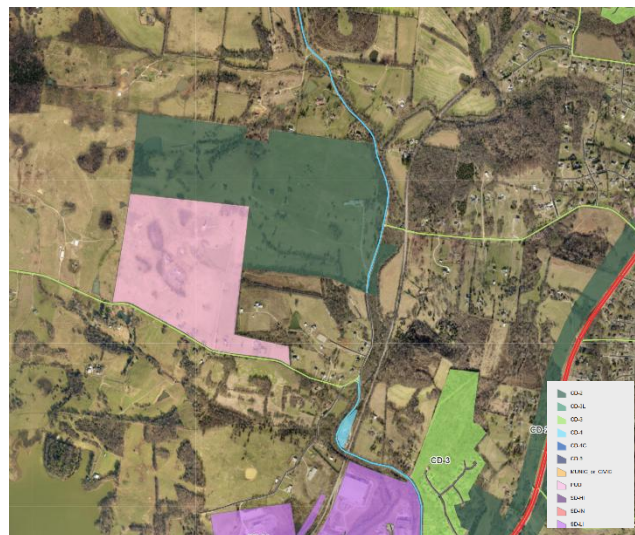
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	NA	+ /- Several Parcels



FUTURE LAND USE MAP (Suburban
Neighborhoods)



ZONING MAP (Planned Unit Development)



PROCEDURE FOR DEANNEXATION (TCA 6-5-201 (2204))

(a) Any incorporated city or town, whether it was incorporated by general or special act, may contract its limits within any given territory; provided, that three fourths (3/4) of the qualified voters voting in an election thereon assent thereto.

(b)

(1) Any incorporated city or town, whether it was incorporated by general or special act, may after notice and public hearing, contract its limits within any given territory upon its own initiative by ordinance when it appears in the best interest of the affected territory.

(2) Such contraction of limits within any territory shall not occur unless a majority of the total membership of the city legislative body approves such contraction.

(3) Such contraction of limits within any territory shall not occur if opposed by a majority of the voters residing within the area to be deannexed. The concurrence of a majority of the voters shall be presumed unless a petition objecting to deannexation signed by ten percent (10%) of the registered voters residing within the area proposed to be deannexed is filed with the city recorder within seventy-five (75) days following the final reading of the contraction ordinance. If such a petition is filed, a referendum shall be held at the next general election to ascertain the will of the voters residing in

the area that the city proposes to deannex. The ballot shall provide a place where voters may vote for or against deannexation by the city. If a majority of those voting in the referendum fail to vote for the deannexation, the contraction ordinance shall be void and the matter may not be considered again for two (2) years. If a majority vote for deannexation, the ordinance shall become effective upon certification of the result of the referendum.

(c)

(1) Owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance that was not annexed through a referendum or a request of the property owner may petition the municipality to deannex such property, if:

(A) The deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries; and

(B) The owner of some or all of the property at the time the petition is made:

(i) Is the same owner or owners as when the property was annexed; or

(ii) A direct descendant of the person who owned the property at the time of annexation. As used in this subdivision (c)(1)(B)(ii), "direct descendant" means a child, grandchild, or a sibling.

(2) The petition must include a copy of the ordinance that includes the map of the plat seeking deannexation. The map must be the same map the municipality used to annex the territory.

(3) Upon receiving the petition for deannexation, the municipality shall determine the debt amount owed pursuant to § 6-51-204(a), if any, within thirty (30) days.

(4) The deannexation of the property becomes operative ninety (90) days after receipt of the petition by the municipality.

(d) This section does not require a municipal utility to cease providing electrical service, sanitary sewer service, other utility services, or street lighting in the territory excluded from the municipality's corporate limits.

(e) For purposes of this section, "property used primarily for agricultural purposes" means:

(1) The property is owned or operated by a person whose federal income tax return contains one (1) or more of the following for at least three (3) years:

- (A) Business activity on IRS schedule F, profit or loss from farming, and the business activity reflected on the form is related to the property that is the subject of the petition; or
 - (B) Farm rental activity on IRS form 4835, farm rental income and expenses or schedule E, supplemental income and loss, and the farm rental activity reflected on the form is related to the property that is the subject of the petition;
- (2) The person who owns or operates the property is a qualified farmer or nurseryman as defined in § 67-6-207;
- (3) The property was classified at the time of annexation and has continued being classified as agricultural land or forest land pursuant to § 67-5-1005 or § 67-5-1006, except for those properties annexed prior to January 1, 1977; and
- (4) The property has been maintained in use of agriculture as defined in § 1-3-105 since annexation occurred.

ACTION AFTER APPROVAL FOR DENNEXATION (TCA 6-5-203 (2024))

Upon approving deannexation by ordinance in accordance with § 6-51-201, a contracting municipality shall record the ordinance with the register of deeds in the county or counties where the deannexation was adopted or approved. The ordinance must include a detailed description of the deannexed territory, including, but not limited to, map and parcel numbers of all real property within the deannexed territory. A copy of the ordinance, map, and detailed description must also be sent to the comptroller of the treasury and the assessor of property for each county affected by the deannexation.

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING NOVEMBER 30, 2025

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	2,591,069.00	204,445.84	1,741,875.71	644,747.45
Sanitation Fund	289,488.13	7,859.78	89,741.87	191,886.48
Wastewater Fund	670,689.52	26,931.72	207,455.23	436,302.57
Street & Transportation Fund				-
State Street Aid	189,020.00	-		189,020.00
Drug Fund	3,305.85			3,305.85
Debt Service Fund	-			-
Capital Projects Fund	200,000.95	8,509.92		191,491.03
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	436,507.46	302,597.03		133,910.43
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board	-			-
Grant Fund	324,905.00			324,905.00
	\$ 4,704,985.91	\$ 550,344.29	\$ 2,039,072.81	\$ 2,115,568.81

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 11/1/2025 - 11/30/2025**

POOLED CASH CHECK LISTING

PAGE 1

205294	11/06/2025	8X8 INC	5,367.04
205295	11/06/2025	ACE HARDWARE	19.77
205296	11/06/2025	ALGONQUIN PRODUCTS COMPANY	282.00
205297	11/06/2025	AT&T	1,351.34
205298	11/06/2025	AT&T	52.00
205299	11/06/2025	Auto Trim Design	5,955.00
205300	11/06/2025	BEST CLEANERS OF COLUMBIA, LLC	73.73
205301	11/06/2025	Cedarchem Llc	7,913.14
205302	11/06/2025	Cheryl Macpherson	103.00
205303	11/06/2025	CHOICE SCREENING	40.00
205304	11/06/2025	Cintas Corporation #241	1,805.90
205305	11/06/2025	CivicPlus LLC	4,725.00
205306	11/06/2025	Columbia Oil Company Inc	40,738.88
205307	11/06/2025	Columbia Paint & Wallcover	68.38
205308	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	14,123.12
205309	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	10,197.12
205310	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	1,818.82
205311	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	689.89
205312	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	138.68
205313	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	5,257.79
205314	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	5,016.57
205315	11/06/2025	COLUMBIA POWER & WATER SYSTEMS	168.06
205316	11/06/2025	COMBINED INSURANCE, A CHUBB COMPANY	905.72
205317	11/06/2025	Copycats Print Services Llc	38.50
205318	11/06/2025	COVERT MEDIA CONSULTING LLC	1,850.00
205319	11/06/2025	CPWS - Broadband	300.00
205320	11/06/2025	CrowdRiff Inc.	10,000.00
205321	11/06/2025	CUMBERLAND ESCROW - DUCK RIVER	3,313.50
205322	11/06/2025	CUMBERLAND ESCROW - BEAR CREEK	4,760.85
205323	11/06/2025	CUMBERLAND VALLEY CONSTRUCTORS, INC	153,412.65
205324	11/06/2025	FEDERAL SIGNAL CORPORATION	22,164.00
205325	11/06/2025	GULF STATES DISTRIBUTORS INC	9,918.00
205326	11/06/2025	Henderson, Hutcherson & McCullough	6,920.00
205327	11/06/2025	HISCALL, INC	250.00
205328	11/06/2025	IDEXX Distribution, Inc.	1,529.36
205329	11/06/2025	Impressions	214.98
205330	11/06/2025	In & Around Nashville	5,210.00
205331	11/06/2025	Jacob Potts	111.11
205332	11/06/2025	JEFF ELLIS & ASSOCIATES, INC	135.00
205333	11/06/2025	Jim's Auto Accessories Inc	18.57
205334	11/06/2025	Jones & Lang Sporting Goods	24.00
205335	11/06/2025	Labtronx Inc	2,759.15
205336	11/06/2025	Liquidity Services Operations LLC	1,501.48
205337	11/06/2025	Mack Emmitt	62.29
205338	11/06/2025	MAIN STREET MEDIA OF TN	520.55
205339	11/06/2025	Marshall County Solid Waste and Recycling	1,919.45
205340	11/06/2025	MATTHEW HOLDEN	150.00
205341	11/06/2025	Mid South Recreation	9,027.00
205342	11/06/2025	Ashton Woods	5,389.00
205343	11/06/2025	Mutual Of Omaha	17,696.61
205344	11/06/2025	Preventia Security	220.00
205345	11/06/2025	PROCARE PBM	86,607.76

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 11/1/2025 - 11/30/2025**

POOLED CASH CHECK LISTING

PAGE 2

205346	11/06/2025	Public Entity Partners	50,709.59
205347	11/06/2025	Atlantic Closing & Escrow, LLC	65.00
205348	11/06/2025	Safe Industries	68.05
205349	11/06/2025	Siddons-Martin Emergency Group LLC	1,082.52
205350	11/06/2025	SIKES SERVICES, LLC	26,200.00
205351	11/06/2025	SRM Concrete	391.00
205352	11/06/2025	State Of TN Attn: Lily White	296.88
205353	11/06/2025	State Of TN Dept Of Revenue	9.50
205354	11/06/2025	State Systems, LLC	165.00
205355	11/06/2025	The Marbet Company	2,100.00
205356	11/06/2025	Thomson Reuters - West	85.00
205357	11/06/2025	Tn Dept Of Revenue	398.16
205358	11/06/2025	TN Property Management	11,833.49
205359	11/06/2025	Tyler Technologies, Inc	700.00
205360	11/06/2025	UNIFIRST FIRST AID AND SAFETY	113.74
205361	11/06/2025	United Waste Haulers Of TN LLC	74.00
205362	11/06/2025	VERIZON CONNECT	265.30
205363	11/06/2025	VERIZON WIRELESS 06	1,364.10
205364	11/06/2025	Volunteer Paving LLC	610.72
205365	11/06/2025	Water Management Services LLC	742.50
205366	11/06/2025	Waypoint Business Solutions LLC	53,735.47
205367	11/06/2025	Wells Fargo Financial Leasing, Inc	525.37
205368	11/06/2025	WILCOLOCAL MEDIA	810.00
205369	11/07/2025	Nuber Architecture LLC	17,535.00
205370	11/13/2025	ACE HARDWARE	166.98
205371	11/13/2025	AMER FAMILY LIFE ASSURANCE	40.30
205372	11/13/2025	Airgas USA, LLC	163.01
205373	11/13/2025	AT&T (Fiber Optics)	726.44
205374	11/13/2025	Atlantic Pools & Spas	1,383.98
205375	11/13/2025	Atmos Energy	1,239.28
205376	11/13/2025	Automation Controls Training & Consulting	1,419.00
205377	11/13/2025	BEST CLEANERS OF COLUMBIA, LLC	586.18
205378	11/13/2025	Best One Tire	1,631.62
205379	11/13/2025	CARRIE ANN BELL	200.00
205380	11/13/2025	Chrysler Dodge Jeep Ram of Columbia	6,483.00
205381	11/13/2025	Cintas Corporation #241	1,889.14
205382	11/13/2025	Columbia Firefighter Assn	397.50
205383	11/13/2025	Columbia Oil Company Inc	8,856.37
205384	11/13/2025	COLUMBIA POWER & WATER SYSTEMS	31,087.61
205385	11/13/2025	COLUMBIA POWER & WATER SYSTEMS	42,775.78
205386	11/13/2025	COLUMBIA POWER & WATER SYSTEMS	1,147.03
205387	11/13/2025	COLUMBIA POWER & WATER SYSTEMS	1,009.80
205388	11/13/2025	COLUMBIA POWER & WATER SYSTEMS	2,106.94
205389	11/13/2025	COLUMBIA POWER & WATER SYSTEMS	1,684.44
205390	11/13/2025	Consolidated Pipe & Supply	5,210.88
205391	11/13/2025	CPWS - Broadband	1,014.97
205392	11/13/2025	CSL SERVICES, INC	6,250.00
205393	11/13/2025	David's Lock & Key Inc	275.30
205394	11/13/2025	Duck River Electric	2,963.64
205395	11/13/2025	Jamey Owen	235.87
205397	11/13/2025	Hughes McDaniel & Associates	1,750.00
205398	11/13/2025	Jaimee Brown	211.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 11/1/2025 - 11/30/2025**

POOLED CASH CHECK LISTING

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205399	11/13/2025	Jason Sanders	211.00
205400	11/13/2025	Jim's Auto Accessories Inc	15.46
205401	11/13/2025	KATE FREEMAN	100.00
205402	11/13/2025	KRISTEN MEYERS	500.00
205403	11/13/2025	LAMAR COMPANIES	4,500.00
205404	11/13/2025	Mack Emmitt	100.86
205405	11/13/2025	MAIN STREET MEDIA OF TN	86.74
205406	11/13/2025	MARIA CATHARINA VAN DEVENTER	125.00
205407	11/13/2025	MARK VINCENT PRUETT	175.00
205408	11/13/2025	Maury Co United Way	647.00
205409	11/13/2025	MEGAN FITZGERALD	175.00
205410	11/13/2025	MELISSA RAGER-AGUIAR	25.00
205411	11/13/2025	KATHLEEN GREER	75.00
205412	11/13/2025	LEDA MOORE	75.00
205413	11/13/2025	SHARON MEADE	75.00
205414	11/13/2025	WANDA WORKMAN	75.00
205415	11/13/2025	Nixon Power Services LLC	265.42
205416	11/13/2025	North Central Laboratories-NCL of Wisconsin, Inc	2,136.38
205417	11/13/2025	Rogers Group Inc	1,283.60
205418	11/13/2025	ROTO-ROOTER PLUMBERS	195.00
205419	11/13/2025	Siddons-Martin Emergency Group LLC	3,710.33
205420	11/13/2025	SIKES SERVICES, LLC	5,400.00
205421	11/13/2025	Simple Com	54.00
205422	11/13/2025	SONIA M SACHA	25.00
205423	11/13/2025	Southern Duplicating of Middle Tennessee	630.17
205424	11/13/2025	SRM Concrete	611.00
205425	11/13/2025	Sun Life Financial	40,430.67
205426	11/13/2025	THE DAILY HERALD	41.00
205427	11/13/2025	Thompson Machinery	143,272.09
205428	11/13/2025	TN Property Management	3,750.00
205429	11/13/2025	TRUE LINE CORING & CUTTING OF NASHVILLE	750.00
205430	11/13/2025	Uline	1,044.70
205431	11/13/2025	United Waste Haulers Of TN LLC	4,084.72
205432	11/13/2025	VERIZON CONNECT	351.85
205433	11/13/2025	Verizon Wireless - VSAT	100.00
205434	11/13/2025	Virtual Academy	6,500.00
205435	11/13/2025	Waypoint Analytical, LLC	76.00
205436	11/13/2025	Waypoint Business Solutions LLC	2,730.76
205437	11/18/2025	D Nickell Company LLC	246,100.00
205438	11/20/2025	ANDREW LUCAS	432.00
205439	11/20/2025	Atmos Energy	2,598.33
205440	11/20/2025	Best One Tire	2,031.11
205441	11/20/2025	Billy Capps	550.00
205442	11/20/2025	BLUE LINK OUTFITTERS LLC	6,826.63
205443	11/20/2025	Break Time Services	813.00
205444	11/20/2025	BROWN & BIGELOW INC	891.75
205445	11/20/2025	Certified Languages International	85.55
205446	11/20/2025	Cintas Corporation #241	1,177.40
205447	11/20/2025	Columbia Firefighter Assn	397.50
205448	11/20/2025	Columbia Oil Company Inc	11.92
205449	11/20/2025	COLUMBIA POWER & WATER SYSTEMS	22,386.60
205450	11/20/2025	COLUMBIA POWER & WATER SYSTEMS	2,137.71

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 11/1/2025 - 11/30/2025**

POOLED CASH CHECK LISTING

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205451	11/20/2025	COLUMBIA POWER & WATER SYSTEMS	945.58
205452	11/20/2025	COLUMBIA POWER & WATER SYSTEMS	2,009.96
205453	11/20/2025	COLUMBIA POWER & WATER SYSTEMS	1,353.09
205454	11/20/2025	COMPASS MEDIA LLC	1,000.00
205455	11/20/2025	Complete Forms Supply Co LLC	1,810.74
205456	11/20/2025	Corey Stanage	334.00
205457	11/20/2025	County Record Services LLC	5,033.72
205458	11/20/2025	D & D Towing & Recovery	175.00
205459	11/20/2025	DATAVANT, LLC	67.84
205460	11/20/2025	Duck River Electric	151.94
205461	11/20/2025	Annette Gerretse	62.44
205462	11/20/2025	ERIN PAVLIK	43.00
205463	11/20/2025	Federal Express	193.78
205464	11/20/2025	Firstnet Services Provided By AT&T Mobility	370.13
205465	11/20/2025	Fleming Sheet Metal Shop	1,700.00
205466	11/20/2025	Freedom Hill Land Management	245.00
205467	11/20/2025	Greater Nashville Rgnl Council	14,233.50
205468	11/20/2025	HWY 31 EXCHANGE INC	3,100.00
205469	11/20/2025	IIA LIFTING SERVICES, INC	5,893.89
205470	11/20/2025	Impressions	21.00
205471	11/20/2025	iWorQ System Inc.	4,666.66
205472	11/20/2025	JAKE HUBBELL	795.50
205473	11/20/2025	Kimley-Horn & Associates, Inc	600.00
205474	11/20/2025	KYLE SHEEDER	432.00
205475	11/20/2025	L SAMUEL PATTERSON	1,620.00
205476	11/20/2025	LanLink Communications, LLC	863.81
205477	11/20/2025	Leaf Capital Funding LLC	668.26
205478	11/20/2025	Mail Call	3,012.33
205479	11/20/2025	MAIN STREET MEDIA OF TN	909.15
205480	11/20/2025	Maury Co United Way	647.00
205481	11/20/2025	MAURY REGIONAL MEDICAL CENTER	161.23
205482	11/20/2025	Maury Regional Hospital Marshall Medical Ctr	6,872.00
205483	11/20/2025	Maury Regional Medical Group	5,308.00
205484	11/20/2025	BRENDA P. LINDSEY	75.00
205485	11/20/2025	CATHY H. EDWARDS	75.00
205486	11/20/2025	Scram Systems	1,200.00
205487	11/20/2025	SHERRY D. KIRBY	75.00
205488	11/20/2025	Needle And Grain	3,440.10
205489	11/20/2025	NexAir LLC	54.92
205490	11/20/2025	Novatech Inc	882.92
205491	11/20/2025	PLACER LABS INC	26,000.00
205492	11/20/2025	Public Entity Partners	9,138.64
205493	11/20/2025	Public Entity Partners	393.60
205494	11/20/2025	REACH TECHNOLOGIES	126.98
205495	11/20/2025	Joe Longo	271.40
205496	11/20/2025	N R PROPERTIES LLC	30.36
205497	11/20/2025	WIG ON WALLS WALL COVERING LLC	37.00
205498	11/20/2025	Robert J Young Company LLC	63.88
205499	11/20/2025	Rogers Group Inc	683.78
205500	11/20/2025	Safe Industries	477.14
205501	11/20/2025	ROTO-ROOTER PLUMBERS	610.00
205502	11/20/2025	Siddons-Martin Emergency Group LLC	2,437.42

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 11/1/2025 - 11/30/2025**

POOLED CASH CHECK LISTING

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205503	11/20/2025	Southern Sales Co	6,037.56
205504	11/20/2025	SRM Concrete	1,717.00
205505	11/20/2025	TN DEPT OF LABOR & WORKFORCE D	775.96
205506	11/20/2025	TN DEPT OF LABOR & WORKFORCE	55.00
205507	11/20/2025	Trent Thomson	334.00
205508	11/20/2025	Trikke Professional Mobility	20,740.00
205509	11/20/2025	Tyler Technologies, Inc	1,400.00
205510	11/20/2025	United Waste Haulers Of TN LLC	4,521.66
205511	11/20/2025	Unum Life Insurance Co Of Amer	3,329.60
205512	11/20/2025	VERIZON WIRELESS 00028	161.55
205513	11/20/2025	Verizon Wireless 01	219.85
205514	11/20/2025	Verizon Wireless 03	41.97
205515	11/20/2025	Verizon Wireless 05	1,150.88
205516	11/20/2025	Verizon Wireless 07	1,160.84
205517	11/20/2025	Verizon Wireless 09	178.49
205518	11/20/2025	Verizon Wireless 10	765.12
205519	11/20/2025	Visual Media Co LLC	600.00
205520	11/20/2025	Vulcan Materials Co	393.34
205521	11/20/2025	W W Grainger Inc	246.30
205522	11/20/2025	William C Hargrove	3,300.00
205523	11/20/2025	WM CORPORATE SERVICES, INC	18,806.70
205524	11/21/2025	SMITH SHOLAR ASSOCIATES PLLC	37,099.00
205525	11/25/2025	ACE HARDWARE	171.24
205526	11/25/2025	ALANNA LAURA PAEZ	4,000.00
205527	11/25/2025	Atmos Energy	4,277.91
205528	11/25/2025	Best One Tire	357.22
205529	11/25/2025	Brian Adams	254.00
205530	11/25/2025	Brian Allen Goats	254.00
205531	11/25/2025	Building Block Arts	100.00
205532	11/25/2025	CARRIE ANN BELL	225.00
205533	11/25/2025	Cedarchem Llc	11,869.71
205534	11/25/2025	Cellebrite Inc	4,800.00
205535	11/25/2025	Cintas Corporation #241	517.69
205536	11/25/2025	Columbia Oil Company Inc	70.00
205537	11/25/2025	Columbia Paint & Wallcover	119.98
205538	11/25/2025	COLUMBIA POWER & WATER SYSTEMS	9,562.19
205539	11/25/2025	COLUMBIA POWER & WATER SYSTEMS	723.37
205540	11/25/2025	COLUMBIA POWER & WATER SYSTEMS	1,567.26
205541	11/25/2025	Fernwood Garden Center, LLC	540.00
205542	11/25/2025	Firstnet Services Provided By AT&T Mobility	2,563.69
205543	11/25/2025	J & M Supply Solutions	390.35
205544	11/25/2025	JEFF ELLIS & ASSOCIATES, INC	40.00
205545	11/25/2025	Jim's Auto Accessories Inc	416.20
205546	11/25/2025	KATE FREEMAN	75.00
205547	11/25/2025	KRISTEN MEYERS	600.00
205548	11/25/2025	Lee Company	505.00
205549	11/25/2025	Lose Design - Lose & Associates, Inc	7,757.75
205550	11/25/2025	Lynch Equipment Sales	798.00
205551	11/25/2025	MARIA CATHARINA VAN DEVENTER	150.00
205552	11/25/2025	MARK VINCENT PRUETT	75.00
205553	11/25/2025	Maury Co Government	19,473.15
205554	11/25/2025	Maury County Solid Waste	114,465.81

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 11/1/2025 - 11/30/2025**

POOLED CASH CHECK LISTING

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205555	11/25/2025	Maury Fence Co Of Tn Inc	332.00
205556	11/25/2025	MEGAN FITZGERALD	175.00
205557	11/25/2025	MSD Environmental Services, Inc	13,500.00
205558	11/25/2025	Mutual Of Omaha	17,387.52
205559	11/25/2025	NATIONAL INDUSTRIAL & SAFETY SUPPLY LLC	419.70
205560	11/25/2025	Playpower Lt Farmington, Inc.	1,479.00
205561	11/25/2025	Preventia Security	1,146.84
205562	11/25/2025	Robert J Young Company LLC	225.84
205563	11/25/2025	Smith Turf & Irrigation Co	1,114.67
205564	11/25/2025	Southern Pipe & Supply Co	593.96
205565	11/25/2025	Sunbelt Rentals Inc	2,019.37
205566	11/25/2025	TANGRAM DESIGN LLC	10,528.00
205567	11/25/2025	Tennessee One-Call	1,038.15
205568	11/25/2025	Thad Jablonski	67.20
205569	11/25/2025	The Marbet Company	650.00
205570	11/25/2025	Uline	3,311.35
205571	11/25/2025	US TRAVEL ASSOCIATION	1,100.00
205572	11/25/2025	VERIZON CONNECT	351.85
205573	11/25/2025	Volunteer Paving LLC	208,090.84
205574	11/25/2025	W W Grainger Inc	589.35
205575	11/25/2025	Waynes Pest Control	150.00
205576	11/25/2025	WILCOLOCAL MEDIA	810.00
205577	11/25/2025	WM CORPORATE SERVICES, INC	32,824.30

GENERAL

Total Purchase Cards:	\$	69,888.34
Total Payroll Transfers:	\$	1,741,875.71
Total Misc. Transfers:	\$	204,445.84
Total Checks:	\$	574,859.11
Total:	\$	2,591,069.00

STATE STREET AID

Total Purchase Cards:	\$	2,016.40
Total Misc. Transfers:	\$	-
Total Checks:	\$	187,003.60
Total:	\$	189,020.00

SANITATION

Total Purchase Cards:	\$	39,897.39
Total Payroll Transfers:	\$	89,741.87
Total Misc. Transfers:	\$	7,859.78
Total Checks:	\$	151,989.09
Total:	\$	289,488.13

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 11/1/2025 - 11/30/2025**

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WASTEWATER

Total Purchase Cards:	\$	31,826.06
Total Payroll Transfers:	\$	207,455.23
Total Misc. Transfers:	\$	26,931.72
Total Checks:	\$	<u>404,476.51</u>
Total:	\$	670,689.52

DRUG

Total Purchase Cards:	\$	1,365.02
Total Checks:	\$	<u>3,305.85</u>
Total:	\$	4,670.87

INSURANCE

Total Misc. Transfers:	\$	302,597.03
Total Checks:	\$	<u>133,910.43</u>
Total:	\$	436,507.46

CAPITAL PROJECTS

Total Purchase Cards:	\$	16,443.19
Total Misc. Transfers:	\$	8,509.92
Total Checks:	\$	<u>175,047.84</u>
Total:	\$	200,000.95

GRANT

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>324,905.00</u>
Total:	\$	324,905.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: ACKNOWLEDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR WATER SYSTEM REVENUE ANTICIPATION NOTE, SERIES 2023 (EXTENSION) – FINANCE DEPARTMENT.

RECOMMENDATION: Acknowledge receipt of form CT-0253, "Report on Debt Obligation".

INFORMATION: The State of Tennessee requires completion and submission of a "Report on Debt Obligation" form for all debt obligations issued or entered into by any public entity. The requirement also includes that a copy of the report be filed with the governing body and presented at a public meeting. In conjunction with the issuance of \$40.0 million in Water System Revenue Anticipation Note, Series 2023 (Extension), the related form has been completed and is included with this agenda to meet the State requirements. The form will be filed with the State of Tennessee Division of Local Finance after Council acknowledgment.

CERTIFICATION:

ATTACHMENTS: Staff Report, Report on Debt Obligation-Form CT-0253.



Report On Debt Obligation

Receipt Date: 12/23/2025

Entity and Debt Information

Entity Name

City of Columbia

Entity Address

700 North Garden Street Columbia, Tennessee 38401

Debt Issue Name

Water System Revenue Anticipation Note, Series 2023 (Extension)

Series Year

2023

Debt Issue Face Amount

\$40,000,000.00

Face Amount Premium or Discount?

N/A

Tax Status

Tax - Exempt

Interest Type

Variable with Index and Basis Points

Index Type | Basis Points

79% of SOFR | 53

Debt Obligation

Note - Revenue Anticipation Note

Moody's Rating

Unrated

Standard & Poor's Rating

Unrated

Fitch Rating

Unrated

Other Rating Agency Name

N/A

Other Rating Agency Rating

N/A

Security

Revenue

Type of Sale Per Authorizing Document

Negotiated Sale

Dated Date

12/18/2025

Issue/Closing Date

12/18/2025

Final Maturity Date

12/22/2027

Debt Purpose

Purpose	Percentage	Description
Utilities	100%	Long-term water supply project
Education	0%	N/A
General Government	0%	N/A
Other	0%	N/A
Refunding	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Financial Advisor Fees	\$10,000.00	N/A	Stephens Inc.
Lender Closing Fee	\$20,000.00	N/A	Truist Commercial Equity, Inc.
TOTAL COSTS	\$30,000.00		

Maturity Dates, Amounts, and Interest Rates

Comments

Year	Amount	Interest Rate
2027	\$40,000,000.00	variable
TOTAL AMOUNT	\$40,000,000.00	

See final page for Submission Details and Signatures

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>

No

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Thad Jablonski

Title/Position

Chief Financial Officer

Email

tjablonski@columbiatn.gov

Alternate Email

N/A

Signature - Preparer (Submitter) of This Form

Name

Jeff Oldham

Title/Position

Member

Email

joldham@bassberry.com

Alternate Email

N/A

Relationship to Public Entity

Bond Counsel

Organization

Bass, Berry & Sims PLC

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☒ Verify Form Accuracy

Date to be Presented at Public Meeting

01/08/2026

Date to be emailed/mailed to members of the governing body

01/08/2026

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: ACKNOWLEDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR WATER SYSTEM REVENUE ANTICIPATION NOTE, SERIES 2025 – FINANCE DEPARTMENT.

RECOMMENDATION: Acknowledge receipt of form CT-0253, "Report on Debt Obligation".

INFORMATION: The State of Tennessee requires completion and submission of a "Report on Debt Obligation" form for all debt obligations issued or entered into by any public entity. The requirement also includes that a copy of the report be filed with the governing body and presented at a public meeting. In conjunction with the issuance of \$30.0 million in Water System Revenue Anticipation Note, Series 2025, the related form has been completed and is included with this agenda to meet the State requirements. The form will be filed with the State of Tennessee Division of Local Finance after Council acknowledgment.

CERTIFICATION:

ATTACHMENTS: Staff Report, Report on Debt Obligation-Form CT-0253.



Report On Debt Obligation

Receipt Date: 12/23/2025

Entity and Debt Information

Entity Name

City of Columbia

Entity Address

700 North Garden Street Columbia, Tennessee 38401

Debt Issue Name

Water System Revenue Anticipation Note, Series 2025

Series Year

2025

Debt Issue Face Amount

\$30,000,000.00

Face Amount Premium or Discount?

N/A

Tax Status

Tax - Exempt

Interest Type

Variable with Index and Basis Points

Index Type | Basis Points

79% of SOFR | 53

Debt Obligation

Note - Revenue Anticipation Note

Moody's Rating

Unrated

Standard & Poor's Rating

Unrated

Fitch Rating

Unrated

Other Rating Agency Name

N/A

Other Rating Agency Rating

N/A

Security

Revenue

Type of Sale Per Authorizing Document

Negotiated Sale

Dated Date

12/18/2025

Issue/Closing Date

12/18/2025

Final Maturity Date

12/22/2027

Debt Purpose

Purpose	Percentage	Description
Utilities	100%	Long-term water supply project
Education	0%	N/A
General Government	0%	N/A
Other	0%	N/A
Refunding	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Financial Advisor Fees	\$27,500.00	N/A	Stephens Inc.
Legal Fees - Bond Counsel	\$25,000.00	N/A	Bass, Berry & Sims PLC
Legal Fees - Bank Counsel	\$10,000.00	N/A	Hawkins, Delafield & Wood LLP
Lender Closing Fee	\$37,500.00	N/A	Truist Commercial Equity, Inc.
TOTAL COSTS	\$100,000.00		

Maturity Dates, Amounts, and Interest Rates

Comments

Year	Amount	Interest Rate
2027	\$30,000,000.00	variable
TOTAL AMOUNT	\$30,000,000.00	

See final page for Submission Details and Signatures

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>

No

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Thad Jablonski

Title/Position

Chief Financial Officer

Email

tjablonski@columbiatn.gov

Alternate Email

N/A

Signature - Preparer (Submitter) of This Form

Name

Jeff Oldham

Title/Position

Member

Email

joldham@bassberry.com

Alternate Email

N/A

Relationship to Public Entity

Bond Counsel

Organization

Bass, Berry & Sims PLC

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☒ Verify Form Accuracy

Date to be Presented at Public Meeting

01/08/2026

Date to be emailed/mailed to members of the governing body

01/08/2026

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled 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: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE END USER LICENSE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND LOCAL GOVERNMENT CORPORATION.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia City Records office request City Council and the Mayor's approval on the End User License Agreement between the City of Columbia and Local Government Corporation for the use of the NextGen software provided by Local Government Corp.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report; End User License Agreement

Revised 7/9/2024

END USER LICENSE AGREEMENT

Section 1. License

1.01 Scope. THIS END USER LICENSE AGREEMENT ("EULA") IS A LEGAL AGREEMENT BETWEEN YOU (REFERRED TO AS "YOU" OR THE "CUSTOMER") AND LOCAL GOVERNMENT CORPORATION ("LGC") GOVERNING YOUR USE OF THE SOFTWARE.

"Software" is herein defined as any and all computer software and associated documentation owned and provided by LGC or made available by LGC to you, including, but not limited to, the object code versions of the product and software, the SQL database, and any other data and information (other than customer data provided by you), together with any updates, new releases or versions, modifications or enhancements and derivative works. Use of this Software shall also be subject to the terms and conditions of any Service Agreements or invoices with LGC to which you have already agreed or to which you agree hereafter.

1.02 Electronic Signature and Delivery. BY INSTALLING OR OTHERWISE USING THIS THE SOFTWARE, YOU AGREE TO BE BOUND BY THE TERMS OF THIS EULA. By clicking "I AGREE" below, you will confirm your understanding, acceptance, and receipt of the EULA and its terms and conditions, and hereby acknowledge and demonstrate that you can access the EULA and the other electronic disclosures and information associated with this Software. To enable you to access, retain, and/or print the EULA for your records, please access the LGC website, www.lgc-tn.com. Login with your LGC website username and password. If you do not have a username, you must register on the website. Once you are logged in as a registered user, navigate to Support Options in order to print or download the PDF document. If you are unable to access, retain, and/or print the EULA for your records, you may contact LGC for a free paper copy of the EULA. IF YOU DO NOT AGREE WITH THE TERMS OF THIS EULA, DO NOT USE THE SOFTWARE AND SELECT "CANCEL" BELOW.

1.03 Grant. Subject to this EULA, LGC hereby grants you a non-exclusive, non-transferable, non-assignable, limited license to use this Software and any other intellectual property that may be provided to you in connection to this Software only for your internal business operations. This license shall immediately terminate upon termination of this EULA or customer's use or access to the Software.

1.04 Ownership. LGC is the sole and exclusive owner of the Software and any intellectual property rights related to the Software. Notwithstanding anything to the contrary contained herein or in any Service Agreement or invoice, except for the limited license rights expressly provided herein, LGC shall retain all rights, title and interest (including, without limitation, all patent, copyright, trademark, trade secret and other intellectual property rights) in and to the Software and all copies, modifications and derivative works thereof (including any changes designed, created, or produced alone or in combination with customer or that incorporate any of customer's ideas, feedback or suggestions). By consenting to this EULA, you also acknowledge that you are obtaining only a limited license right to this Software and that irrespective of any use of the words "purchase," "sale" or like terms hereunder, no ownership rights are being conveyed to you under this EULA or otherwise. Notwithstanding the foregoing, customer shall own only the underlying data provided by the customer.

1.05 Restrictions. Without LGC's prior written consent, you shall not or permit any third parties to:

- (a) Use, copy, modify, rent, lease, sublicense, assign, or transfer this Software except as expressly provided in this EULA;

- (b) Create any derivative works based on this Software;
- (c) Reverse engineer, translate, disassemble, or decompile this Software (except to the extent applicable laws expressly restrict such restrictions);
- (d) Use this Software in connection with service bureau, facility management, timeshare, service provider or like activity whereby you operate or use the Software for the benefit of a third party;
- (e) Provide third parties with access to or use of this Software;
- (f) Remove any proprietary notices from the Software;
- (g) Operate the Software in any way beyond the scope of the Software license or beyond the term of the EULA.

1.06 Customer's Responsibilities. You are responsible for any and all activity related to your account and the use of this Software pursuant to this EULA and any Services Agreements or invoices. You must (a) keep your passwords secure and confidential and must not share them with any unauthorized persons or third parties; (b) use commercially reasonable efforts to prevent unauthorized access to your account or to the Software, including limiting access to the Software only to employees who require access to do their jobs, requiring people with access to the Software to sign acknowledging their obligation to maintain the confidentiality of the Software, control access to the Software, and ensure that any departing employees return or destroy any confidential information related to the Software in their possession; (c) promptly notify LGC if you become aware of any unauthorized access or use of the Software or any violation of Section 1.05 of this EULA; and (d) use the Software only in accordance with this EULA and any Service Agreements or invoices with LGC.

Section 2. Website Customers.

2.01 Domain Ownership – LGC personnel can assist the customer in the research and development of a domain name and can assist in the purchase and subscription of the name. However, it is the sole responsibility of the customer to procure and maintain the subscription of the domain name. The customer is responsible for keeping sufficient records to ensure that the domain name subscription is renewed before expiration.

2.02 Hosting Services - LGC provides hosting services to all customers that utilize LGC for their website services. LGC provides this through a reputable and secure hosting service. LGC maintains sufficient backup records and update records of any updates made to a customer website. Notwithstanding the foregoing, LGC shall not be responsible for any failures or losses caused by the hosting service.

2.03 Termination - If a web services customer terminates this service with LGC, LGC will provide the customer with the customer's content of customer's website (other than the Software) on a USB drive or via a download link. If the customer's domain name is registered by LGC through LGC's provider, the customer shall transfer the domain name to a third-party registrar of the customer's choice. If the customer is using LGC's provider for DNS (domain name services), the customer must transfer the service within 30 days after termination. LGC shall remove the customers DNS and content from LGC's provider's site after the 30-day period after termination.

Section 3. Term.

3.01 Initial Term. The term of this EULA shall be for one (1) year (herein, the "Initial Term") commencing upon your electronic signature.

3.02 Automatic Renewal. At the expiration of the Initial Term, this EULA will automatically renew for successive one (1) year periods unless a party provides the other party with written notice of its intent not to renew this EULA at least thirty (30) days prior to the expiration of the then-current term.

3.03 Termination by LGC. Notwithstanding Section 3.05, LGC may terminate this EULA for failure of customer to make timely payments due pursuant to the terms of the payment invoices.

3.04 Automatic Termination. This EULA shall terminate automatically in the event you violate Section 1.05 of this EULA.

3.05 Termination for Cause. If either party breaches any provision of this EULA or any Service Agreements or invoices and if such breach is not cured within thirty (30) days after receiving written notice from the other party specifying such breach in reasonable detail, the non-breaching party shall have the right to terminate this EULA by giving written notice thereof to the party in breach, which termination shall go into effect immediately upon receipt.

3.06 Non-Exclusive Remedy. Termination is not an exclusive remedy and the exercise by either party of any remedy under this EULA will be without prejudice to any other remedies it may have under this EULA, by law, or otherwise.

3.07 Action Upon Termination or Expiration. Upon any expiration or termination of this EULA, Licensee shall immediately cease any and all use of this Software. In addition, you shall provide LGC with the appropriate access to extract Software within five (5) days' notice from LGC at such time agreed upon in writing by the parties.

Section 4. Disclaimer of Warranties.

The Software is provided "AS IS," and there are no warranties of any kind, expressed or implied, including but not limited to any implied warranties of merchantability, fitness for a particular purpose, and non-infringement.

Section 5. Liability.

LGC's liability for any errors or omissions on its part shall be limited to actual damages incurred but under no circumstances, other than for criminal or fraudulent acts by LGC or any of its employees, shall exceed the charge for such service during the current calendar year. LGC SHALL NOT UNDER ANY CIRCUMSTANCES BE LIABLE FOR SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OR OTHER SIMILAR DAMAGES OF ANY KIND (INCLUDING, WITHOUT LIMITATION, FOR LOST PROFITS OR DAMAGES FOR LOSS OF GOODWILL, COMPUTER FAILURE OR DAMAGE, OR ANY OTHER COMMERCIAL DAMAGES OR LOSSES), EVEN IF LGC HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Nothing in this EULA creates or will be understood to create any third-party beneficiaries. You acknowledge that LGC has no obligations to third parties, including Licensee's employees and any third-party agencies.

Section 6. Operating Requirements.

LGC may recommend preferred operating requirements for effective use of the Software. You are responsible for maintaining LGC's recommended operating requirements. LGC does not ensure the quality of the operation of the Software if you fail to maintain the operating requirements recommended by LGC.

Section 7. Injunctive Relief.

By consenting to this EULA, you hereby acknowledge that your breach of one or more of the provisions of this EULA could cause LGC to suffer irreparable harm. You further acknowledge that in the event of your breach of the terms of this EULA, LGC will not have an adequate remedy in money damages or other compensation. Therefore, LGC shall be entitled, without the requirement to post bond or other security, to immediately obtain an injunction, a temporary restraining order, or any other equitable relief from any court of competent jurisdiction to prevent such breach. LGC's right to obtain injunctive relief shall not limit its right to seek further remedies.

Section 8. Notices.

All notices required or permitted to be given under this EULA shall be sufficient if sent by certified mail, return receipt requested, to the address set forth below, if to LGC, or to the address in the Service Agreement or invoice, if to customer, or to such other addresses as the party to receive the notice has designated by written notice to the other party.

Attention: Finance Manager
Local Government Corporation, Corporate Office
714 Armstrong Lane
Columbia, TN 38401

Section 9. Governing Law; Consent to Jurisdiction.

This EULA, and any dispute arising from the relationship between the parties to this EULA, shall be governed by and construed in accordance with the laws of the State of Tennessee, excluding any laws that direct the application of another jurisdiction's laws. The parties agree that all actions, disputes, controversies, or proceedings relating to this EULA shall be tried and litigated exclusively in the State and Federal courts located in Maury County, Tennessee.

Section 10. Entire Contract.

This EULA and all other Service Agreements and invoices referred to in this EULA constitute the final, complete, and exclusive statement of the terms of the agreement between LGC and you pertaining to the subject matter of this EULA and supersedes all prior and contemporaneous understandings or agreements of the parties. This EULA may not be contradicted by evidence of any prior or contemporaneous statements or agreements.

Section 11. Waiver and Modification.

No modification, extension or waiver of or under this EULA shall be valid unless agreed upon in writing by the parties. No written waiver shall constitute, or be construed as, a waiver of any other obligation or condition of this EULA. The failure by any party to exercise any right provided for herein shall not be

deemed a waiver of any right hereunder.

Section 12. Effective.

This EULA shall be effective upon your electronic signature.

CLICK "I AGREE" FOR YOUR SIGNATURE

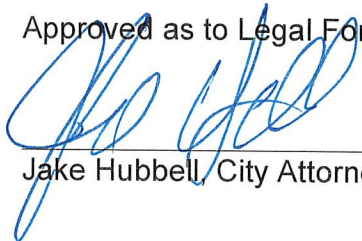
As noted above in Section 1.02 (Electronic Signature and Delivery), by clicking "I AGREE," you will be signing this EULA with a binding electronic signature, and you acknowledge that you have read and understood this EULA's terms and conditions and agree to be bound by them.

Charles "Chaz" M. Molder

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

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

AGENDA ITEM TITLE: ACCEPTANCE OF THE RAILROAD AND UTILITY AD VALOREM ASSESSMENTS FOR THE TAX YEAR 2025

RECOMMENDATION: Approve.

INFORMATION: Each year the City Recorder's Office receives from the Tennessee Comptroller of the Treasury, Office of State Assessed Properties, a certified tax roll relative to railroads and utilities. The City Recorder's office received the tax year 2025 assessments on December 5, 2025. Some of the companies assessed include telephone companies, cellular telephone companies, railroads, motor carriers, private cars, gas companies, pipelines, motorbus and others.

There are 40 assessments for the 2025 tax year with certified assed value of \$24,509,544 and billed revenue of \$202,229.

It is requested for the City Council to consider acceptance of the railroad and public utility assessments for the tax year 2025 and to allow payment without penalty and interest through February 28, 2026.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report; 2025 Public Utility Assessment Report



CITY RECORDER'S OFFICE

TO: THE HONORABLE MAYOR CHARLES (CHAZ) M. MOLDER AND CITY COUNCIL MEMBERS

FROM: THAD H. JABLONSKI, CITY RECORDER

DATE: January 8, 2026

I received the 2025 Railroad and Utility Ad Valorem Assessments from the Tennessee Comptroller of the Treasury Office of State Assessed Properties on December 5, 2025.

2025 Railroad and Public Utilities Assessments by the Office of State Assessed Properties are as follows:

	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
2025 Certified Assessments	\$24,509,544.00	0.8251	\$202,229.00

Comparison with 2024:

	<u>Assessment</u>	<u>Taxes</u>
2025 Total Certified	\$24,509,544.00	\$202,229.00
2024 Total Certified	\$25,101,024.00	\$207,109.00
2025 <u>Decrease</u> – Assessment	\$ 591,480.00	
2024 <u>Decrease</u> – Taxes		\$ 4,880.00



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: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A 5 (FIVE) YEAR LEASE AGREEMENT BETWEEN PROVIDENTIAL BROADCASTING, LLC AND THE CITY OF COLUMBIA ALLOWING THE INSTALLATION AND OPERATION OF EQUIPMENT TO RECEIVE AND TRANSMIT SIGNALS ON THE TOWER LOCATED AT 501 RESERVOIR HILL ROAD – FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Providential Broadcasting, LLC has requested to utilize space on the City of Columbia Tower located at 501 Reservoir Hill Road. The Tower Space Lease Agreement discusses the installation and operation of equipment used to transmit and receive signals.

This agreement is for a term of 5 (five) years, commencing February 1, 2026, at a cost of \$325 (three hundred twenty-five dollars) per month with an annual escalator rate increase of 2% (two percent).

CERTIFICATION:

ATTACHMENTS: Staff Report; Providential Broadcasting LLC Tower Site Lease Agreement.

TOWER SPACE LEASE AGREEMENT

THIS TOWER SPACE LEASE AGREEMENT ("Lease") is executed this _____ day of _____, 2026, by and between, **City of Columbia**, a Municipality and political subdivision of the State of Tennessee, whose mailing address is 700 North Garden Street, Columbia, Tennessee 38401 and **Providential Broadcasting, LLC** a Broadcasting corporation, PO Box 31, Mount Pleasant, Tennessee 38474 (hereinafter referred to as "Lessee").

RECITALS:

WHEREAS, the City of Columbia owns a Radio communications tower, capable of supporting antenna(s) and transmission line(s) ("the Tower") and property with equipment shelter housing communications broadcast equipment located at 501 Reservoir Hill, Columbia Tn. 38401; and

WHEREAS, Lessee desires to lease space on the Tower and property described above for the installation and operation of equipment to receive and transmit signals; and

WHEREAS, Lessee represents that it shall, prior to installation of its equipment, obtain in effect all necessary licenses to receive and transmit signals from this location; and shall make such licenses available for review by the City of Columbia upon request; and

WHEREAS, the City of Columbia agrees to lease space on the Tower for antenna(s) and transmission lines(s) and on the ground for broadcasting equipment that is requested by the Lessee pursuant to the terms and conditions of this Lease.

NOW THEREFORE, for and in consideration of the terms and mutual promises herein contained and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, **THE CITY OF COLUMBIA AND LESSEE AGREE AS FOLLOWS:**

1. **Property:** The City of Columbia hereby grants Lessee the right to install, maintain, operate and remove Lessee's communications equipment and appurtenances on the City's communications Tower and real property owned by the City of Columbia at the Reservoir Hill Tower site, located at, 501 Reservoir Hill, Columbia, TN. 38401; situated in the State of Tennessee and City of Columbia and on the Property, which more particularly described with non-exclusive easements for ingress, egress and utilities to the Tower during the Initial Term and any Renewal Terms.

2. **Premises:** The City of Columbia agrees to provide space inside a City-owned equipment shelter for Lessee to locate equipment to be operated by Lessee, and the City of Columbia agrees to provide space on the Communications Tower to host the Lessee Communication Broadcast Antennas; and provide a small foot print space outside the equipment shelter to host a satellite communication dish, as long as a structural analysis at the tower site deems the site capable of housing Lessee's equipment, for Lessee to mount its antennas and transmission lines for Lessee's transmitting purposes. It is agreed that Lessee or a contractor, retained by Lessee, in a position and manner mutually agreeable to the City of Columbia and Lessee, will mount the antennas

and transmission lines on the Tower and install equipment within the equipment shelter. The Lessee shall be responsible for maintaining its equipment in good operating condition. The City of Columbia shall be responsible for maintaining the Tower and associated property controlled by the City of Columbia.

The City of Columbia hereby grants Lessee access to the Property for the purpose of installing the antenna, transmission lines and other equipment on the Tower, in equipment shelter, and within footprint designated to the confines of the chain link fence encasing the radio communications tower. Thereafter, Lessee shall be provided access for maintenance and repair of Lessee's antennas, transmission lines, and equipment. Lessee shall fully comply with all City of Columbia policies and procedures pertaining to security requirements covering the City's communications tower site. The City of Columbia hereby grants permission to Lessee to install, maintain and operate the communications equipment, antennas and appurtenances. Lessee reserves the right to replace the aforementioned equipment with similar and comparable equipment provided said replacement does not increase the weight load on the Tower. Installing signs or advertising by Lessee on the Tower or Property is absolutely prohibited, provided, however that Lessee is allowed to install any signage mandated by the FCC or any other government agency. It is understood and agreed that there is no guarantee or warranty whatsoever by the City of Columbia concerning the performance or coverage resulting from Lessee use of the Tower and associated facilities. Upon ninety (90) days written notice to Lessee, the City of Columbia reserves the right to require Lessee's to relocate one or more of its antennas, and Lessee agrees to relocate said antenna(s) at Lessee's expense to a mutually agreed new tower location, provided that said relocation does not substantially change or interfere with the operation of the communications equipment associated with the relocated antenna(s) or otherwise result in interference with Lessee business operations, and provided further that the City's purpose in requesting Lessee to move its antennas directly relates to a bona fide public safety purpose.

3. **Initial Term:** The Initial Term of this Lease shall be for a period of Five (5) years commencing on February 1, 2026, and expiring Five (5) years after the Commencement Date unless terminated earlier as provided in Section 9.

4. **Extended Terms:** Lessee shall have the option hereafter the Initial term to be granted an annual renewal. The Lessee will hold the responsibility to request City of Columbia Council approval for each extended term thereafter. ("Renewal Term") This Lessee shall provide the City of Columbia a written notice of intent to terminate the Agreement at least Sixty (60) days in advance of the expiration of the Initial Term or the first Extended Term of this Lease.

5. **Rent:** At the time of this Lease Agreement, Lessee shall pay to the City of Columbia a total *Monthly* rent of **THREE HUNDRED AND TWENTY-FIVE DOLLARS AND ZERO CENTS (\$325.00)** to be paid in monthly installments of \$325.00 ("Rent") on the first day of the month, in advance, to the City of Columbia Recorder's Office. City of Columbia and Lessee acknowledge and agree that initial Rent payment(s) shall be made upon the actual Commencement Date.

An annual escalator rate shall increase the rental rate at **TWO PERCENT (2%)** Annually, upon the anniversary of the Commencement Date.

In addition to the Rent required in Section 5, the Lessee shall also reimburse the City of Columbia the total actual cost(s) the City of Columbia incurs for Tower Assessments conducted pursuant to "conditions precedent (e)" set forth in Section 8 of this Lease.

6. **Use of City Communications Shelter and Utilities:** Lessee may have equipment placed in the City of Columbia communications shelter building(s). Utility consumption will be included as part of the Rent paid to the City of Columbia by Lessee, otherwise Lessee will be responsible for having a separate electrical meter installed to service their equipment and Lessee will be responsible for any costs associated.

7. **Taxes:** Lessee shall pay any taxes levied on Lessee's personal property located or installed on the Tower and Property. Lessee's equipment shall remain Lessee's personal property even though it may be attached or affixed to the Tower or Property. City of Columbia and Lessee agree that personal property of the Lessee shall not be considered fixtures. Lessee shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge, or seek modification of any tax assessment or billing for which Lessee is wholly or partly responsible for payment.

8. **Conditions Precedent:** The following are conditions precedent to the commencement and/or the continuation of this Lease:

- (a) Lessee, at its own expense, shall secure appropriate licenses and approvals required for its intended use of the Tower and Property from the Federal Communications Commission, the Federal Aviation Administration and any other federal, state or local regulatory authority having jurisdiction over Lessee's proposed use of the Tower and Property. In the event that any of such applications for such approvals should be rejected or any approval issued to Lessee is cancelled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority, then either the City of Columbia or Lessee may terminate this Lease as provided in Section 9;
- (b) Lessee may, at its own expense, obtain a title report or commitment for a title policy from a title insurance company of its choice. If, in the opinion of Lessee such title report shows any defects of title or liens or encumbrances which adversely affect Lessee's use of the Tower and/or Property or its ability to obtain financing, Lessee shall have the right to terminate this Lease as provided in Section 9;
- (c) Lessee may, at its own expense, have the Property surveyed and to have structural tower studies, radio frequency engineering and other engineering analyses performed. In the event that any defects are shown by the survey or the engineering analyses, which in the opinion of Lessee may adversely affect Lessee's use of the Tower and Property, Lessee shall have the right to terminate this Lease upon written notice to the City of Columbia as provided in Section 9;
- (d) Lessee may, at its own expense, have an environmental assessment of the Property performed by an environmental consulting firm of their choice. If the environmental assessment reveals that the Property is contaminated with Hazardous Materials, as that term is hereinafter defined, and Lessee, its employees, agents, or contractors did

not cause such contamination,
Lessee may terminate this Lease as authorized in Section 9; and

9. **Termination:** Upon any failure of Lessee to perform any obligation required hereunder, and failure to cure such obligation within thirty (30) days of receipt of written notice by City of Columbia or if Lessee does not have or for any reason ceases to have, in effect any license required for the operation of the equipment on the Tower, or if Lessee becomes adjudicated as bankrupt or if bankruptcy proceedings are initiated by Lessee or its creditors without a subsequent dismissal thereof within one hundred twenty (120) days, or if there is nonuse or vacation of the space covered by this Lease by Lessee for a period of sixty (60) days, the City of Columbia may terminate Lessee's rights under this Lease by giving not less than thirty (30) days prior written notification by certified U.S. mail, return receipt requested, to Lessee at the address set forth in Section 15.

Lessee may terminate this Lease upon the occurrence of any of the events set forth in Section 8, or if the site becomes undesirable due to irresolvable signal interference. To exercise its rights to terminate this Lease the Lessee must provide the City of Columbia with not less than Sixty (60) days prior written notice, sent to the City of Columbia by certified U.S. Mail, return receipt requested, to the City's address set forth in Section 15. Such notice shall specify the reason for the termination.

Upon termination of this Lease by the City of Columbia or Lessee under this section Lessee shall pay the City of Columbia all sums due as of the effective date of termination and the City of Columbia shall refund to the Lessee, pro-rata, any unearned rent paid in advance. The Lessee shall fully remove its equipment and property from the Tower and Property within forty-five (45) days after the effective date of termination, or within such longer period of time as may be mutually agreed upon in writing by the City of Columbia and Lessee. If Lessee fails to remove its equipment and property within the required time period, the City of Columbia may do so and bill the cost of its removal and storage to the Lessee, which bill shall be paid by Lessee within thirty (30) days of Lessee's receipt of the bill. The City of Columbia shall not be responsible for any loss or damage to Lessee's equipment and property resulting from its removal from the City's Tower and Property or during storage. If Lessee fails to recover its equipment and property within thirty (30) days after it was placed in storage the City of Columbia may sell or otherwise dispose of the same.

10. **Insurance Requirements:** The Lessee at all times during the term of this Lease, including the initial term and any extended term and any hold over period, in which the Lessee continues to occupy the Tower(s) and Property(ies) covered by the Lease, that at a minimum meet the requirements of the City of Columbia Policy on "Insurance Requirements", and any amendments made thereto over this Lease's term.

11. **Environmental Compliance:** The City of Columbia represents and warrants to the best of its knowledge that (i) the Property, as of the date of this Lease, is free of Hazardous Materials, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Lessee agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Property in violation of any law or regulation. The City of

Columbia acknowledges that Lessee may use a permanent emergency back-up generator at this location, lead-acid batteries and may also use a fire suppression system within Lessee's shelter. The use of these systems will not constitute a violation of this Section. The City of Columbia and Lessee agree that each will be responsible for compliance with any and all applicable government laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment to worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

Subject to the warranty provision in this Section, and to the extent permitted by applicable law, Lessee shall be solely liable and agrees to indemnify and hold the City of Columbia harmless for any act of negligence or intentional contamination, spill, accidental discharge, or nuisance to the leased premises caused by Lessee, or its agents, as a result of the placement, storage or disposal of any dangerous, toxic or hazardous substances on the Premises. Lessee's responsibility for the same shall extend beyond the Term(s) of this Lease provided the contamination, spill, accidental discharge, or nuisance was caused by Lessee.

"Hazardous Material" means any material or substance that is or has the characteristic of being hazardous, toxic, ignitable, reactive or corrosive, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; all corresponding and related State of Michigan and local statutes, ordinances and regulations; and in any other applicable environmental law, regulation or ordinance now existing or hereinafter enacted.

The indemnification responsibilities set forth in this Section 11 specifically include, but are not limited to, reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Lease.

In the event Lessee becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property that was not brought onto the Property or caused by Lessee, that, in Lessee's sole determination, renders the condition of the Premises or Property unsuitable for Lessee's use, or if Lessee believes that the leasing or continued leasing of the Premises would expose Lessee to undue risks of liability to a government agency or third party, Lessee will have the right, in addition to any other rights it may have in law or in equity, to terminate this Lease upon written notice to the City of Columbia.

12. Radio Frequency Exposure Safety:

- (a) Lessee, represents and warrants and shall cause its employees and tower contractors to represent and warrant, that it and they are fully aware of and knowledgeable about the inherent dangers of working on or near towers, rooftops, or other wireless communication sites that are "live", i.e., that are actively receiving and/or transmitting radio signals that

may create radio frequency radiation ("RFR") hereinafter "Live Sites".

- (b) Lessee shall ensure that only those Lessee employees or agents or its contractor's employees or agents who make the representation set forth in subsection (a), and who have satisfactorily completed RFR safety training in accordance with FCC OET 65, the most current applicable updates in OSHA regulations and guidelines, and commonly recognized industry practices, may enter a Live Site or perform work on a Live Site. The City of Columbia shall have no responsibility whatsoever to monitor access to the Live Site, or to monitor the performance of work on such Live Sites, by Lessee or its contractors, employees or agents or to verify training of the same.
- (c) The presence at, or performance of any work on a Live Site by any of Lessee or its contractor's employees or agents who have not made the above representations, shall constitute a breach of this Lease. In the event of such breach, the Lessee shall be liable to the City of Columbia for any liability, damages, and costs incurred by the City of Columbia as a result of said breach.

13. Interference:

- (a) Lessee shall erect, construct, and operate its equipment and property on the Tower and Property in a manner that will not cause interference to the City of Columbia or any other lessees or licensees of the Tower and Property, provided that the rights or installations of such other lessees or licensees predate the installation of Lessee's property and equipment. All operations by Lessee shall be in compliance with all FCC requirements. In the event any after-installed Lessee's equipment causes such interference, and after City of Columbia has notified Lessee in writing of such interference, Lessee shall immediately take all commercially reasonable steps to correct and eliminate the interference, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing only. If, despite Lessee's attempts to correct such interference, Lessee has not successfully eliminated such interference within sixty (60) days, then the City of Columbia shall have the option to terminate this Lease, in which event Lessee shall, immediately upon notice of such termination, completely cease to operate its radio equipment. Lessee shall thereafter remove Lessee's equipment from the Tower and equipment shelter from the Property within such reasonable period of time as shall be determined by the parties and the City of Columbia shall refund to the Lessee, pro-rata, any unearned rent paid in advance.
- (b) Subsequent to the installation of Lessee's property and equipment, the City of Columbia shall not permit other lessees or licensees to install new equipment on the Tower and Property or property contiguous thereto owned or controlled by the City of Columbia, if such equipment causes interference with Lessee's operations as of the date in which such new equipment is or would be installed on the Tower and Property. If such interference occurs, the City of Columbia agrees to require such lessee or licensee to take all commercially reasonable steps, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing only. The City

of Columbia shall terminate its lease with the lessee or licensee owning or controlling the equipment causing the interference if the lessee or licensee fails to act in good faith and diligently pursue an interference cure to completion. If the interference does not cease and the City of Columbia does not terminate the lease or license with the offending lessee or licensor, the Lessee may terminate this Lease.

- (c) Nothing contained in this Lease shall be construed to prohibit the City of Columbia from permitting additional lessees of licenses from erecting, constructing, or operating any equipment on the Tower or Property in addition to Lessee's equipment provided that such additional equipment does not result in a breach of Section 13(b) of this Lease and or does not disturb the directional pattern of Lessee's normal signal.

14. Maintenance: The City of Columbia shall, at its sole cost and expense and at all times during the term of this Lease, keep the Tower and Property in good repair and safe condition. It is, however, expressly understood and agreed that the Lessee shall be responsible for payment of the cost of any repairs to the Tower and Property of damage thereto caused by the Lessee, its employees, contractors or agents.

15. Notices: All notices or demands by or from the City of Columbia to Lessee or Lessee to the City of Columbia shall be in writing and mailed, postage prepaid, by certified or registered U.S. Mail, return receipt requested. Such notices or demands shall be mailed to the other party at the following address:

Lessor:
City of Columbia
Office of Emergency Management
700 North Garden Street
Columbia, TN. 38401

Lessee:
Providential
Broadcasting, LLC
P.O. Box 31
Mount Pleasant, TN
38474

16. Damage to Tower: In the event the Tower is damaged, the City of Columbia will, at its cost and expense, repair, rebuild, or restore the Tower to the same condition as it was in prior to such damage; provided, however, that if the Tower is totally destroyed or damaged to the extent that it cannot be restored within forty five (45) days from the date of such damage or destruction, the City of Columbia and Lessee will make arrangements to move broadcasting equipment to an adjacent tower of sound construction and engineered standard. In the event arrangements are not made between both Parties the City of Columbia holds the right to terminate this Lease by giving written notice of such termination to the Providential Broadcasting, LLC. If this Lease is terminated due to damage or total destruction of the Tower, the City of Columbia will refund to Lessee that proportion of any rent paid in advance by Lessee for the period subsequent to the date of such damage or

destruction. If this Lease is not terminated following damage or total destruction of the Tower, the payment of rent shall cease until the Tower is restored or arrangements are made to meet a usable condition for Lessee's purposes.

17. **Warranty of Title:** The City of Columbia warrants that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Property and the Easement free and clear of any liens, encumbrances or mortgages; and (iii) the Property constitutes a legal lot that may be leased without the need for any subdivision or platting approval.

18. **Access to the Leased Premises:** City of Columbia agrees that Lessee shall have access to the Tower and Property at all times for the purpose of installing and maintaining the Lessee's equipment. The Lessee shall provide a securing device, in the form of a pad lock to affix with other City of Columbia access devices. Providential Broadcasting, LLC shall provide the City of Columbia with the set combination and/or key to ensure the City of Columbia access is not limited by accidental means. It is agreed, however, that only authorized engineers, employees or properly authorized contractor of Lessee or persons under their direct supervision will be permitted to enter the Property. Lessee, to the extent authorized in this Section 18, shall have access to the Tower and Property twenty-four (24) hours per day and seven (7) days per week.

19. **Assignment:** This Lease may not be sold, assigned or transferred by the Lessee without any approval or consent of the City of Columbia to the Lessee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Lessee's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Lease may not be sold, assigned or transferred without the written consent of the City of Columbia Council Approval. No changes of stock ownership, partnership interest or control of Lessee or transfer upon partnership or corporate dissolution of Lessee shall constitute an assignment hereunder. Any sublease, license or assignment of this Lease that is entered into by the City of Columbia or Lessee shall be subject to the provisions of this Lease.

20. **Indemnity:** Lessee shall indemnify, defend and hold the City of Columbia harmless from and against all claims or actions for loss of life, personal injury, and/or damage to property that arise out of Lessee's use of the Leased Premises, to the extent that such loss of life, personal injury, or property damage is proximately caused, by the negligence or willful misconduct of Lessee, its officers, agents, contractors, or employees. The duties described in this Section 22 shall survive termination of this Lease.

It is expressly understood and agreed that Lessee's indemnification and hold harmless responsibilities under this Section 22 shall not be limited by the insurance coverage obtained and/or maintained by Lessee pursuant to this Lease.

21. Miscellaneous:

- (a) Entire Agreement and Amendments. This Lease constitutes the entire agreement and understanding of the City of Columbia and Lessee, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by the City of Columbia Governing Body and Council.
- (b) Execution of Documents Protecting Lessee's Rights. The City of Columbia agrees to cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or their use of the Broadcasting Tower and Property and to take any further action which Lessee may reasonably require as to affect the intent of this Lease.
- (c) Applicable Law and Venue. This Lease shall be subject to and construed in accordance with the laws of the State of Tennessee. In the event of any legal or equitable actions arise regarding this Lease, such actions shall be established in accordance with the statutes and court rules in the State of Tennessee.
- (d) Title to Equipment and Removal of Lessee's Property upon Lease's Termination. Title to Lessee's radio equipment and broadcasting equipment on the City's Communication Tower and/or Property shall be and remain vested in Lessee. Upon expiration or termination of this Lease, Lessee shall remove all of its equipment and the equipment shelter owned by it from the Tower and Property within forty-five (45) calendar days of the effective date of expiration or termination. If not removed, the City of Columbia shall have the right, without any liability, as authorized in Section 9, to remove, store and dispose of such equipment and property and bill the Lessee the costs and expenses the City of Columbia incurred.
- (e) Severability. Whenever possible, each provision of this Lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any such provision of this Lease is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Lease; and the Parties shall negotiate in good faith to replace such prohibited or invalid provision with the intent of preserving the original business intent thereof.
- (f) Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, The City of Columbia and Providential Broadcasting, LLC (Lessee) have executed this Tower Space Lease Agreement as of the date and year first above written.

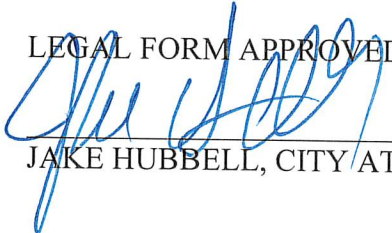
LESSOR:
The City of Columbia, TN.
700 North Garden Street
Columbia, TN 38401

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI,
CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

LESSEE:
Providential Broadcasting, LLC

Witness:

Date

By: _____
Greg Combs

Owner

P.O. Box 31

Mount Pleasant, TN 38474

Date: _____

Witness:

Date



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 PURCHASE FROM WILSON COUNTY MOTORS IN THE AMOUNT OF \$85,775.44 FOR A 2026 CHEVROLET SILVERADO 3500 CREW CAB DIESEL PICKUP USING STATEWIDE CONTRACT.

RECOMMENDATION: Approve purchase from Wilson County Motors in the amount of \$85,775.44 for a 2026 Chevrolet Silverado 3500 Crew Cab diesel pickup.

INFORMATION: The State of Tennessee has contracted with Wilson County Motors, Contract # 84707, to supply vehicles to state and local governments at competitive bid prices. Public Works wishes to take advantage of this contract to purchase a 2026 Chevrolet Silverado 3500 Crew Cab pickup for the Right of Way Supervisor. This purchase was approved in the FY 25-26 budget.

CERTIFICATION: The Chief Financial Officer certifies that \$83,085 is budgeted and unencumbered in Capital - Public Works-Maintenance-Vehicle.

ATTACHMENTS: Staff Report Wilson County Motors, Wilson County Motors quote, SWC 84707 Wilson County Motors.



QUOTE

Wilson County Motors

903 South Hartmann Drive
Phone 615.444.9642 Fax 615.547.0286
shelby@wilsoncountyauto.com

TO Columbia

DATE: OCTOBER 30, 2025

*Expires 01/30/2026
Row -
Mark Tranter*

FLEET DEPT	DPP 1 DATE	DPP 2 DATE	FAN#	DELIVERY DATE	PAYMENT TERMS	ORDER DATE
Shelby Walsh			Delivery			

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
1	CK31043	2026 Chevrolet Silverado 3500 Chassis 4WD Crew Cab 60CA Diesel	\$56,650.44		\$56,650.44
1	Aftmkt	Knapheide 6108D-2 Spray in liner cargo, top of sides and bumper Front and rear strobes Compartment lights Subfloor 6" h 6'D drop off in front 1" space at rear Ctech drawers curb side front 2,000 W pure sign inverter Rear receiver hitch with 7 blade plug Body painted white Grab handles on rear of body			
		Installed on 60" DW chassis	\$29,125.00		\$29,125.00
SUBTOTAL					\$85,775.44
					Tax Exempt
TOTAL					\$85,775.44

THANK YOU FOR YOUR BUSINESS!

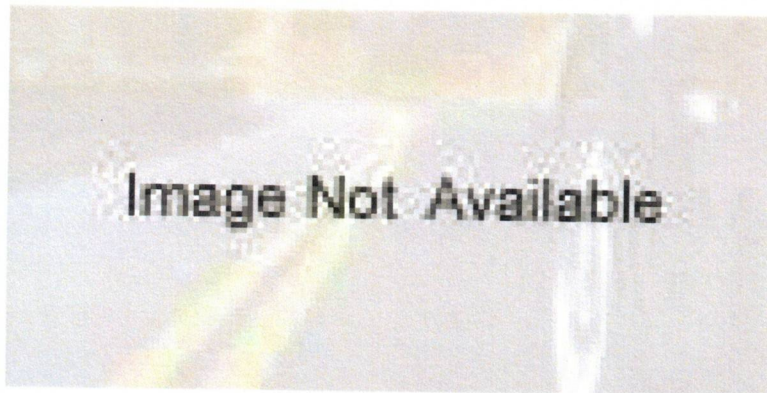


Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | *All quotes have a 90 day expiration date* | shelby@wilsoncountyauto.com

2026 Silverado 3500 CC 4WD CrewCab 60CA Diesel

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA
Work Truck





Wilson County Motors SWC# 209 Vendor #0000000869

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Wilson County Motors SWC# 209 Vendor #0000000869

Prepared By:

Shelby Walsh

Wilson County Motors SWC# 209 Vendor #0000000869

All quotes have a 90 day expiration date

shelby@wilsoncountyauto.com

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Nov 6, 2025



Wilson County Motors SWC# 209 Vendor #0000000869

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (Complete)

Price Summary

PRICE SUMMARY		
	VQ2	MSRP
Base Price	\$48,090.00	\$52,500.00
Total Options	\$5,965.44	\$10,273.00
Vehicle Subtotal	\$54,055.44	\$62,773.00
Destination Charge	\$2,595.00	\$2,595.00
Grand Total	\$56,650.44	\$65,368.00

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (Complete)

Weight Ratings

WEIGHT RATINGS

Front Gross Axle Weight Rating:	5600 lbs
Rear Gross Axle Weight Rating:	10400 lbs
Gross Vehicle Weight Rating:	14000.00 lbs

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck ( Complete)

Technical Specifications

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Wilson County Motors SWC# 209 Vendor #0000000869

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (Complete)

Selected Model and Options

MODEL			
CODE	MODEL	VQ2	MSRP
CK31043	2026 Chevrolet Silverado 3500HD CC 4WD Crew Cab 177" WB, 60" CA Work Truck	\$48,090.00	\$52,500.00

COLORS	
CODE	DESCRIPTION
GAZ	Summit White

EMISSIONS					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	\$0.00	\$0.00

ENGINE					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
L5P	Engine, Duramax 6.6L Turbo-Diesel V8 B20-Diesel compatible, (470 hp [350.5 kW] @ 2800 rpm, 975 lb-ft of torque [1322 Nm] @ 1600 rpm) (Regular Cab model requires (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package. Included with (PCK) Ambulance / Fire / Rescue Package.)	0.00 lbs	0.00 lbs	\$8,791.20	\$9,990.00

TRANSMISSION					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
MGM	Transmission, 10-speed automatic (Included and only available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine. Not available with (PTO) Power Take-off.)	0.00 lbs	0.00 lbs	Inc.	Inc.

AXLE					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
GU6	Rear axle, 3.42 ratio (Included and only available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	0.00 lbs	0.00 lbs	Inc.	Inc.

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (Complete)

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
1WT	Work Truck Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00	\$0.00

WHEELS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
PYW	Wheels, 17" (43.2 cm) painted steel (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

TIRES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
QZT	Tires, LT235/80R17E all-terrain, blackwall (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

SPARE TIRE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
9L3	Spare tire delete (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
GAZ	Summit White	0.00 lbs	0.00 lbs	\$0.00	\$0.00

SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
AZ3	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

SEAT TRIM

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
H2G	Jet Black, Vinyl seat trim	0.00 lbs	0.00 lbs	\$0.00	\$0.00

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (Complete)

RADIO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
—	Battery, heavy-duty dual 730 cold-cranking amps/70 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	0.00 lbs	0.00 lbs	Inc.	Inc.
K05	Engine block heater (Included with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	0.00 lbs	0.00 lbs	Inc.	Inc.
K40	Exhaust brake (Included and only available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	0.00 lbs	0.00 lbs	Inc.	Inc.
KW5	Alternator, 220 amps (Included with (L5P) Duramax 6.6L Turbo-Diesel V8 engine or (VYU) Snow Plow Prep Package. Free flow on (L8T) 6.6L V8 gas engine.)	0.00 lbs	0.00 lbs	Inc.	Inc.

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
BHP	Winter Grille Cover (Included and only available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	0.00 lbs	0.00 lbs	Inc.	Inc.
VK3	License plate kit, front (will be shipped to orders with ship -to states that require front license plate)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
5N5	Rear Camera Kit. Kit includes camera, fixed position bracket & 19 ft cable with attachment clips. Rear camera radio calibration provided from the factory. See Upfitter Integration Bulletin for installation instructions at www.gmupfitter.com	0.00 lbs	0.00 lbs	\$64.24	\$73.00

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
VQ2	Fleet Processing Option	0.00 lbs	0.00 lbs	\$0.00	\$0.00

CUSTOM EQUIPMENT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
Assist	Assistance	0.00 lbs	0.00 lbs	(\$3,100.00)	\$0.00
Federal	Federal Tire Fee	0.00 lbs	0.00 lbs	\$10.00	\$10.00
Svc	Svc Fee	0.00 lbs	0.00 lbs	\$200.00	\$200.00
Options Total		0.00 lbs	0.00 lbs	\$5,965.44	\$10,273.00

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (Complete)

Standard Equipment

Mechanical

- Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)
- Transmission, 10-Speed automatic (STD)
- Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)
- Auto-locking rear differential
- Air filter, heavy-duty
- Air filtration monitoring
- Transfer case, two-speed, electronic shift with push button controls (Requires 4WD models.)
- Four wheel drive
- Cooling, external engine oil cooler
- Cooling, auxiliary external transmission oil cooler
- Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)
- Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)
- Trailer brake controller, integrated
- Recovery hooks, front, frame-mounted, Black
- Body, Chassis Cab
- Frame, fully-boxed, hydroformed front section and an open "C" rear section
- GVWR, 14,000 lbs. (6350 kg)
- Suspension Package
- Steering, Recirculating Ball with smart flow power steering system
- Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors
- Fuel tank, front and rear, 63.5 gallon
- Capped Fuel Fill

Exterior

- Wheels, 17" (43.2 cm) painted steel (STD)
- Tires, LT235/80R17E all-terrain, blackwall (STD)
- Spare tire delete Deletes the spare tire and wheel. (STD)
- Dual Rear Wheels

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Data Version: 26912. Data Updated: Nov 5, 2025 6:49:00 PM PST.



Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | *All quotes have a 90 day expiration date* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck ( Complete)

Exterior

Wheel trim, painted center caps

Bumpers, front, Black

Bumper, rear, delete

Moldings, beltline, Black

Grille (Front grille bar with "CHEVROLET" molded in Black, includes Black mesh inserts with small Gold bowtie emblem.)

Headlamps, halogen reflector with halogen Daytime Running Lamps

IntelliBeam, automatic high beam on/off

Lamps, Smoked Amber roof marker, (LED)

Lamps, cargo area, cab mounted integrated with center high mount stop lamp with switch in bank on left side of steering wheel

Mirrors, outside high-visibility vertical trailering lower convex mirrors, manual-folding/extending (extends 3.31" [84.25mm]), molded in Black (Not included on Regular Cab models.)

Mirror caps, Black

Glass, solar absorbing, tinted

Door handles, Black grained

Entertainment

Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)

Audio system feature, 6-speaker system (Requires Crew Cab model.)

Bluetooth for phone, connectivity to vehicle infotainment system

Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)

Seat adjuster, driver 4-way manual

Seat adjuster, passenger 4-way manual

Vinyl seat trim

Seat, rear 60/40 folding bench (folds up) 3-passenger, (includes child seat top tether anchor) (Requires Crew Cab model.)

Floor covering, rubberized-vinyl

Steering column, Tilt-Wheel, manual with wheel locking security feature

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Wilson County Motors SWC# 209 Vendor #0000000869

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (✔ Complete)

Interior

- Steering wheel, urethane
- Instrument cluster 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Compass, located in instrument cluster
- Driver Information Center, 3.5" diagonal monochromatic display
- Universal Vehicle Module Includes module, customer interface harness and instructions. Provides vehicle data over an open CAN network (J1939). 10 switchable inputs/outputs and Custom Configuration Tool to integrate upfit equipment controls. Software features that support Auto Vehicle Start, Shutdown Inhibit, Fast Idle and Snow Plow.
- Exterior Temperature Display located in radio display
- Rear Seat Reminder (Requires Crew Cab model.)
- Brake lining wear indicator
- Window, power front, drivers express up/down
- Window, power front, passenger express down
- Windows, power rear, express down (Not available with Regular Cab models.)
- Door locks, power
- Remote Keyless Entry, with 2 transmitters
- Cruise control, electronic with set and resume speed, steering wheel-mounted
- Power outlet, front auxiliary, 12-volt
- USB Ports, 2, Charge/Data ports located on instrument panel
- Air conditioning, single-zone
- Air vents, rear, heating/cooling (Not available on Regular Cab models.)
- Mirror, inside rearview, manual tilt
- Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted
- Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)
- Back-up alarm calibration. This calibration will allow installation of an aftermarket back-up alarm by disabling rear perimeter lighting (Not available with (8S3) Back-up alarm.)

Safety-Mechanical

- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist
- Automatic Emergency Braking
- Front Pedestrian Braking

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Wilson County Motors SWC# 209 Vendor #0000000869

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck (✔ Complete)

Safety-Exterior

Daytime Running Lamps with automatic exterior lamp control

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Following Distance Indicator

Forward Collision Alert

Tire Pressure Monitoring System with Tire Fill Alert (does not apply to spare tire)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use

OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software, OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

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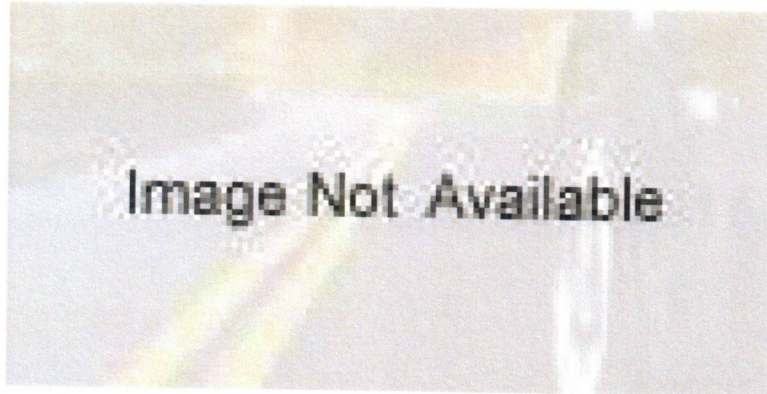
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Wilson County Motors SWC# 209 Vendor #0000000869

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Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work Truck ( Complete)



Note:Photo may not represent exact vehicle or selected equipment.

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**STATE OF TENNESSEE, DEPARTMENT OF GENERAL SERVICES
CENTRAL PROCUREMENT OFFICE**

Statewide Contract Issued to:

WILSON COUNTY MOTORS LLC
903 S HARTMANN DR
LEBANON, TN 37090

Contract Number: 000000000000000000084707

Title: SWC209 Vehicles

Start Date : October 16, 2024 End Date: December 31, 2025

Is this contract available to local government agencies in addition to State agencies?: Yes

Authorized Users. This Contract establishes a source or sources of supply for all Tennessee State Agencies. "Tennessee State Agency" refers to the various departments, institutions, boards, commissions, and agencies of the executive branch of government of the State of Tennessee with exceptions as addressed in Tenn. Comp. R. & Regs. 0690-03-01-.01. The Contractor shall provide all goods or services and deliverables as required by this Contract to all Tennessee State Agencies. The Contractor shall make this Contract available to the following entities, who are authorized to and who may purchase off of this Statewide Contract ("Authorized Users"):

- a. all Tennessee State governmental entities (this includes the legislative branch; judicial branch; and, commissions and boards of the State outside of the executive branch of government);
- b. Tennessee local governmental agencies;
- c. members of the University of Tennessee or Tennessee Board of Regents systems;
- d. any private nonprofit institution of higher education chartered in Tennessee; and,
- e. any corporation which is exempted from taxation under 26 U.S.C. Section 501(c)(3), as amended, and which contracts with the Department of Mental Health and Substance Abuse to provide services to the public (Tenn. Code Ann. § 33-2-1001).

These Authorized Users may utilize this Contract by purchasing directly from the Contractor according to their own procurement policies and procedures. The State is not responsible or liable for the transactions between the Contractor and Authorized Users.

Note: If "no", attach exemption request addressed to the Central Procurement Officer.

Contract Contact Information:

State of Tennessee
Department of General Services, Central Procurement Office
Contract Administrator: Michael Neely
3rd Floor, William R Snodgrass, Tennessee Tower
312 Rosa L. Parks Avenue
Nashville, TN 37243-1102
Phone: 615-741-5971
Fax: 615-741-0684

Line Information

Line 1

Item ID: 1000187754
Sport Utility Vehicles, Buick (SUVs), Generic SWC209 Asset
Unit of Measure: EA

Line 2

Item ID: 1000187723
Sedans, Chevy, Generic SWC209 Asset
Unit of Measure: EA

Line 3

Item ID: 1000187724
Minivan and Full-size Vans, Chevy(Passenger, Cargo, Cut-Away), Generic SWC209 Asset
Unit of Measure: EA

Line 4

Item ID: 1000187725
Sport Utility Vehicles, Chevy (SUVs), Generic SWC209 Asset
Unit of Measure: EA

Line 5

Item ID: 1000187726
Light Trucks, Chevy(Class 1,2,3,4,5) Pickup or Chassis Cab, Generic SWC209 Asset
Unit of Measure: EA

Line 7

Item ID: 1000187733
Sedans, Hyundai, Generic SWC209 Asset
Unit of Measure: EA

Line 8

Item ID: 1000187734
Sport Utility Vehicles, Hyundai (SUVs), Generic SWC209 Asset
Unit of Measure: EA

Line 9

Item ID: 1000179941
Optional Equipment, Generic SWC209 Asset
Unit of Measure: EA

Line 10

Item ID: 1000187750

Minivan and Full-size Vans, GMC (Passenger, Cargo, Cut-Away), Generic SWC209 Asset

Unit of Measure: EA

Line 11

Item ID: 1000187751

Sport Utility Vehicles, GMC (SUVs), Generic SWC209 Asset

Unit of Measure: EA

Line 12

Item ID: 1000187752

Light Trucks, GMC (Class 1,2,3,4,5) Pickup or Chassis Cab, Generic SWC209 Asset

Unit of Measure: EA

APPROVED: _____ BY: _____
CHIEF PROCUREMENT OFFICER PURCHASING AGENT DATE



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

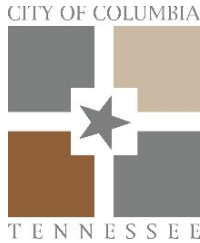
AGENDA ITEM TITLE: APPROVE REIMBURSEMENT IN THE AMOUNT OF \$427,500 TO SDH NASHVILLE, LLC FOR PARTIAL SURETY RELEASE FOR ARMSTRONG MEADOWS SECTION 4 - DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDATION: Approve release of 90% surety bond.

INFORMATION: On January 19, 2022, a Business Surety check in the amount of \$475,000 was received from SDH NASHVILLE, LLC to ensure the completion of roads, striping, signage, drainage, grading, street lighting, landscaping and offsite improvements for Armstrong Meadows Section 4. At this time, Preliminary Acceptance has been granted to SDH Nashville and they are requesting release of 90% Surety Bond for the 12-month maintenance period. The City of Columbia will retain \$47,500 of the original Surety Bond until Final Acceptance.

CERTIFICATION:

ATTACHMENTS: Armstrong Meadows Surety Release Staff Report, Armstrong Meadows Section 4 Preliminary Acceptance Letter, Armstrong Meadows Section 4 Surety SDH Nashville



Development Services

December 11, 2025

Mr. Drew Harris
206 Gothic Ct, Suite 301
Franklin, TN 37067

RE: Preliminary Acceptance of Armstrong Meadows Subdivision, Section 4

Dear Mr. Harris:

The City of Columbia received your request to accept the maintenance of roads and drainage in Armstrong Meadows Subdivision, Section 4. The Engineering and Public Works Departments have sent you items that needed to be corrected and those items are complete or tied to other sureties.

At this time, you are granted preliminary acceptance of Armstrong Meadows Subdivision, Section 4 and should reduce your Surety (Business Surety Check 6699501345) to \$47,500 for a 12-month maintenance period.

At the end of the 12-month maintenance period you should write a letter requesting final acceptance, which will initiate the Development Services Department to prepare a resolution for City Council. Please feel free to call if you have any questions or need any additional information.

Respectfully,

Glenn Harper, P.E.
City Engineer

Surety Guarantee

DATE: February 1, 2022

EXPIRATION DATE: February 1, 2023

TO: CITY OF COLUMBIA

700 NORTH GARDEN STREET

COLUMBIA, TENNESSEE 38401

RE: Deposited Check #6699501345 from SDH Nashville, LLC for Armstrong Meadows Section 4 Subdivision, Columbia, Tennessee 38401.

The Developer hereby issues in your favor a business check for the account of LPT, LLC for an amount not to exceed in the aggregate U.S. Dollars \$475,000.00 effective January 18, 2022. The purpose of this Deposited Business Check # 6699501345 is to ensure the completion of roads, striping, signage, curbing, sidewalks, drainage, grading and street lighting for Armstrong Meadows Section 4 Subdivision, Columbia, Tennessee 38401 as required by the City of Columbia.

These funds are available if LPT LLC fail to perform the completion of roads, striping, signage, curbing, sidewalks, drainage, grading or street lighting for Armstrong Meadows Section 4 Subdivision, Columbia, Tennessee 38401 as required by the City of Columbia.

It is a condition of this surety that it shall be deemed automatically extended, without amendment for a one (1) year period from the expiration date shown here on, or any future expiration date unless at least (60) days prior to any expiration date the developer sends notice to the City of Columbia by Registered Mail that they elect not to renew this Letter of Credit for any such additional period.

Heritage Land Ventures II

OWNER

SDH Nashville LLC

DEVELOPER

TITLE


TITLE

ATTEST:

ATTEST:

TITLE

TITLE

Receipt Date: 1/19/2022

City Of Columbia

700 North Garden Street

Columbia, TN 38401

(931) 560-1500

Receipt Number: 10072553

Miscellaneous Receipt

Name: SDH NASHVILLE LLC

Code: 999-MISCELLANEOUS

Amt: \$475,000.00

MR #: 10057404

Description: ARMSTRONG MEADOWS SECTION 4

Reference:

Notes:

GL Account	Description	Amount
110-21502-	Letters Of Credit/Surety Bonds/Called Bonds	475000.00

Payment Information

Check	6699501345	\$475,000.00	Paid By: SDH NASHVILLE LLC
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Amount Tendered: \$475,000.00

Total Paid: \$475,000.00

Change: \$0.00

☐ Voided

Batch: LS - 1/19/2022

Collecting Official, City Of Columbia

1/19/2022 8:17 Page 1 of 1

CASHIER'S CHECK

0066995 11-24
Office AU # 1210(8)

Remitter: SDH NASHVILLE LLC

Purchaser: WENDY EVANS

Purchaser Account:9999

Operator I.D.: U679400 A662838

Funding Source: Paper Item(s)

PAY TO THE ORDER OF ***THE CITY OF COLUMBIA***

SERIAL #: 6699501345

ACCOUNT#: 4861-509362

January 18, 2022

**Four Hundred Seventy-Five Thousand and 00/100 -US Dollars **

\$475,000.00

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
499 E MAIN ST
CARTERSVILLE, GA 30121
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 475,000.00

NON-NEGOTIABLE

NOTICE TO PURCHASER: IF THIS INSTRUMENT IS LOST,
STOLEN OR DESTROYED, YOU MAY REQUEST CANCELLATION
AND REISSUANCE, AS A CONDITION TO CANCELLATION AND
REISSUANCE, WELLS FARGO & COMPANY MAY IMPOSE A FEE
AND REQUIRE AN INDEMNITY AGREEMENT AND BOND.

Purchaser Copy

FB004 (10/19) M4203 10117252

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

CASHIER'S CHECK

6699501345

0066995 11-24
Office AU # 1210(8)

Remitter: SDH NASHVILLE LLC
Operator I.D.: U679400 A662838

PAY TO THE ORDER OF ***THE CITY OF COLUMBIA***

January 18, 2022

**Four Hundred Seventy-Five Thousand and 00/100 -US Dollars **

\$475,000.00

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
499 E MAIN ST
CARTERSVILLE, GA 30121
FOR INQUIRIES CALL (480) 394-3122

Authorized Signature

Authorized Signature

VOID IF OVER US \$ 475,000.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kristie Basile, Senior Administrative Assistant, kbasile@columbiatn.gov, 931-560-1010

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER NO. 2 BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES, LLC, FOR MATERIALS INSTALLED TO CONNECT TO THE EXISTING FORCE MAIN ELEVATION FOR THE CARTERS CREEK FORCE MAIN RELOCATION PROJECT IN THE AMOUNT OF \$47,648.00

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to sign change order No. 2 for materials installed to connect to the existing force main elevation for the Carters Creek force main relocation project in the amount of \$47,648. The current contract amount is \$547,755 and with change order #2 increasing amount the project to \$595,403.00.

CERTIFICATION: The Chief Financial Officer certifies that \$595,403 is budgeted and unencumbered in Wastewater - Pumping Station-Repair/Other.

ATTACHMENTS: Staff Report, Water Management Services, LLC, Carters Creek force main relocation Change Order No. 2

WATER MANAGEMENT SERVICES, LLC
2 INTERNATIONAL PLAZA, SUITE 401
NASHVILLE, TENNESSEE 37217

OWNER: CITY OF COLUMBIA, TENNESSEE – WASTEWATER TREATMENT SYSTEM
PROJECT: CARTERS CREEK FORCE MAIN RELOCATION (WMS #24116)
CONTRACT SUPPLEMENT NO. TWO - FINAL
LOCATION: COLUMBIA, TENNESSEE
CONTRACTOR: HAWKINS & PRICES, LLC
DATE: NOVEMBER 24, 2025

I. DESCRIPTION OF CHANGES INVOLVED

- A. A change to the Contract to provide for adjustments to unit price construction items to reflect the actual quantities installed. As documentation for these adjustments, the following revisions are made in the Unit Price Construction Items contained in the Agreement of the Contract Documents.

ADJUSTMENT TO ORIGINAL UNIT PRICE CONSTRUCTION ITEMS

<u>Item</u>	<u>Description</u>	<u>Amount</u>
1	Add 15 linear feet of 24" DR 21 C905 PVC sanitary sewer force main, outside & under roadway, including 3" detection tape and trace wire complete in place and ready for use @ \$300.00/LF.	\$4,500.00
6	Add 2,469 pounds of ductile iron fittings complete in place and ready for use @ 300.00/LF.	\$46,911.00
7	Add 21 feet of topsoil and seeding of trenches complete in place and ready for use @ 300.00/LF.	\$273.00
10	Delete 13 cubic yards of Class "C" concrete complete in place and ready for use @ \$278.00/CY.	(\$1,946.00)
11	Delete 20 cubic yards of unclassified excavation for undercuts complete in place and ready for use @ \$55.50/CY.	(\$1,110.00)
12	Delete 20 cubic yards of crushed stone backfill for undercuts complete in place and ready for use @ \$49.00/CY.	(\$980.00)
Total Revision from this Contract Supplement		\$47,648.00

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

A.	Amount of Original Contract	\$489,755.00
B.	Net Change Due to Previous Change Orders	\$58,000.00
C.	Change Due to This Contract Supplement	\$47,648.00
D.	Amount of Contract Including this Contract Supplement	\$595,413.00 ← \$595,403.

III. CONTRACT SUPPLEMENT CONDITIONS

- A. The Contract completion date established in the Original Contract or as modified by previous Contract Supplements is hereby unchanged.
- B. Any additional work to be performed under this Contract Supplement shall be carried out in compliance with the Specifications included in the preceding Description of Changes Involved and under the provisions of the Original Contract, including compliance with applicable Equipment Specifications and Project Specifications for the same type of work.
- C. This Contract Supplement, unless otherwise provided herein, does not relieve the Contractor from strict compliance with the guarantee provisions of the Original Contract, particularly those pertaining to performance and operation of equipment.
- D. The Contractor expressly agrees that he will place under coverage of his Performance Bond, Payment Bond and Contractor's Insurance all work covered by this Contract Supplement. The Contractor will furnish to the Owner evidence of increased coverage of his Performance and Payment Bonds for the accrued value of all Contract Supplements, which exceeds the Original Contract Price by twenty percent (20%).

RECOMMENDED FOR ACCEPTANCE:

WATER MANAGEMENT SERVICES, LLC

BY: Steven M Jones

ACCEPTED:

CONTRACTOR:

HAWKINS & PRICES, LLC

BY: Ryan Cory

OWNER:

CITY OF COLUMBIA, TENNESSEE

BY: CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

BY: THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:

BY: JAKE HUBBELL - CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: RESOLUTION NO. 26-01 - A RESOLUTION ACCEPTING OWNERSHIP AND MAINTENANCE OF THE TRAFFIC SIGNAL AS WELL AS ROADWAY IMPROVEMENTS AT NASHVILLE HIGHWAY AND HONEY FARM WAY IN THE CITY OF COLUMBIA.

RECOMMENDATION: Approve resolution No. 26-01

INFORMATION: This resolution refers to acceptance for ownership and maintenance of the traffic signal, as well as roadway improvements at Nashville Highway and Honey Farm Way in the City of Columbia. These improvements were a result of residential and commercial development within the Honey Farm Subdivision, as outlined in their associated traffic impact studies. The cost of all design and installation were covered by the Developers, and they now wish to turn the improvements over to the City of Columbia for ownership and maintenance.

CERTIFICATION:

ATTACHMENTS: Resolution No. 26-01, Dedication Letter

**RESOLUTION ACCEPTING THE TRAFFIC SIGNAL AND ROADWAY
IMPROVEMENTS AT NASHVILLE HIGHWAY AND HONEY FARM WAY IN THE
CITY OF COLUMBIA FOR OWNERSHIP AND MAINTENANCE**

WHEREAS, the City of Columbia, Tennessee, has received a request to accept the traffic signal and roadway improvements at Nashville Hwy and Honey Farm Way located within the city limits of Columbia, Tennessee, for ownership and maintenance; and

WHEREAS, the City of Columbia has inspected said traffic signal and roadway improvements determined that said 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 traffic signal and roadway improvements at Nashville Hwy and Honey Farm Way located in the City of Columbia.

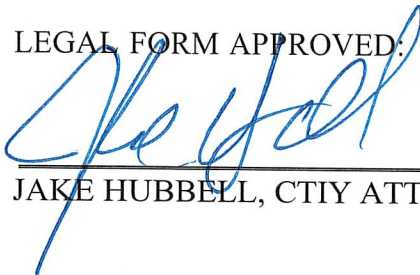
**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF COLUMBIA, TENNESSEE, this is the 8th day of January, 2026.**

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY



October 3, 2025

Mr. Glenn Harper
City Engineer
Department of Development Services
City of Columbia Tennessee
700 Garden Street
Columbia, TN 38401

RE: Traffic Signal Acceptance
Honey Farm Way & Nashville Highway

Dear Mr. Harper,

The installation of the traffic signal associated with Land Disturbance Permit Number 24-0048 and TDOT Permit Number HWAY-24-000288 at the intersection of Honey Farm Way and Nashville Highway has been completed.

EMG Honey Farm, LLC, is requesting the City of Columbia accept ownership and maintenance of the traffic signal and equipment located at this intersection.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Drew Smith', with a stylized, cursive script.

Drew Smith
Senior Vice President
EMG Honey Farm, LLC



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. 26-02 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 26-02.

INFORMATION: The City Recorder is presenting tax corrections through 12/18/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

CERTIFICATION:

ATTACHMENTS: Staff Report for Resolution 26-02; Resolution No. 26-02; Resolution No. 26-02 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

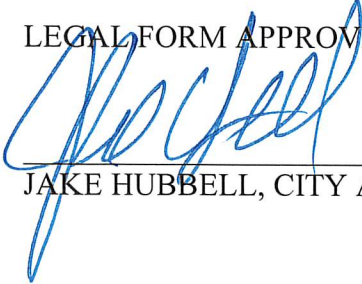
COLUMBIA, TENNESSEE, this the _____ day of _____, 2026.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

TAX CORRECTIONS – EXHIBIT A
RESOLUTION NO. 26-02

1. PICK UP 2025 PERSONAL PROPERTY TAX IN THE NAME OF PUGMILL SYSTEMS LLC. MAP 099I D 026.01 P 500, 204 CEMETERY AVE. PROPERTY VALUE \$11,541.00, ASSESSED VALUE \$2,741.00, AND TAXES \$23.00. PICKUP DUE TO 2025 AUDIT PER MAURY COUNTY TAX ASSESSOR.
2. PICK UP 2025 PERSONAL PROPERTY TAX IN THE NAME OF PUGMILL SYSTEMS LLC. MAP 099I D 026.01 P 501, 204 CEMETERY AVE. PROPERTY VALUE \$23,861.00, ASSESSED VALUE \$7,158.00, AND TAXES \$59.00. PICKUP DUE TO 2025 AUDIT FOR 2024 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
3. PICK UP 2025 PERSONAL PROPERTY TAX IN THE NAME OF TETHRD LLC. MAP 113 049.02 P 500, 2409 PULASKI HWY. PROPERTY VALUE \$232,946.00, ASSESSED VALUE \$69,884.00, AND TAXES \$577.00. PICKUP DUE TO 2025 AUDIT PER MAURY COUNTY TAX ASSESSOR.
4. PICK UP 2025 PERSONAL PROPERTY TAX IN THE NAME OF TETHRD LLC. MAP 113 049.02 P 501, 2409 PULASKI HWY. PROPERTY VALUE \$209,537.00, ASSESSED VALUE \$62,861.00, AND TAXES \$519.00. PICKUP DUE TO 2025 AUDIT FOR 2024 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
5. CHANGE AND ISSUE REFUND FOR 2025 PROPERTY TAX IN THE NAME OF TADD THOMPSON ETUX SUZANNE S. MAP 113H D 008.00 000, 2518 ANTRIM CIR. PROPERTY VALUE FROM \$1,091,100.00 TO \$634,800, ASSESSED VALUE FROM \$272,775.00 TO \$178,700.00 AND TAXES FROM \$2,251.00 TO \$1,475.00. REFUND OF \$776.00 DUE TO SQUARE FOOT ERROR PER MAURY COUNTY TAX ASSESSOR.
6. CHANGE 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 021.00 000, 1203 TRESTLE DR. PROPERTY VALUE FROM \$313,500.00 TO \$310,900, ASSESSED VALUE

FROM \$125,400.00 TO \$124,360.00 AND TAXES FROM \$1,035.00 TO \$1,026.00. DUE TO THE 2025 APPEAL VALUES WERE NOT UPDATED PER MAURY COUNTY TAX ASSESSOR.

7. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 002.00 000, 1032 ECHO RIDGE RD. PROPERTY VALUE \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
8. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 003.00 000, 1034 ECHO RIDGE RD. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
9. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 004.00 000, 1036 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL WAS LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
10. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 005.00 000, 1038 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
11. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 006.00 000, 1040 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

12. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 007.00 000, 1042 ECHO RIDGE RD. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
13. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 008.00 000, 1044 ECHO RIDGE RD. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
14. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 009.00 000, 1046 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
15. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 010.00 000, 1048 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
16. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 011.00 000, 1050 ECHO RIDGE RD. PROPERTY VALUE \$325,000.00, ASSESSED VALUE \$130,000.00, AND TAXES \$1,073.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
17. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 012.00 000, 1052 ECHO RIDGE RD. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX

ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY
TAX ASSESSOR.

18. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 013.00 000, 1400 PIPELINE AVE. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
19. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 014.00 000, 1402 PIPELINE AVE. \$307,700.00, ASSESSED VALUE \$123,080.00, AND TAXES \$1,016.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
20. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 015.00 000, 1404 PIPELINE AVE. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
21. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 016.00 000, 1406 PIPELINE AVE. PROPERTY VALUE \$325,000.00, ASSESSED VALUE \$130,000.00, AND TAXES \$1,073.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
22. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 017.00 000, 1408 PIPELINE AVE. PROPERTY VALUE \$298,300.00, ASSESSED VALUE \$119,320.00, AND TAXES \$985.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
23. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 018.00 000, 1410 PIPELINE AVE. PROPERTY VALUE \$309,300.00, ASSESSED VALUE \$123,720.00, AND TAXES \$1,021.00. PICKUP DUE TO PARCEL LEFT OFF 2025

TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

24. PICK UP 2025 PROPERTY TAX IN THE NAME OF A-1 HOME BUILDERS INC. MAP 074N C 019.00 000, 1412 PIPELINE AVE. PROPERTY VALUE \$57,300.00, ASSESSED VALUE \$22,920.00, AND TAXES \$189.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
25. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 020.00 000, 1413 PIPELINE AVE. PROPERTY VALUE \$309,300.00, ASSESSED VALUE \$123,720.00, AND TAXES \$1,021.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
26. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 021.00 000, 1411 PIPELINE AVE. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
27. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 022.00 000, 1409 PIPELINE AVE. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
28. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 023.00 000, 1407 PIPELINE AVE. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
29. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 024.00 000, 1405 PIPELINE AVE. \$307,700.00, ASSESSED VALUE \$123,080.00, AND TAXES \$1,016.00. PICKUP

DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO
TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

30.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N C 025.00 000, 1047 ECHO RIDGE RD.
PROPERTY VALUE \$329,700.00, ASSESSED VALUE
\$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.

31.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N C 026.00 000, 1045 ECHO RIDGE RD.
PROPERTY VALUE \$325,000.00, ASSESSED VALUE
\$130,000.00, AND TAXES \$1,073.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.

32.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N C 027.00 000, 1043 ECHO RIDGE RD.
PROPERTY VALUE \$309,300.00, ASSESSED VALUE
\$123,720.00, AND TAXES \$1,021.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.

33.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N C 028.00 000, 1041 ECHO RIDGE RD.
\$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES
\$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX
ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY
TAX ASSESSOR.

34.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N C 029.00 000, 1302 VENTURA LN. PROPERTY
VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND
TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025
TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

35.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N C 030.00 000, 1304 VENTURA LN. PROPERTY

VALUE \$298,300.00, ASSESSED VALUE \$119,320.00, AND TAXES \$985.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

36.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 031.00 000, 1306 VENTURA LN. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

37.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 032.00 000, 1308 VENTURA LN. PROPERTY VALUE \$309,300.00, ASSESSED VALUE \$123,720.00, AND TAXES \$1,021.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

38.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 033.00 000, 1310 VENTURA LN. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

39.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 034.00 000, 1313 VENTURA LN. PROPERTY VALUE \$323,400.00, ASSESSED VALUE \$129,360.00, AND TAXES \$1,067.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

40.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 035.00 000, 1311 VENTURA LN. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

- 41.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 036.00 000, 1309 VENTURA LN. PROPERTY VALUE \$309,300.00, ASSESSED VALUE \$123,720.00, AND TAXES \$1,021.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 42.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 037.00 000, 1307 VENTURA LN. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 43.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 038.00 000, 1305 VENTURA LN. PROPERTY VALUE \$309,300.00, ASSESSED VALUE \$123,720.00, AND TAXES \$1,021.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 44.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 039.00 000, 1303 VENTURA LN. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 45.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 040.00 000, 1301 VENTURA LN. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 46.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 041.00 000, 1035 ECHO RIDGE RD. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

47. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 042.00 000, 1033 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
48. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 043.00 000, 1031 ECHO RIDGE RD. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
49. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N C 044.00 000, 1029 ECHO RIDGE RD. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
50. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 001.00 000, 1000 ECHO RIDGE RD. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
51. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 002.00 000, 1002 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
52. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 003.00 000, 1004 ECHO RIDGE RD. \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX

ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY
TAX ASSESSOR.

53. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 004.00 000, 1006 ECHO RIDGE RD.
PROPERTY VALUE \$339,100.00, ASSESSED VALUE
\$135,640.00, AND TAXES \$1,119.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
54. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 005.00 000, 1008 ECHO RIDGE RD.
\$290,500.00, ASSESSED VALUE \$116,200.00, AND TAXES
\$959.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS
DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX
ASSESSOR.
55. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 006.00 000, 1010 ECHO RIDGE RD.
PROPERTY VALUE \$310,900.00, ASSESSED VALUE
\$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
56. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 007.00 000, 1012 ECHO RIDGE RD.
PROPERTY VALUE \$329,700.00, ASSESSED VALUE
\$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
57. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 008.00 000, 1014 ECHO RIDGE RD.
PROPERTY VALUE \$329,700.00, ASSESSED VALUE
\$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
58. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 009.00 000, 1016 ECHO RIDGE RD.

- PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
59. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 010.00 000, 1018 ECHO RIDGE RD. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
60. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 011.00 000, 1020 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
61. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 012.00 000, 1022 ECHO RIDGE RD. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
62. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 013.00 000, 1024 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
63. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 014.00 000, 1202 TRESTLE DR. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

64. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 015.00 000, 1204 TRESTLE DR. PROPERTY VALUE \$339,100.00, ASSESSED VALUE \$135,640.00, AND TAXES \$1,119.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
65. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 016.00 000, 1206 TRESTLE DR. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
66. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 017.00 000, 1208 TRESTLE DR. PROPERTY VALUE \$339,100.00, ASSESSED VALUE \$135,640.00, AND TAXES \$1,119.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
67. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 018.00 000, 1209 TRESTLE DR. PROPERTY VALUE \$339,100.00, ASSESSED VALUE \$135,640.00, AND TAXES \$1,119.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
68. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 019.00 000, 1207 TRESTLE DR. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
69. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 020.00 000, 1205 TRESTLE DR. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025

TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

70. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 022.00 000, 1028 ECHO RIDGE RD.
PROPERTY VALUE \$298,300.00, ASSESSED VALUE
\$119,320.00, AND TAXES \$985.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
71. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 023.00 000, 1027 ECHO RIDGE RD.
PROPERTY VALUE \$339,100.00, ASSESSED VALUE
\$135,640.00, AND TAXES \$1,119.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
72. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 024.00 000, 1025 ECHO RIDGE RD.
PROPERTY VALUE \$310,900.00, ASSESSED VALUE
\$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
73. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 025.00 000, 1019 ECHO RIDGE RD.
PROPERTY VALUE \$310,900.00, ASSESSED VALUE
\$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
74. PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 026.00 000, 1017 ECHO RIDGE RD.
PROPERTY VALUE \$314,000.00, ASSESSED VALUE
\$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL
LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER
MAURY COUNTY TAX ASSESSOR.
75. PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 027.00 000, 1015 ECHO RIDGE RD.

PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

76.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 028.00 000, 1013 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

77.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 029.00 000, 1011 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

78.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 030.00 000, 1009 ECHO RIDGE RD. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

79.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 031.00 000, 1007 ECHO RIDGE RD. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

80.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 032.00 000, 1102 PROSPECT CT. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

- 81.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 033.00 000, 1104 PROSPECT CT. PROPERTY VALUE \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 82.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 034.00 000, 1106 PROSPECT CT. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 83.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 035.00 000, 1108 PROSPECT CT. PROPERTY VALUE \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 84.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 036.00 000, 1110 PROSPECT CT. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 85.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 037.00 000, 1112 PROSPECT CT. PROPERTY VALUE \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.
- 86.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 038.00 000, 1114 PROSPECT CT. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025

TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

87.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 039.00 000, 1116 PROSPECT CT. PROPERTY
VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND
TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025
TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

88.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 040.00 000, 1118 PROSPECT CT. PROPERTY
VALUE \$337,600.00, ASSESSED VALUE \$135,040.00, AND
TAXES \$1,114.00. PICKUP DUE TO PARCEL LEFT OFF 2025
TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

89.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 041.00 000, 1117 PROSPECT CT. PROPERTY
VALUE \$339,100.00, ASSESSED VALUE \$135,640.00, AND
TAXES \$1,119.00. PICKUP DUE TO PARCEL LEFT OFF 2025
TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

90.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 042.00 000, 1115 PROSPECT CT. PROPERTY
VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND
TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025
TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

91.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4
LLC. MAP 074N B 043.00 000, 1113 PROSPECT CT. PROPERTY
VALUE \$339,100.00, ASSESSED VALUE \$135,640.00, AND
TAXES \$1,119.00. PICKUP DUE TO PARCEL LEFT OFF 2025
TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY
COUNTY TAX ASSESSOR.

92.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3
LLC. MAP 074N B 042.00 000, 1111 PROSPECT CT. PROPERTY

VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

93.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 045.00 000, 1109 PROSPECT CT. PROPERTY VALUE \$337,600.00, ASSESSED VALUE \$135,040.00, AND TAXES \$1,114.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

94.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 046.00 000, 1107 PROSPECT CT. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

95.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N B 047.00 000, 1105 PROSPECT CT. PROPERTY VALUE \$339,100.00, ASSESSED VALUE \$135,640.00, AND TAXES \$1,119.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

96.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 048.00 000, 1103 PROSPECT CT. PROPERTY VALUE \$329,700.00, ASSESSED VALUE \$131,880.00, AND TAXES \$1,088.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

97.PICK UP 2025 PROPERTY TAX IN THE NAME OF PORTICO 3 LLC. MAP 074N B 049.00 000, 1101 PROSPECT CT. PROPERTY VALUE \$310,900.00, ASSESSED VALUE \$124,360.00, AND TAXES \$1,026.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.

98.PICK UP 2025 PROPERTY TAX IN THE NAME OF PAGODA 4 LLC. MAP 074N C 001.00 000, 1030 PROSPECT CT. PROPERTY VALUE \$314,000.00, ASSESSED VALUE \$125,600.00, AND TAXES \$1,036.00. PICKUP DUE TO PARCEL LEFT OFF 2025 TAX ROLLS DUE TO TECHNICAL ERROR PER MAURY COUNTY TAX ASSESSOR.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: RESOLUTION NO. 26-03 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING MORGAN MEADOWS SUBDIVISION, PHASE 3, FOR OWNERSHIP AND MAINTENANCE.

RECOMMENDATION: Approve Resolution No. 26-03

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Morgan Meadows Subdivision, Phase 3, for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends the acceptance of the streets and drainage improvements.

CERTIFICATION:

ATTACHMENTS: Resolution 26-03; Final Acceptance Request and Final Plat for Morgan Meadows Subdivision, Phase 3

**A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE
IMPROVEMENTS IN MORGAN MEADOWS SUBDIVISION, PHASE 3, FOR
OWNERSHIP AND MAINTENANCE**

WHEREAS, The City of Columbia, has been requested to accept the streets and drainage improvements in the Morgan Meadows Subdivision, Phase 3, for ownership and maintenance; and

WHEREAS, the City of Columbia has inspected said streets and drainage improvements and has determined that said streets and drainage improvements in the Morgan Meadows Subdivision, Phase 3, meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that The City of Columbia does hereby accept the ownership and maintenance of said streets and drainage improvements located in the Morgan Meadows Subdivision, Phase 3.

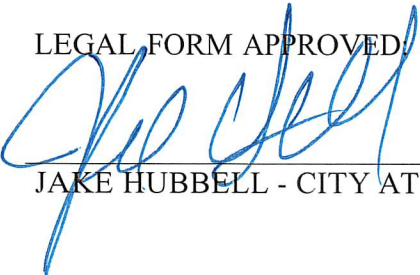
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 8th day of January 2026.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL - CITY ATTORNEY



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. 26-04 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING 7 BREW

RECOMMENDATION: Approve Resolution No. 26-04.

INFORMATION: 7 Brew consists of 128 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. 26-04 and Resolution No. 26-04 Dedication Letter.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING 7 BREW**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 128 linear feet of gravity main serving 7 Brew; 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 7 Brew.

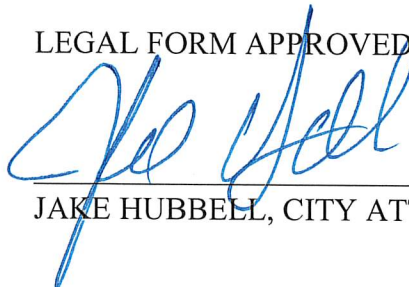
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 8th day of January, 2026.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

Date: 12 December 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 7 Brew Columbia in the amount of 128 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 \$3,104.00, 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: *Bob Gage*

Print: Bob Gage 12/16/25

Lot Numbers included in this dedication: Lot #3



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 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 second 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. The notice of Public Hearing was advertised on November 19, 2025, in Main Street Maury.

CERTIFICATION: N/A

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

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ADOPTING THE WATERS EDGE AT TAYLOR LANDING PRELIMINARY PUD MASTER PLAN FOR TAX MAP 90 PARCEL 7.12, LOCATED OFF RIVER ROAD AND TAYLOR BEND.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

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

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

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval, on the 10th day of September, 2025, and after a public hearing held on the 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.

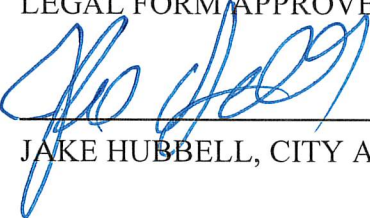
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 8th day of January, 2026.

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.

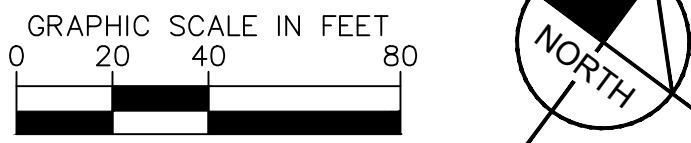


WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Date: SEPTEMBER 23, 2025

Revision Date	
	△
	△
	△



OVERALL EXISTING CONDITIONS

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

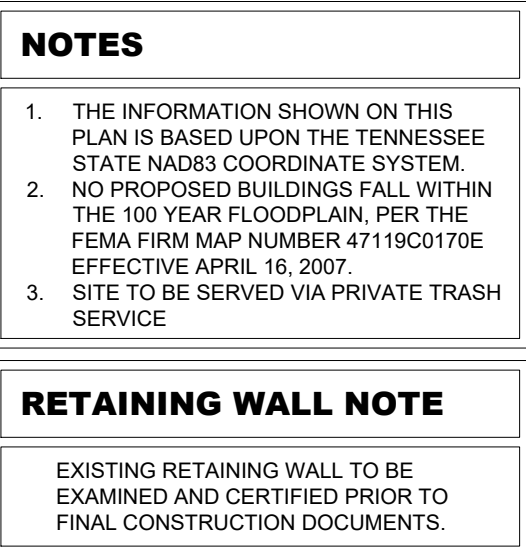
TOTAL CIVIC SPACE: 0.31 AC
REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
PROVIDED: 0.31AC (6.2%)
POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA, AND DOG PARK.



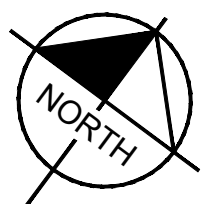
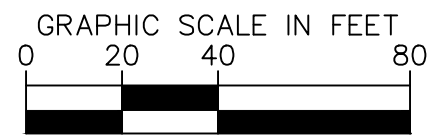
WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



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



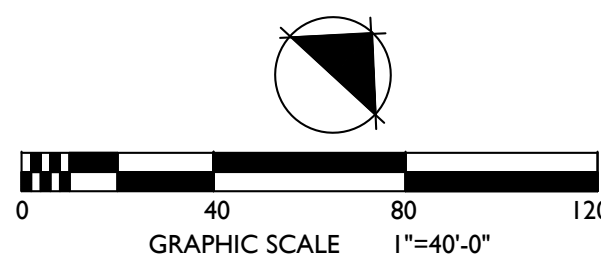
Date: SEPTEMBER 23, 2025

Revision Date _____

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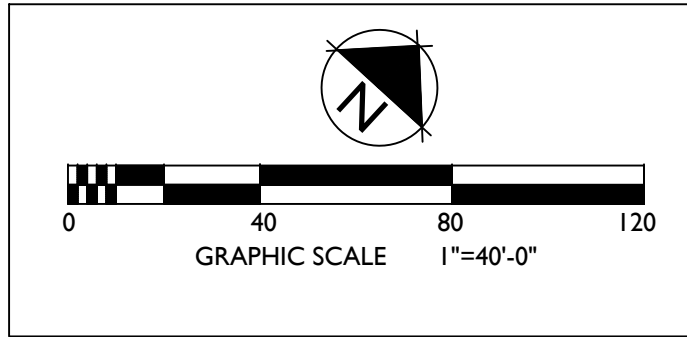
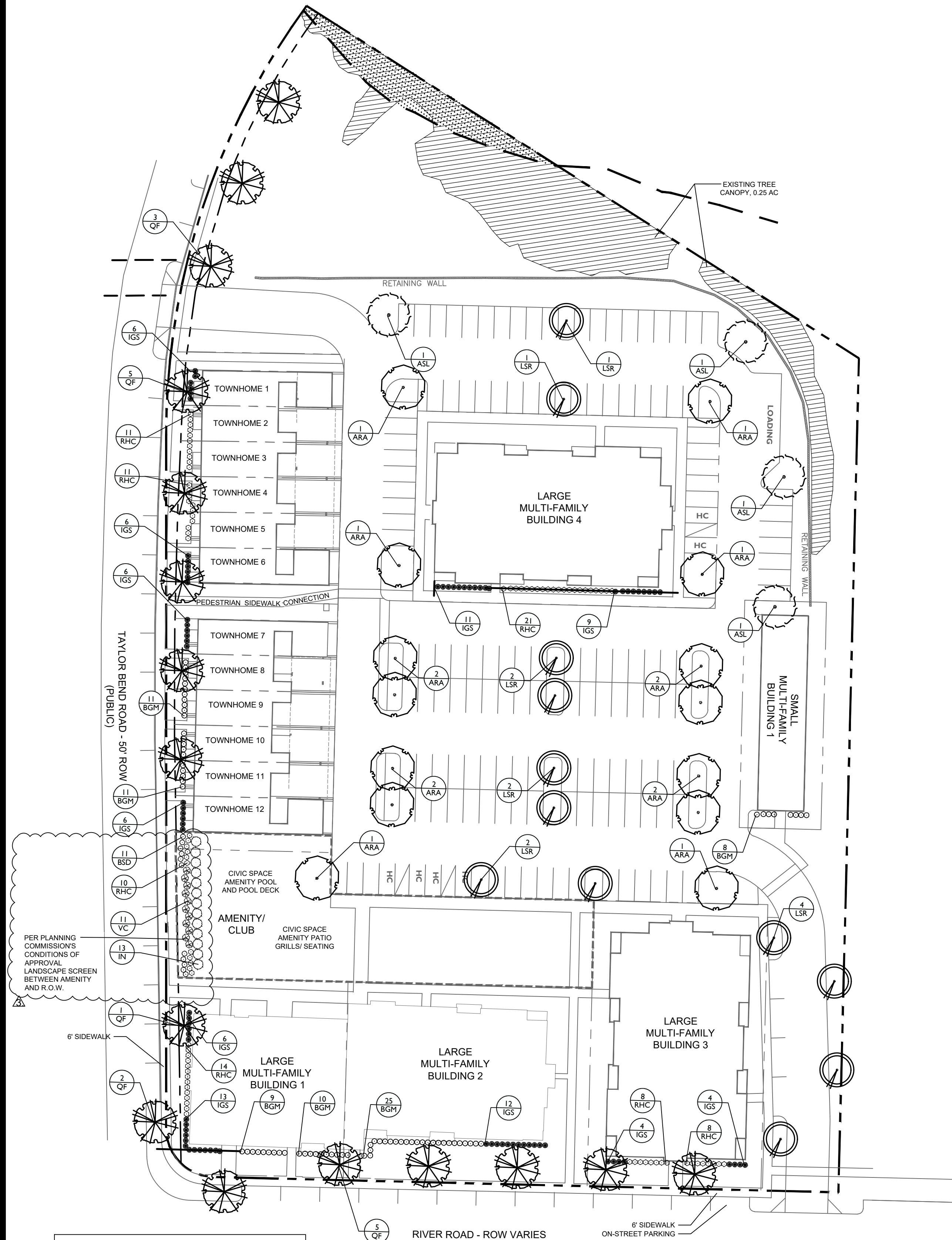
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



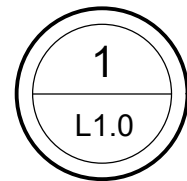
Date:	MAY 29, 2025
Revision Date	
1.	6.16.2025 - staff comment
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3.	9.24.25 - conditions of approval

CANOPY
COVERAGE
SHEET
L1.0



PLANT SCHEDULE - CODE MINIMUM

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



SINGLE TRUNK DECIDUOUS TREE

SECTION

DETAIL #

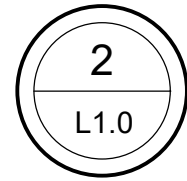
NTS

EQUAL SPACING BETWEEN ALL PLANTS

EDGE OF PLANTING BED

TYPICAL STAGGERED ROW

PLAN



SHRUB PLANTING

SECTION

DETAIL #

NTS

SPACING VARIES SEE PLAN

3" LAYER OF MULCH, PULL MULCH AWAY FROM TRUNK OF PLANT

"V" TRENCH AROUND ENTIRE PLANTING BED

ADJACENT GRADE

MIN. 12" SIDE CLEARANCE

PLANTING MIX (3 PARTS TOPSOIL, 1 PART PEAT MOSS)

TAMP SOIL UNDER BALL TO MINIMIZE SETTLEMENT

EXISTING SUBGRADE

PLANT SCHEDULE - AMENITY BUFFER

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

REQUIRED LANDSCAPE CALCULATIONS:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR THE CITY OF COLUMBIA BASED ON REQUIREMENTS OF SEC 4.3.16, 4.3.12.C, 4.3.1.M, AND 5.2.3.

SEC 4.3.12.C.14 - PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
1 SHADE TREE PER PARKING ISLAND 2 SHADE TREES PER DOUBLE LENGTH ISLAND	28 SHADE TREES	30 SHADE TREES
1 SHADE TREE PER 2,000 SF OF PARKING AREA TOTAL PARKING AREA: 58,864 SF	30 SHADE TREES	30 SHADE TREES
REQUIRED: NO PARKING SPACE MORE THAN 72' FROM A TREE WITHIN THE LOT PROVIDED: ALL PARKING SPOTS HAVE A TREE WITHIN THE REQUIRED DISTANCE		

SEC 4.3.1.M - PRIVATE LANDSCAPE STANDARDS FOR PUD - MU CHARACTER DISTRICT

REQUIRED: LAYER 1 - > 3 FT, 30% OF LAYER 1 MUST BE LANDSCAPED WITH A CONTINUOUS SHRUB HEDGE ALONG FOUNDATION AT FACADE.

PROVIDED: 230 SHRUBS TO SATISFY THESE REQUIREMENTS IN LAYER 1

REQUIRED: LAYER 1 - > 15', SOD AND 1 TREE PER 50' OF FRONTAGE.

PROVIDED: 0 TREES ALONG TAYLOR BEND ROAD DUE TO LAYER 1 LESS THAN 15 FT
6 TREES ALONG RIVER ROAD
0 TREES BUILDING SITE 16 AND 17 DUE TO DISTANCE BEING LESS THAN 15 FT

SEC 4.3.11.H PARCEL BUFFER

NOT APPLICABLE: DEVELOPMENT DOES NOT ABUT ANY SINGLE FAMILY OR TWO-FAMILY DETACHED RESIDENTIAL DWELLINGS.

SEC 5.2.3.G PUBLIC FRONTAGES

PUBLIC FRONTAGE TREES SHALL BE PLACED A MIN. 3 FT AWAY FROM WALKWAYS AND 6 FT AWAY FROM PORCH EAVES, AWNINGS, AND SIMILAR OVERHEAD OBSTRUCTIONS
FRONTAGE TREES NOT REQUIRED ADJACENT TO CIVIC SPACE.

PROVIDED: 10 TREES ALONG TAYLOR BEND
"0 TREES ALONG RIVER ROAD"

"ROW IS AT BACK OF SIDEWALK AND DOES NOT ALLOW FOR FRONTAGE TREES."

SEC 5.5 PROJECT BUFFERS

NOT APPLICABLE: PROPOSED PUD DEVELOPMENT IS ADJACENT TO OTHER PUD ZONED PROPERTIES

PER PLANNING COMMISSION'S CONDITIONS OF APPROVAL LANDSCAPE SCREEN BETWEEN AMENITY AND R.O.W.

09.24.2025 - conditions of approval



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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



Revision Date

08.18.2025 - staff comment

09.24.2025 - conditions of approval

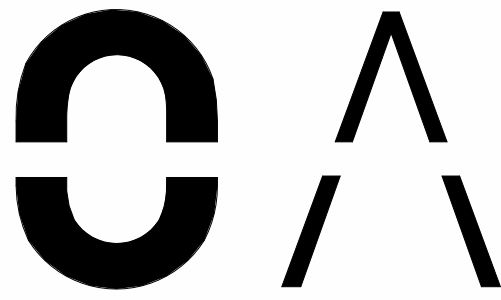
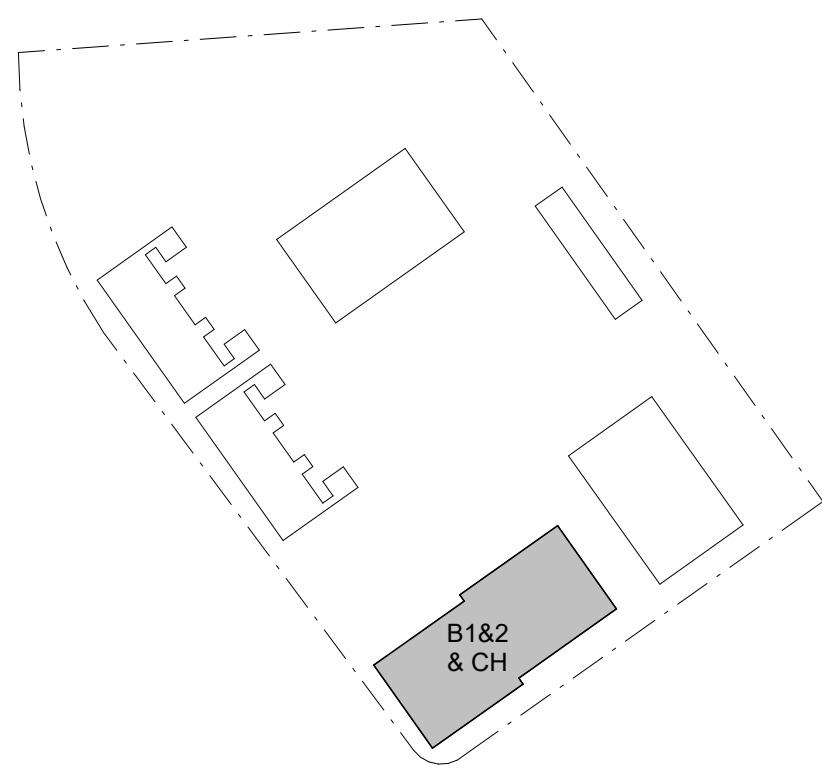
CODE MINIMUM
LANDSCAPE PLAN

SHEET

L1.1

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

KEY PLAN



OPEN
ARCHITECTURE

1201 HARRISON AVE.
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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

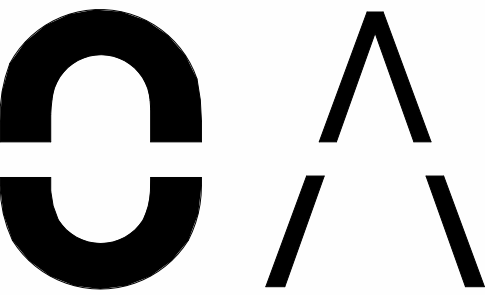
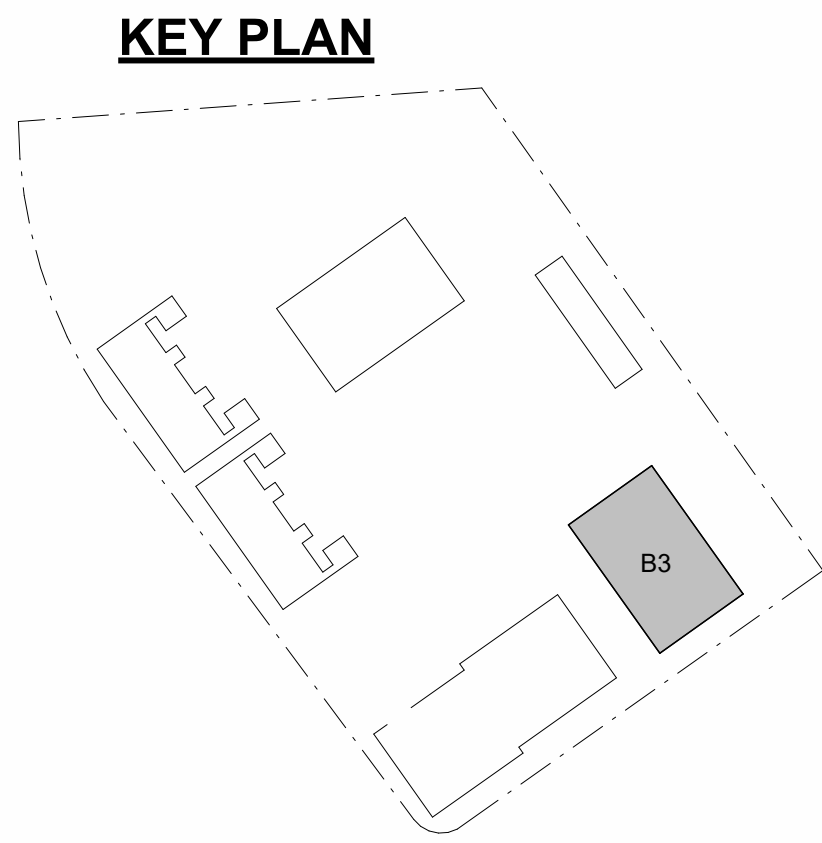
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

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

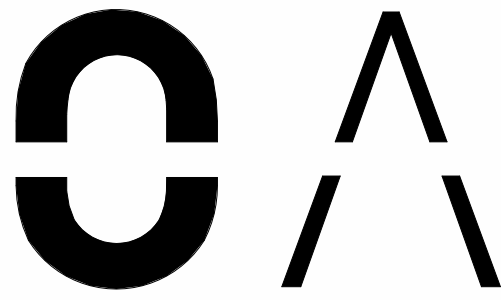
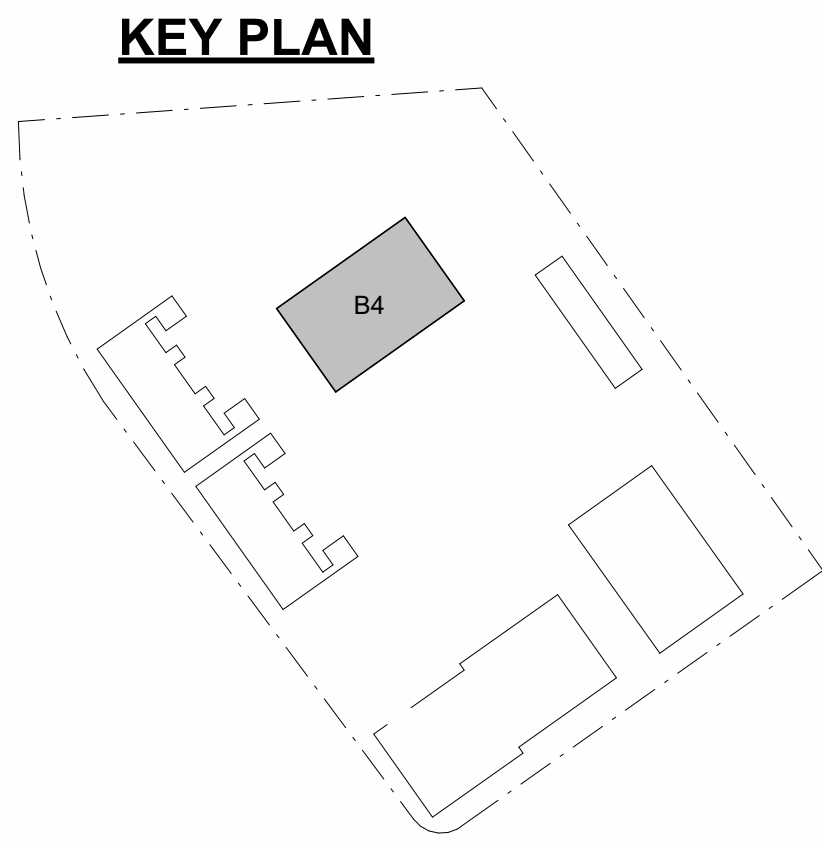
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

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

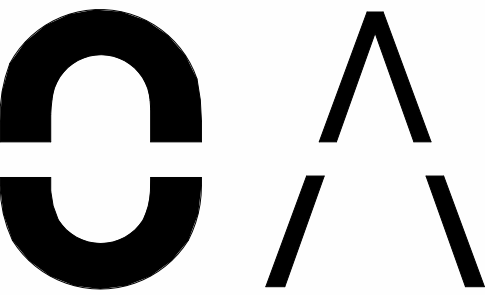
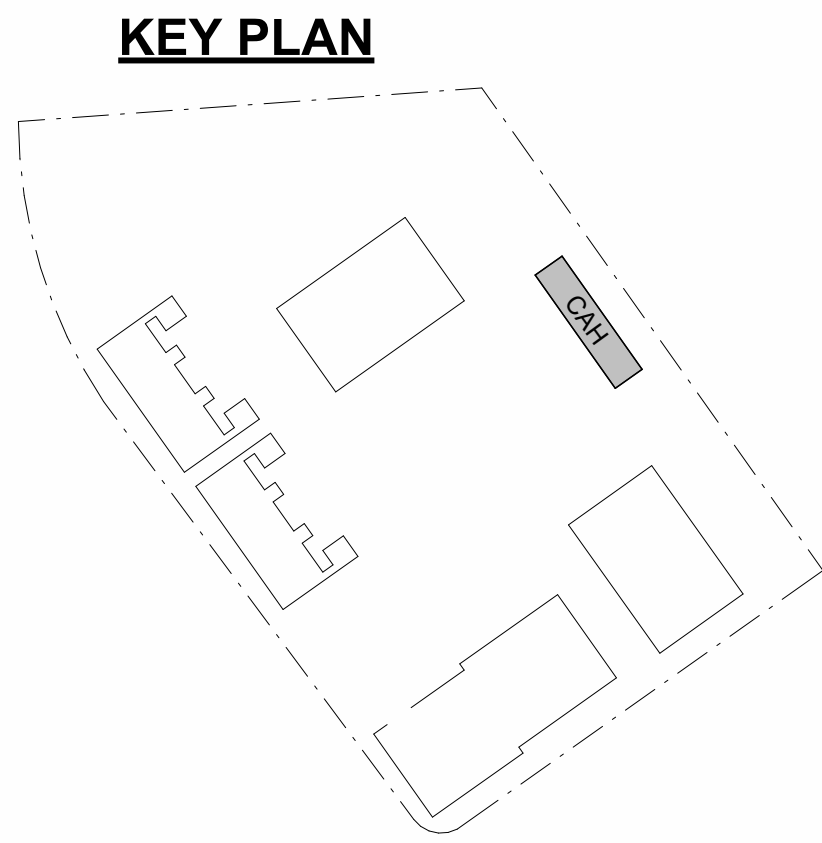
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

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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BARLOW BUILDERS & CPS LAND
TAYLORS BEND

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

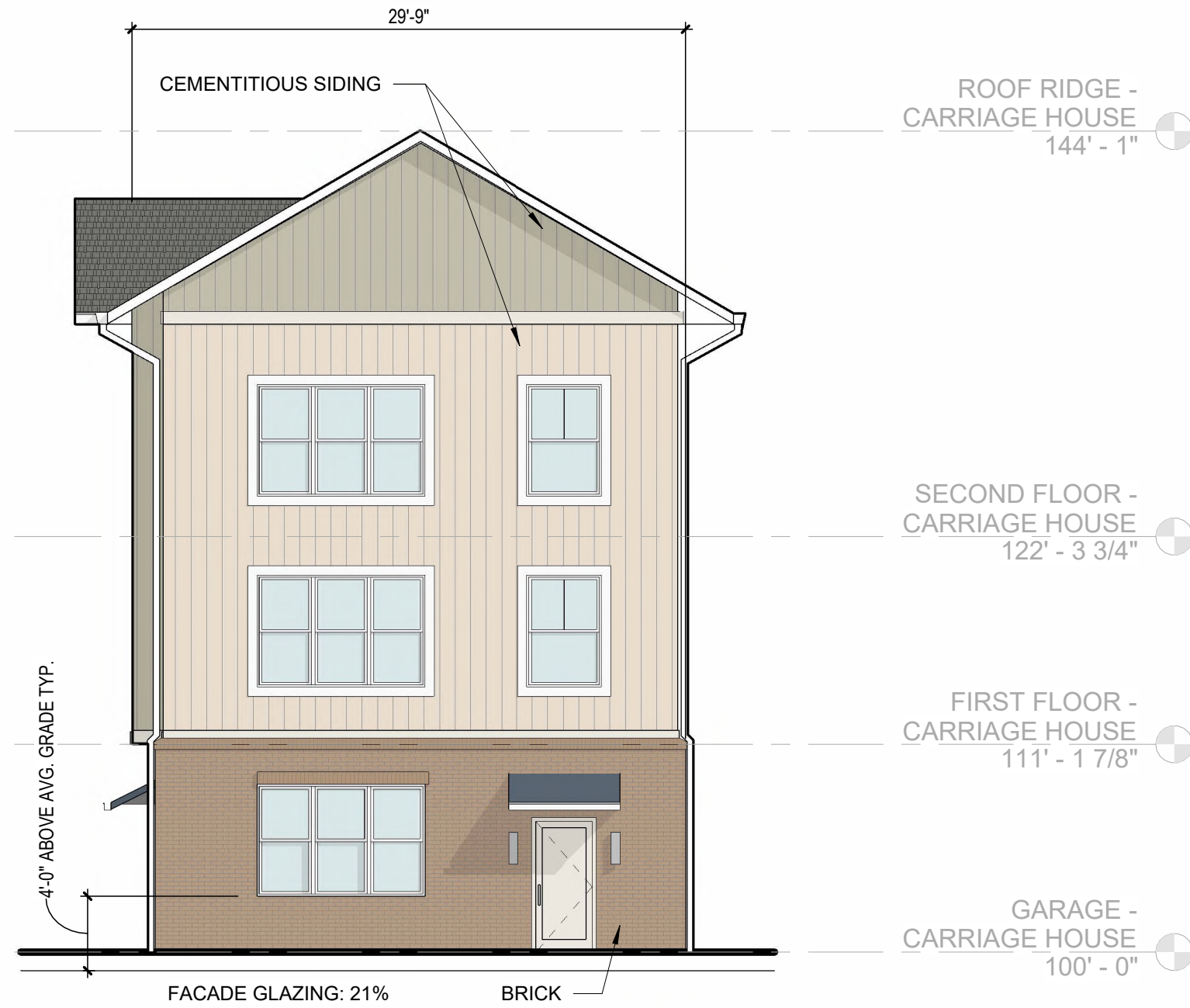
PROJECT NO:
24053

SHEET TITLE:
**CARRIAGE HOUSE
ELEVATIONS**

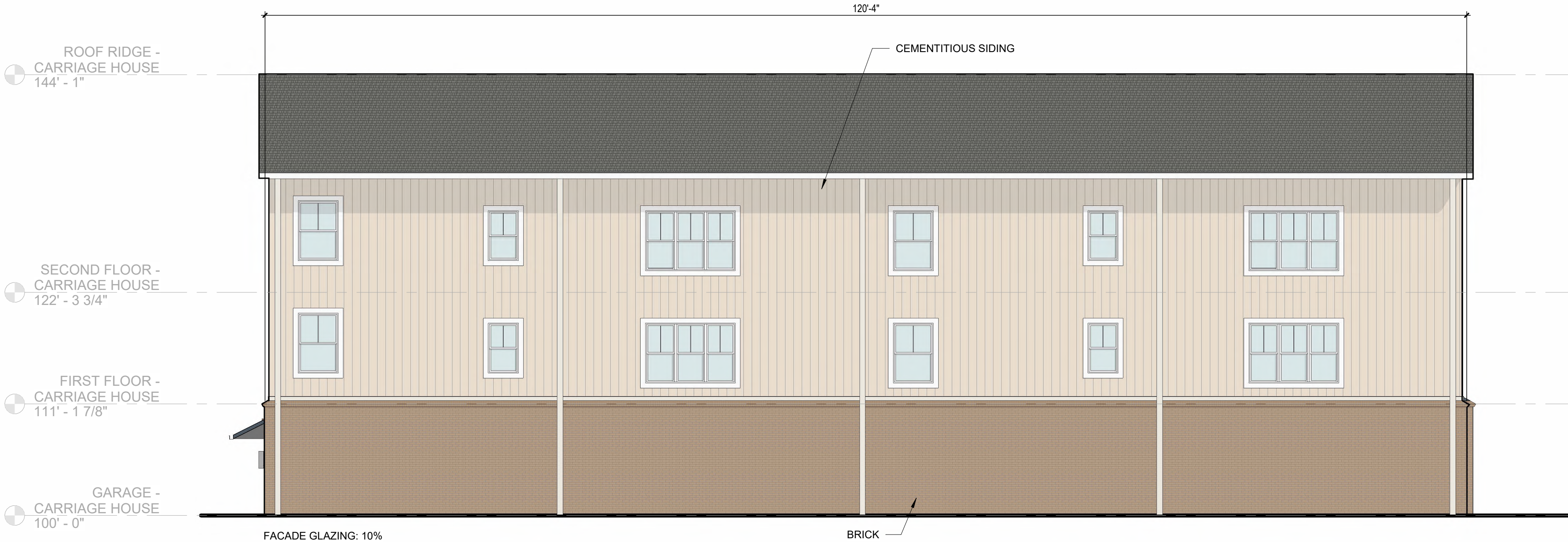
SHEET NUMBER:
A205



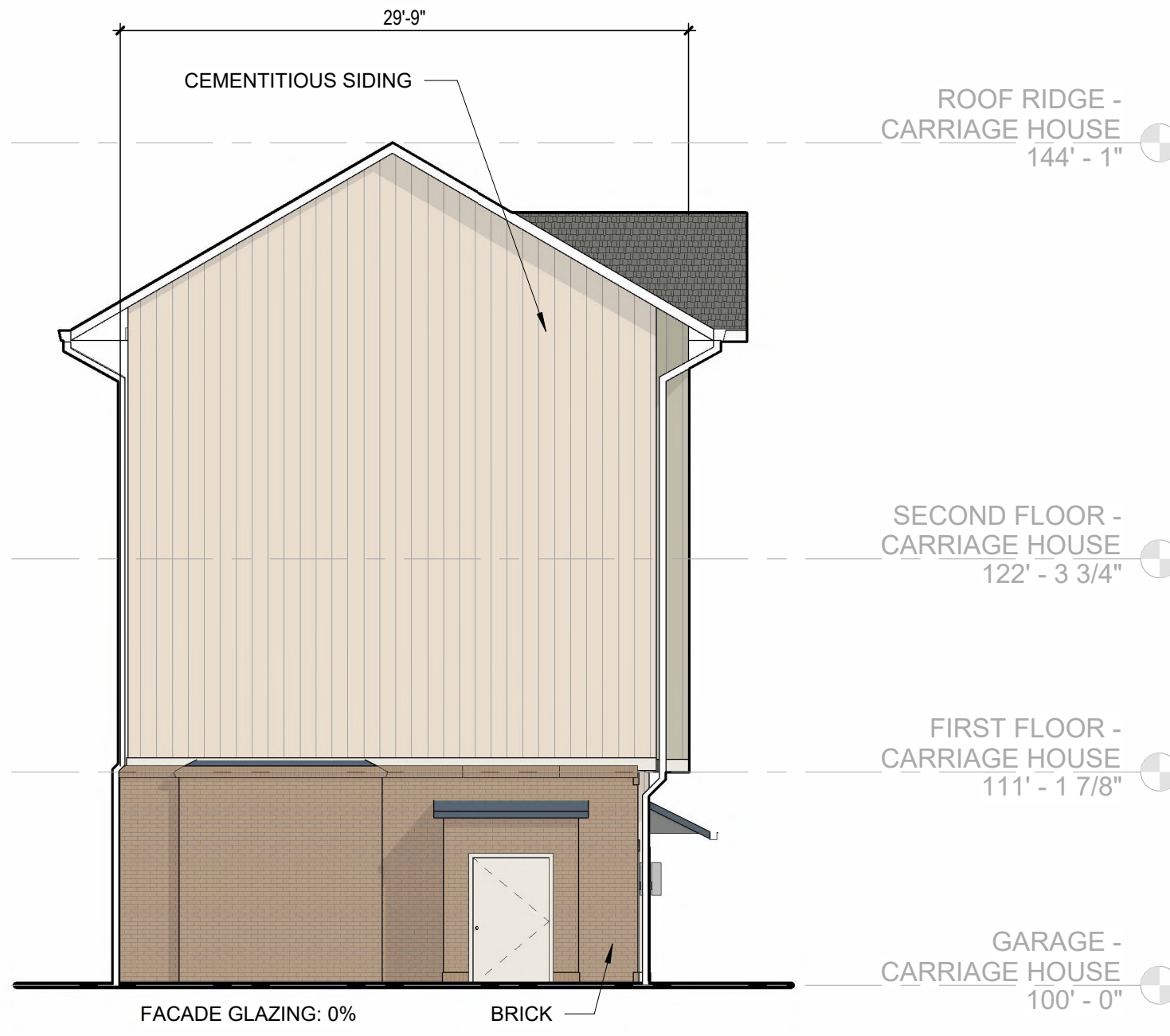
ELEVATION CARRIAGE HOUSE - (FACING PARKING LOT)
1
A205 1/8" = 1'-0"



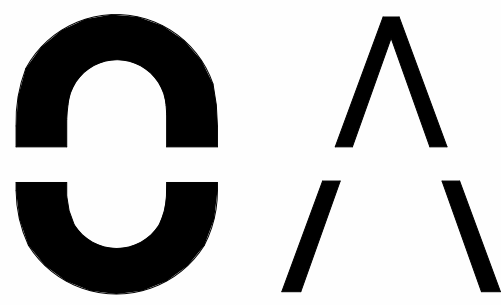
ELEVATION CARRIAGE HOUSE - (FACING RIVER RD.)
4
A205 1/8" = 1'-0"



ELEVATION CARRIAGE HOUSE - (FACING BACK OF PROPERTY)
3
A205 1/8" = 1'-0"



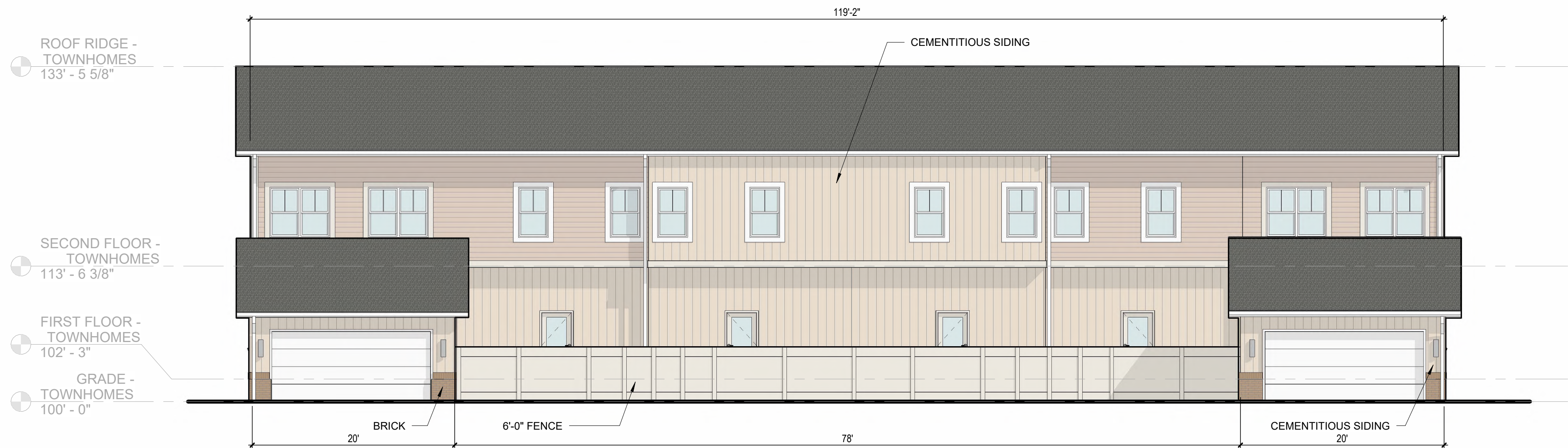
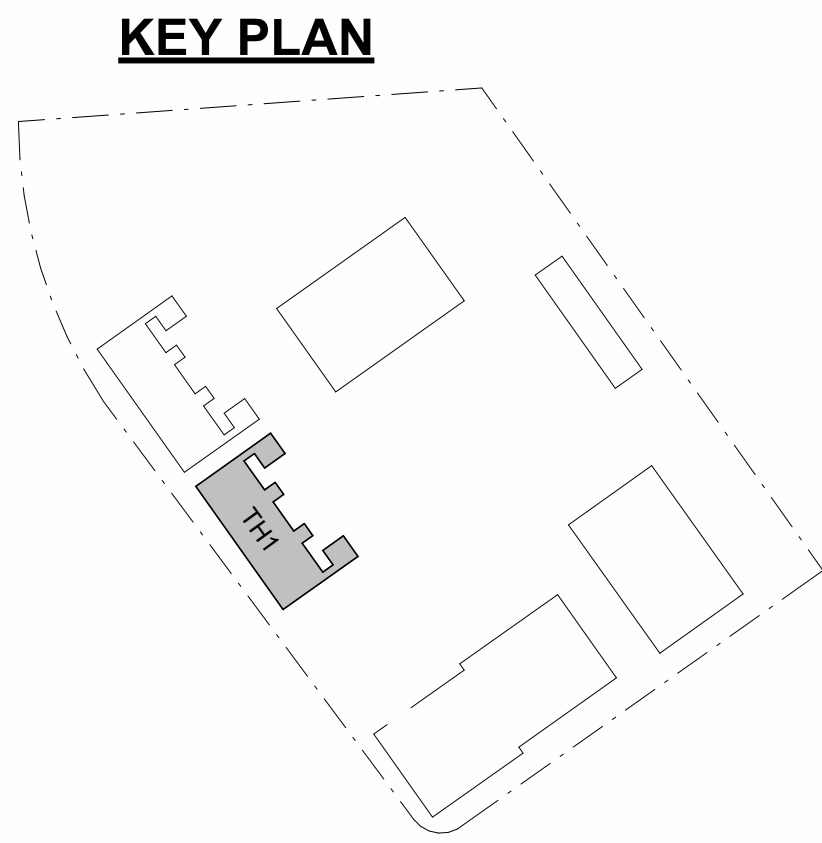
ELEVATION CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)
2
A205 1/8" = 1'-0"



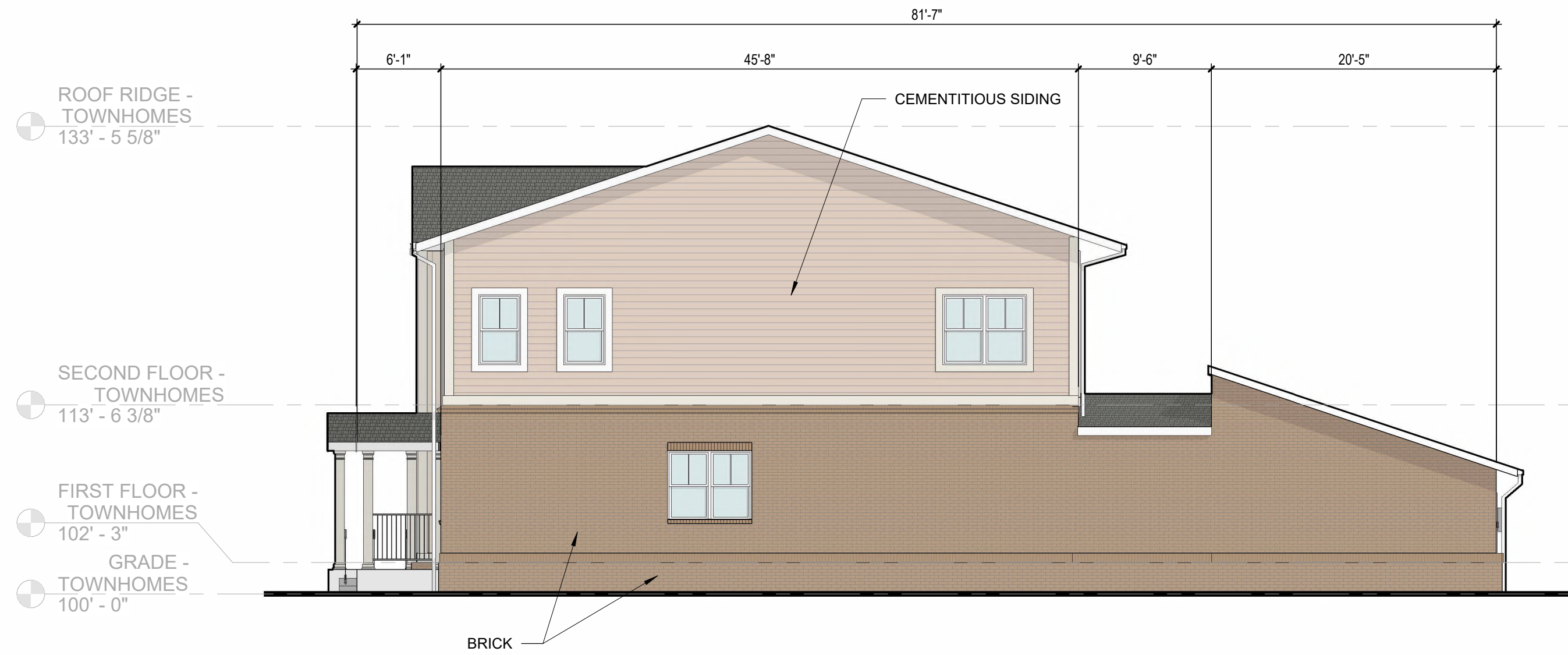
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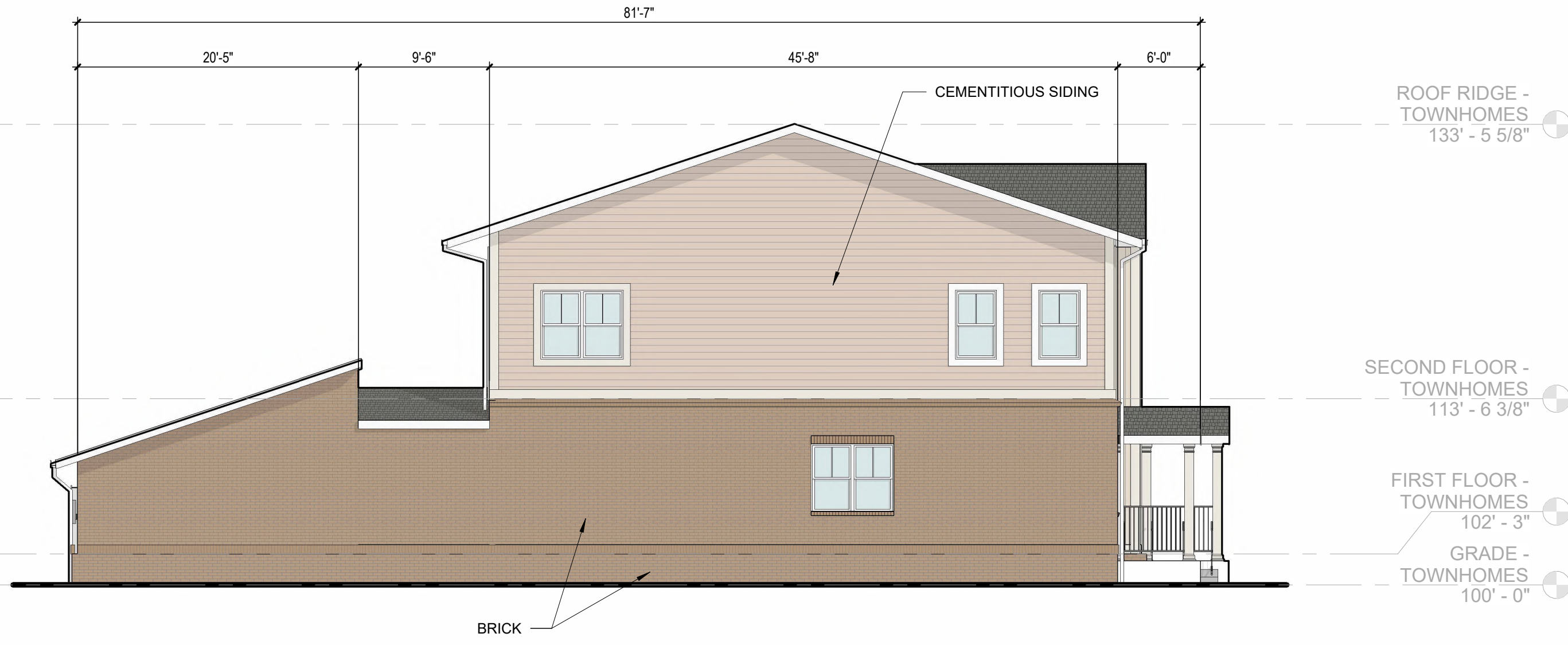
NOT FOR
CONSTRUCTION



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.)

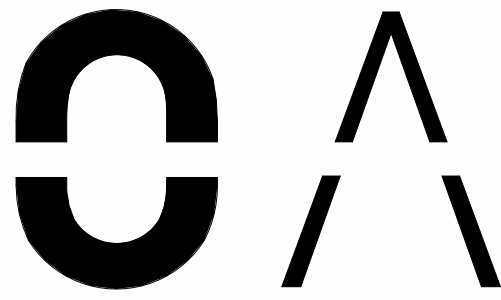
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

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

PROJECT NO:
24053

SHEET TITLE:
**TOWNHOME
ELEVATIONS**

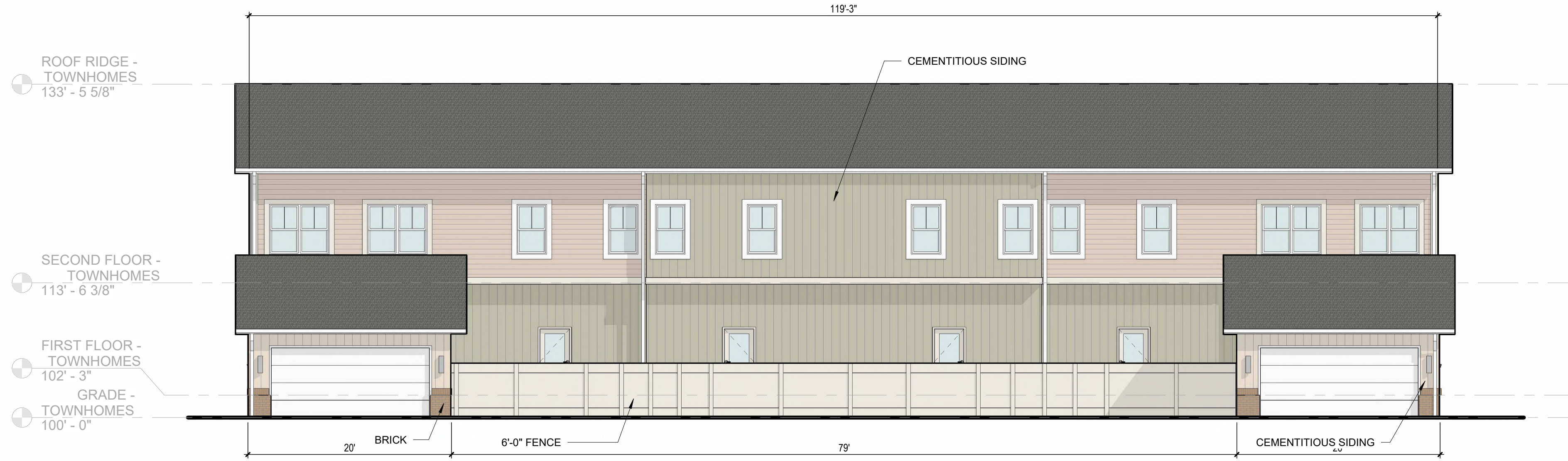
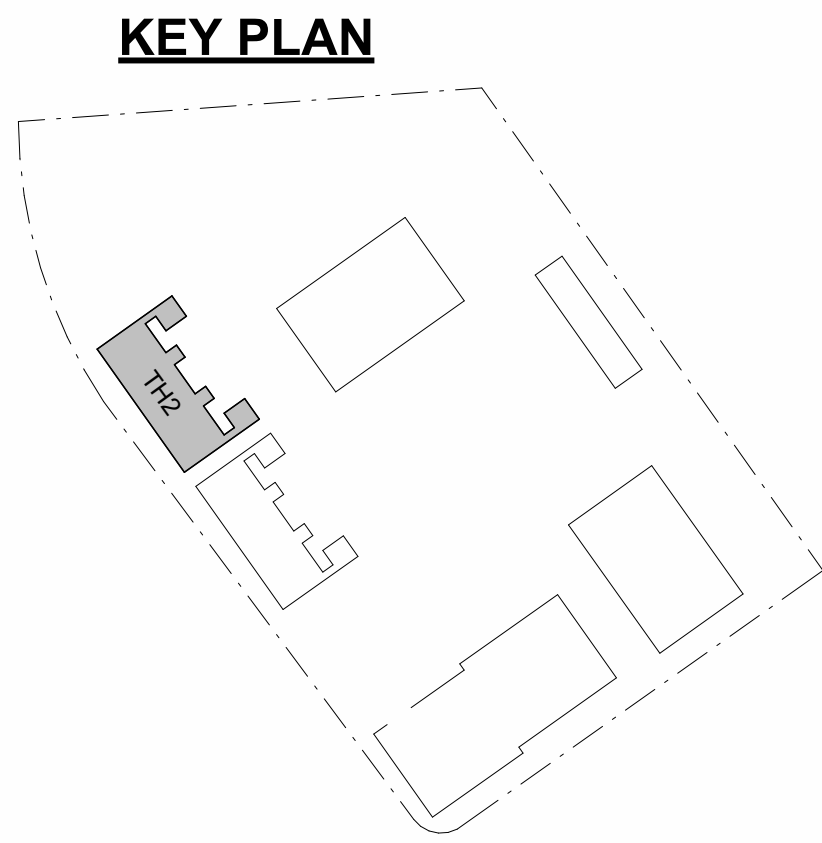
SHEET NUMBER:
A206



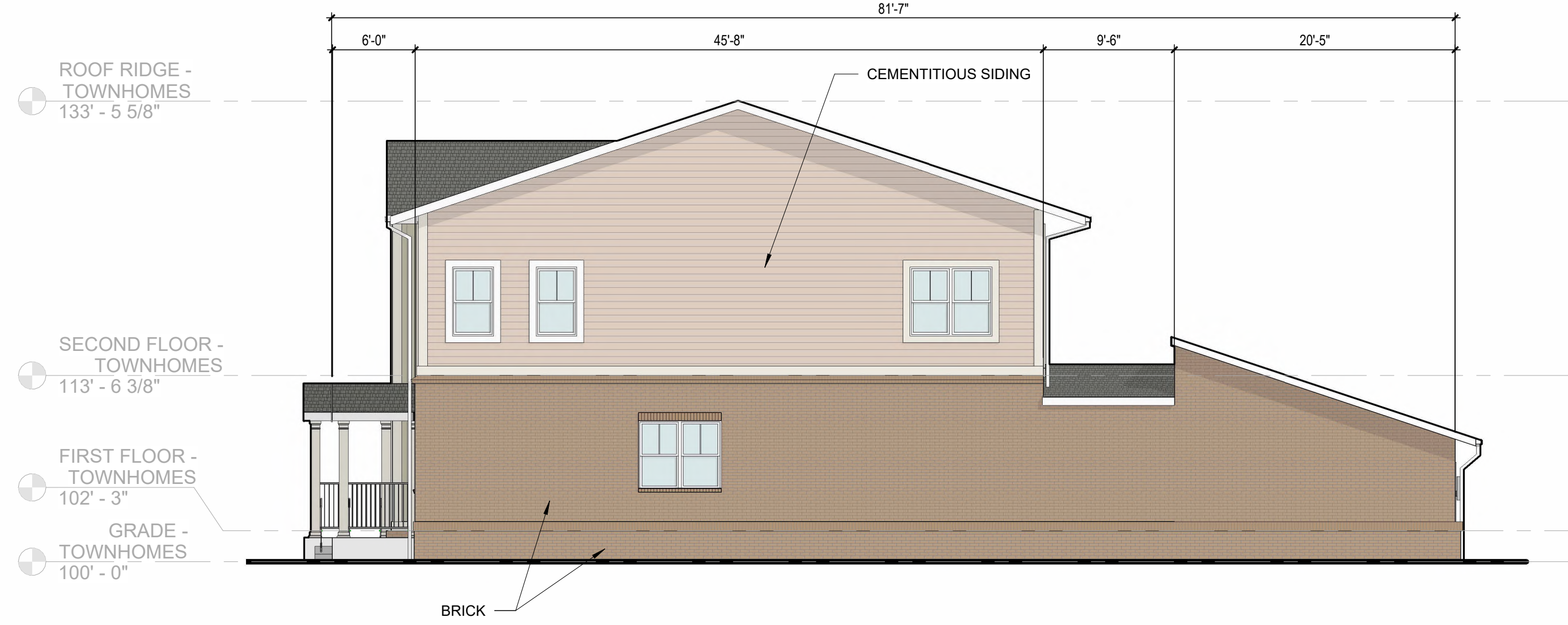
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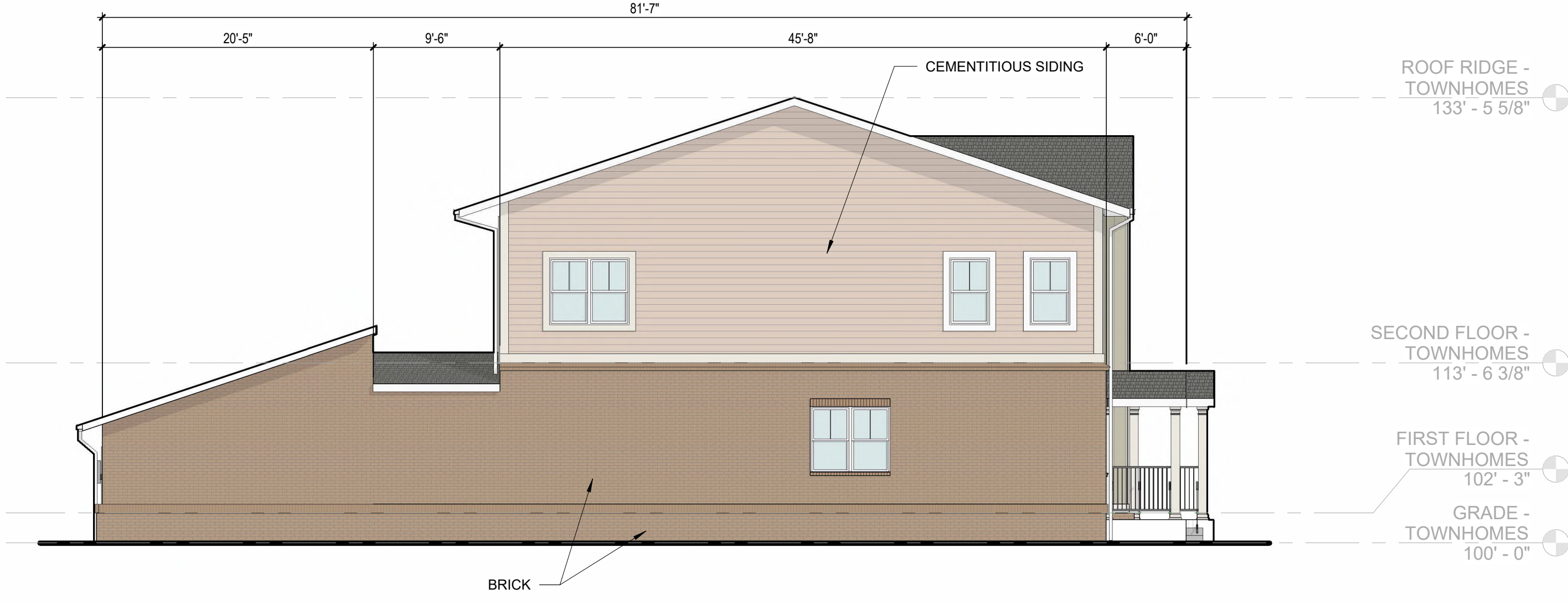
NOT FOR
CONSTRUCTION



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



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



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



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

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

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

PROJECT NO:
24053

SHEET TITLE:
**TOWNHOME
ELEVATIONS**

SHEET NUMBER:
A207

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

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

PROJECT SUMMARY

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

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

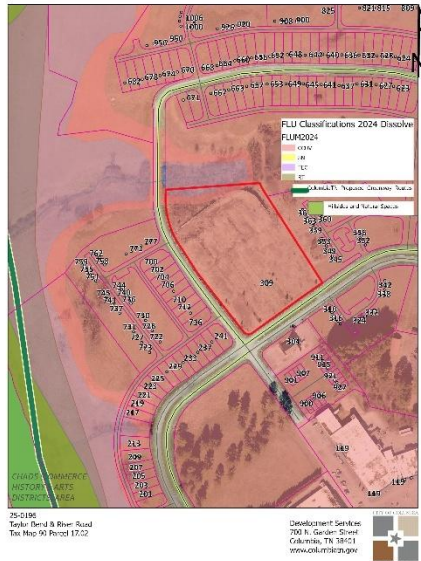
- Parcel size is required to be a 10-acre minimum for a PUD-MU zoning classification; however, this parcel is already zoned PUD.
- A civic space is included, which has a patio and grill seating area, an amenity pool and pool deck, and an entertainment lawn and/or dog park. 5% is the requirement for Civic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

SITE INFORMATION

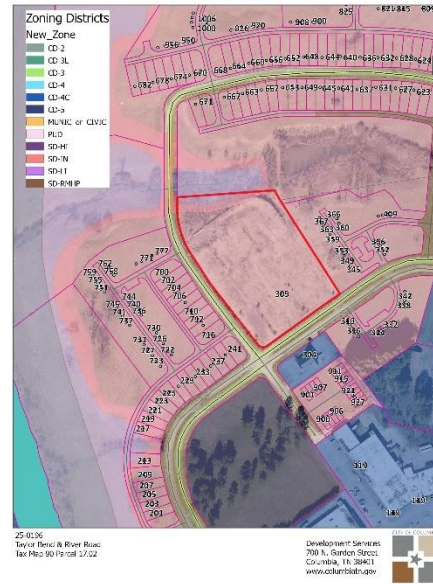
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	In Development	Vacant	+/-5 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES

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

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

CONFORMITY WITH ZONING ORDINANCE

Deviations Request:

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

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



Additional Comments:

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

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



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

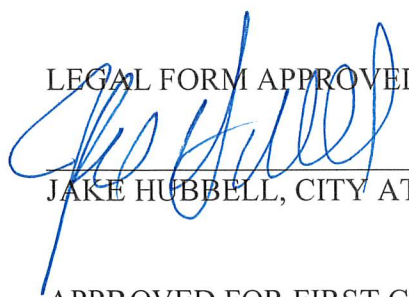
PASSED AND ADOPTED BY THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2026.

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: 2ND 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.

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.

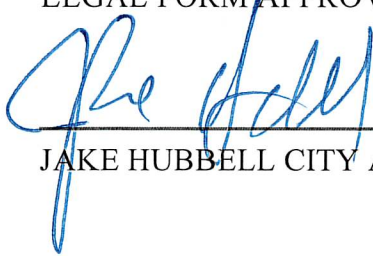
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2026.

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: 2ND 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.

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

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: _____



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. 4574, AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02 OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL TRANSITION TO SUBURBAN NEIGHBORHOODS - WARD 1.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4574 on first consideration.

INFORMATION: The applicant is requesting to change the Future Land Use Designation for two properties along Foster Lane from Rural Transition (RT) to Suburban Neighborhoods (SN). The northern property, located at Tax Map 112 Parcel 18.02 in Hunters Glen Subdivision, is already in the city limits and zoned CD-3 (Neighborhood Character District). The property to the south, being Tax Map 112 Parcel 17, is requesting to be annexed and zoned to the CD-3L (Large Lot Character District) and CV (Civic) zoning districts, thus needing a FLU designation amendment to support the zones. The Area of Change policy classifies this area as "Protect". The Planning Commission reviewed this request at the November 12, 2025 meeting and recommended denial by a vote of four to zero with one abstention.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance No. 4574 PH Staff Report; Ordinance 4574; Exhibit A; Exhibit B; Concept Plan; DS Staff Report.

**AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT
COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE FUTURE
LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02,
LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL
TRANSITION TO SUBURBAN NEIGHBORHOODS**

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: The Comprehensive Plan, the same being Ordinance No. 4487, is hereby amended by reclassifying the land use designation for Tax Map 112 Parcels 17 and 18.02, located off Trotwood Avenue and Foster Lane from Rural Transition to Suburban Neighborhoods.

Section 2: Said property is located in the Ninth Civil District of Maury County, Tennessee, as described in Exhibit "A" which is attached hereto and incorporated herein by reference. A location map depicting the proposed area to be designated is identified as Exhibit "B" and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.20.F by the Columbia Municipal Planning Commission, following a public hearing, on the 12th day of November 2025 with a recommendation of denial, and after a public hearing held on the 8th day of January 2026, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, thirty (30) days or more before said hearing.

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

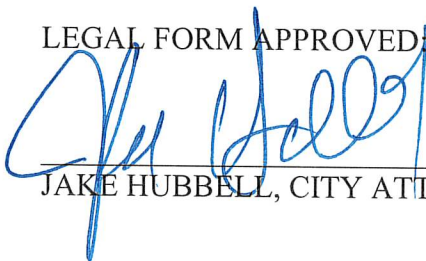
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 12th day of February, 2026.

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: _____

Legal Description

A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod and Cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79°12'28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the South line of said lands of McBroom Family Partnership, generally along a fence, South 80°54'28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of lot 13 of leatherwood Estates, Section 1, of record in Plat book 56, page 315, R.O.M.C., TN.;

Thence, along the west line of said lot 13 of Leatherwood Estates, South 03°36'18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the Southwest corner of Lot 13 Leatherwood Estates. Said point also being on the North line of lands owned by Edwin W. Halliday, Family Trust of record in deed book R2383, page 186, R.O.M.C., TN.;

Thence, along the North Line of said lands of Halliday Family Trust, North 83°01'05" West, a distance of 117.28 feet, to tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of foster lane, North 09°19'07 East, a distance of 116.73 feet to the point of Beginning. Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

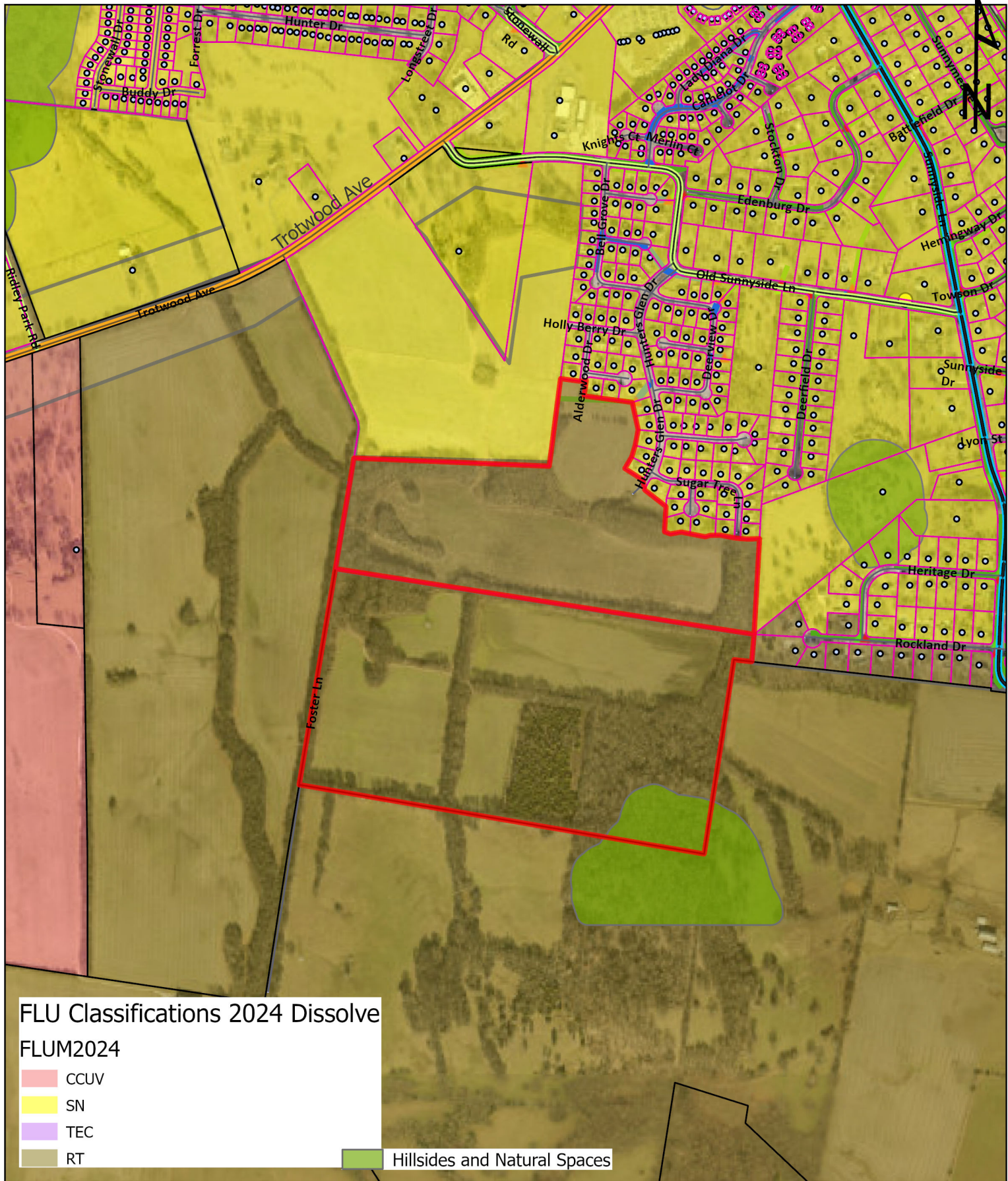
A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the northwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

Thence S 87° 37' 10" E 1255.82 feet
Thence N 07° 33' 22" E 567.46 feet
Thence S 82° 28' 49" E 124.70 feet
Thence S 07° 34' 33" W 90.07 feet
Thence S 82° 22' 23" E 40.00 feet
Thence S 82° 33' 28" E 12.44 feet
Thence S 82° 26' 38" E 67.50 feet
Thence S 82° 08' 26" E 30.38 feet
Thence S 82° 36' 00" E 71.51 feet
Thence S 82° 36' 00" E 38.46 feet
Thence S 82° 15' 42" E 91.96 feet
Thence S 11° 36' 10" E 92.83 feet
Thence S 11° 41' 42" E 89.97 feet
Thence S 18° 20' 37" W 1.82 feet
Thence S 18° 20' 37" W 98.32 feet
Thence S 16° 53' 34" W 34.15 feet
Thence S 17° 02' 46" W 42.87 feet
Thence S 31° 08' 43" W 29.95 feet
Thence S 31° 17' 44" W 56.84 feet
Thence S 57° 14' 26" E 132.42 feet
Thence S 57° 14' 26" E 7.52 feet
Thence curve with a radius of 518.88 feet, arc of 41.22 feet
Thence S 48° 44' 55" E 50.07 feet
Thence S 52° 13' 09" E 7.44 feet
Thence S 52° 13' 09" E 167.34 feet
Thence S 03° 22' 15" W 165.32 feet
Thence S 70° 42' 24" E 40.33 feet
Thence N 80° 22' 50" E 71.11 feet
Thence S 78° 50' 11" E 59.54 feet
Thence S 79° 17' 48" E 101.01 feet
Thence N 73° 47' 31" E 33.44 feet
Thence S 88° 48' 08" E 31.33 feet
Thence S 89° 31' 28" E 32.93 feet
Thence S 79° 21' 32" E 81.85 feet
Thence S 79° 21' 32" E 11.05 feet
Thence S 03° 22' 15" E 2.95 feet
Thence S 86° 37' 45" E 40.10 feet
Thence S 86° 49' 38" E 55.38 feet
Thence S 48° 44' 55" E 50.07 feet

Thence N 87° 30' 28" E 69.83 feet
Thence S 03° 24' 58" W 609.86 feet
Thence S 06° 57' 53" W 20.93 feet
Thence N 80° 54' 30" W 2477.99 feet
Thence N 79° 14' 39" W 240.74 feet
Thence N 13° 04' 55" W 48.61 feet
Thence N 10° 56' 40" E 678.58 feet to the point of beginning



Ord No 4574 - Exh B
 Foster Lane
 TM 112 Parcels 17 & 18.02

City of Columbia
 Development Services
 700 N. Garden Street
 Columbia, TN 38401
www.columbiatn.gov



Foster Lane Annexation & Rezoning/ Comprehensive Plan Amendment

Project #:	25-0342	Location:	Tax Map 88 Parcel 071.01
Applicant:	Adam Crunk, PE	Case Type(s):	Annx/Rzn & Comp Plan Amendment
Staff Planner:	Austin Brass, AICP Jeremy Humphrey	Proposed Use:	CD-3L with identified CD-2 spaces

PROJECT SUMMARY

The applicant requests annexation with a plan of services for an 86-acre parcel located off Foster Lane at Tax Map 88, Parcel 071. In addition, the applicant is requesting a Comprehensive Plan Amendment from Rural Transitions to Suburban Neighborhood with a requested CD-3L & CD-2 Zoning of the subject parcel and also includes a Comprehensive Plan amendment from Rural Transitions to Suburban Neighborhood for Parcel 112 18.02 (53.5-acre tract) located just north of the subject site.

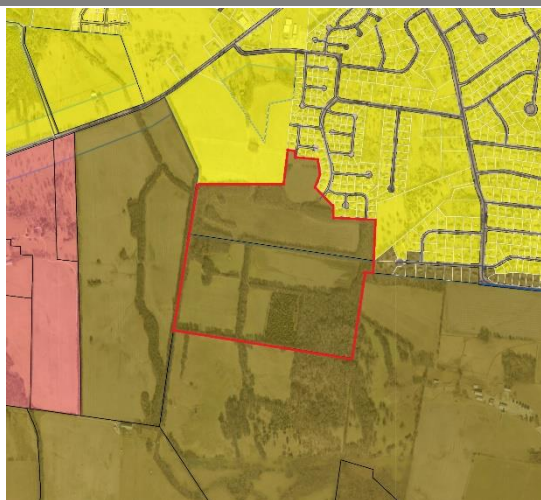
- Staff has noted that this site requested for annexation is not adjacent to an improved roadway (*Foster Ln*) that can adequately serve the annexation request and highlighted that this request is premature for annexation until adjacent infrastructure improvements are made. Easement agreements have been provided for the property at the north.
- A water availability letter has been issued on 9-24-25 from CPWS noting its validity of 120 days from issuance.
- The proposed development zoning request of CD-3L is **inconsistent** with the future land use element of the comprehensive plan, *Connect Columbia* being Rural Transitions, and thus requesting a Future Land Use Classification of Suburban Neighborhood.
- This request demonstrates the area of hillside and natural protection as being highlighted as a CD-2 character district.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Vacant	+/- 86 acres



FUTURE LAND USE MAP (Rural Transitions)



ZONING MAP (County Zoning)



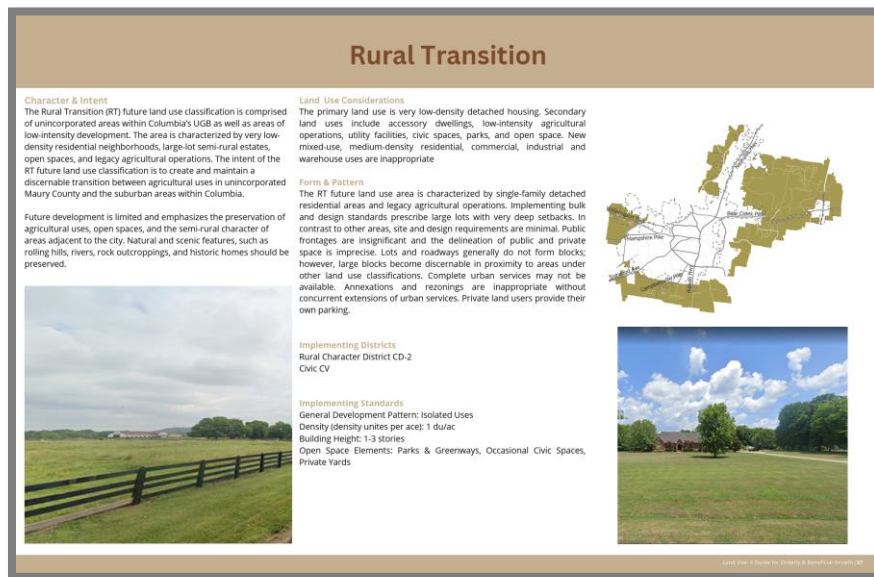
SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition (RT)	County	Vacant
North	Rural Transition (RT)	CD-3	Vacant/Developing
South	RT Rural Transition (RT)	County	Vacant
East	Rural Transition (RT)	County	Agricultural Use
West	Rural Transition (RT)	County	Vacant

CONSISTENCY WITH CONNECT COLUMBIA

The applicant's request for annexation and a Comprehensive Plan amendment to allow CD-3L & CD-2 zoning for the subject property has been reviewed for consistency with the **Connect Columbia Comprehensive Plan**, specifically the **Rural Transition (RT)** Future Land Use Classification.

The proposed request is found to be **inconsistent** with the explicit intent, policies, and provisions of the Connect Columbia Comprehensive Plan for the following reasons:

- Conflict with Rural Transition (RT) Intent:** The Comprehensive Plan clearly defines the RT classification as an area intended to "create and maintain a discernable transition between agricultural uses... and the suburban areas within Columbia," emphasizing the "preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city." The primary land use is defined as "very low-density detached housing." CD-3L is not an implementing district with the Rural Transition Future Land Use.



- Inappropriate Land Uses:** The RT classification explicitly states that "New mixed-use, medium-density residential, commercial, industrial and warehouse uses are inappropriate." While the specific uses of CD-3L are not detailed in this report, CD-3L would likely permit uses or densities that fall into these categories deemed inappropriate for the RT area.
- Premature Annexation and Lack of Urban Services:** A core policy within the RT classification, found under the "Form & Pattern" section, states: "**Annexations and rezonings are inappropriate without concurrent extensions of urban services.**" The subject property currently lacks essential urban services, such as public sewer infrastructure. The applicant's request for annexation and rezoning without the concurrent extension of these critical services represents a direct contravention of this explicit Comprehensive Plan policy. A Sanitary Sewer easement agreement has been recorded with the property to the north (*Hunters Glen*, See Exhibit A-1 in attachments). An access easement has been recorded with the property to the north (*Hunters Glen*, See Exhibit C-1 in attachments). However, the consideration of may be determined by the Planning Commission as *concurrent service*. Easements provide the right to extend infrastructure in the future and do not equate to the physical availability or operational capacity of urban services. Additionally, the access road through the Hunters Glen property has not yet been constructed, further limiting connectivity.
- Mismatch with Designated Implementing Districts:** The Comprehensive Plan identifies the "Rural Character District CD-2" and "Civic CV" as the implementing zoning districts for the RT future land use classification. The applicant's request for "CD-3L" zoning is not

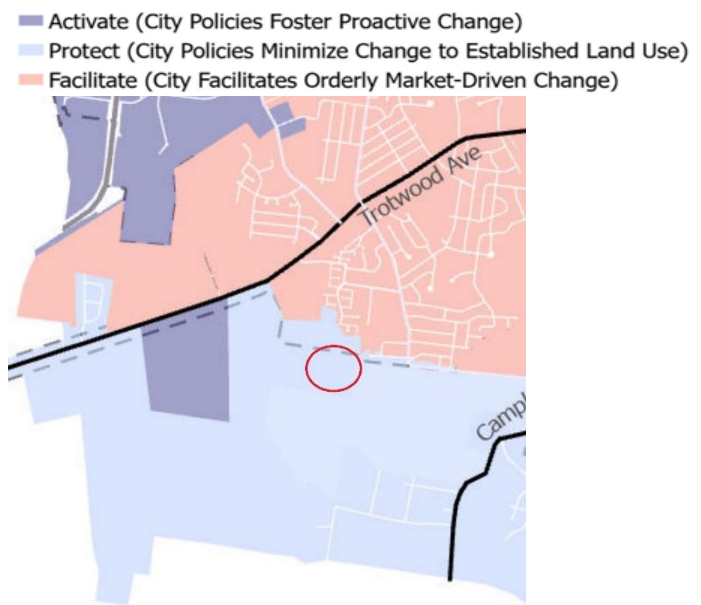
an enumerated implementing district for RT, indicating a significant departure from the planned zoning framework for this area.

- **Deviation from Planned Form & Pattern:** The RT classification describes a character of "single-family detached residential areas and legacy agricultural operations" with "large lots with very deep setbacks," "minimal site and design requirements," and "insignificant public frontages." A CD-3L district would likely introduce form and pattern standards not consistent with the Future Land Use of Rural Transition that supports a semi-rural, very low-density character district as outlined for CD-2.
- **Orderly and Contiguous Development:** The request is also considered premature in the context of orderly and contiguous growth, especially given that an area immediately to the North has been recently annexed but remains undeveloped and without urban services. Permitting annexation in an area lacking services creates an undesirable "leapfrog" development pattern, which is contrary to the principles of efficient infrastructure extension.

For these reasons, the request for a Comprehensive Plan Amendment to allow CD-3L zoning and the associated annexation is deemed **inconsistent** with the vision and specific policies of the Connect Columbia Comprehensive Plan for the Rural Transition area.

AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as **Protect**. These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options. However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The applicant's request involves a proposed annexation and a concurrent request for CD-3 zoning for the subject property. This section assesses the conformity of the proposed zoning with the intent and regulations of the Columbia Zoning Ordinance as they relate to the Comprehensive Plan.

The proposed CD-3L zoning is found to be **not in conformity** with the existing Columbia Zoning Ordinance, as it applies to the context of the subject property and its Comprehensive Plan designation.

- **Inconsistent with Comprehensive Plan Implementing Districts:** As noted in the "Consistency with Connect Columbia" section, the Comprehensive Plan designates the Rural Character District (CD-2) and Civic (CV) as the appropriate implementing zoning districts for areas classified as Rural Transition (RT). The applicant's request for CD-3L zoning is a district that is not designated to implement the RT Future Land Use Classification. To grant CD-3L zoning, an amendment to the Comprehensive Plan would be necessary to change the underlying Future Land Use designation for this property, as the Zoning Ordinance relies on the Comprehensive Plan for guiding zoning decisions.
- **Zoning Pre-requisites for Annexation:** The Zoning Ordinance, in conjunction with the Comprehensive Plan, establishes that areas being annexed must have the necessary urban services available or must have them concurrently extended. The lack of adjacent and available urban services, particularly sewer, means that the proposed CD-3L zoning, which typically implies a greater demand for such services, cannot be adequately supported at this location under current conditions. The Zoning Ordinance's application is intrinsically linked to the ability to serve the proposed uses and densities.
- **Incompatibility with Existing Rural Character District Intent:** The intent of the existing Rural Character District (CD-2), which is the designated implementing zone for RT, is to maintain low densities and preserve rural characteristics. Allowing CD-3L zoning would introduce a level of development intensity and form that is fundamentally incompatible with the purpose and standards of the adjacent and surrounding CD-2 zoned properties, as well as the overarching intent of the RT area.

Therefore, without a fundamental change to the underlying Comprehensive Plan Future Land Use classification for this property to one that supports CD-3L zoning and absent the provision

of necessary urban services, the proposed CD-3L zoning is **not in conformity** with the guiding principles and structure of the Columbia Zoning Ordinance in this context.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

- **Engineering:** No comments
- **Planning** noted that the implementing Character district for Hillside and Natural Space protection is Civic. The applicant responded by establishing a CD-2 district over the required protection area in accordance with *Connect Columbia*. Furthermore, planning noted that access with the adjoining CPWS property to the east of the subject property will require joint agreements if a Development Plan for the subject site is created.
- **Fire Marshal:** Advisory note was made that structure over 150 ft off main roads will not meet the code. This was based off of the concept plan only and would be required to be addressed at time of Site Development Plan.
- **Columbia Water** issued conditional water availability letter on January 2, 2025, and remains valid for 120 days. It was highlighted in the letter that current planning anticipates completion of water system improvements near the end of 2028.
- **Wastewater** noted that it has the available capacity to service the development; however, existing infrastructure improvements may be required to convey additional sanitary sewer flow from the development with a requirement of a contract with a third-party engineering consultant.

REVIEW PROCESS

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

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

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

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

Section 8.5.20 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed Comprehensive Plan, Future Land Use Map, or other City land use plan Amendment(s)/Adoption(s). Collectively referred to as “Land Use Plans” within the Section.

Section 8.5.20.E of the Zoning Ordinance establishes the actions by the Planning Commission when considering changes to Amendments/Adoptions.

Section 8.5.20.F outlines the criteria for Planning Commission Recommendations:

- 1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*
- 2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*

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

3. *Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*
4. *Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*
5. *Whether the subject parcel is of adequate shape and size to accommodate the proposed change*

SAMPE MOTIONS

Approve:

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

Deny:

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

Defer:

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



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4575 - 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. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV (CIVIC) - WARD 1.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4575 on first consideration.

INFORMATION: The applicant is requesting to zone property being annexed to CD-3L (Large Lot Neighborhood Character District). The CD-3L district has a maximum density of two (2) units per acre. The concept plan reflects future development of residential lots with civic and open spaces on the 86.7 acre parcel of land. The Planning Commission recommended denial by a vote of four to zero with one abstention at the November 12, 2025 meeting.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance No. 4575 Staff Report; Ordinance 4575; Exhibit A; Exhibit B; Concept Plan; DS Staff Report.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ZONING PROPERTY BEING ANNEXED BY RESOLUTION NO. 25-83, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3L (LARGE LOT NEIGHBORHOOD CHARACTER DISTRICT) AND CV(CIVIC).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by zoning property herein described and being annexed by Resolution No. 25-83 to CD-3L (Large Lot Neighborhood Character District) and CV (Civic).

Section 2: Said property being annexed by Resolution No. 25-83, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described in Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map depicting the proposed CD-3L (Large Lot Neighborhood Character District) and CV(Civic) zoned areas are identified as Exhibit “B” and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of November, 2025, and after a public hearing held on the 8th day of January, 2026, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, twenty-one (21) days or more before said hearing.

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

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 12th day of February, 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: _____

Legal Description

A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod and Cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

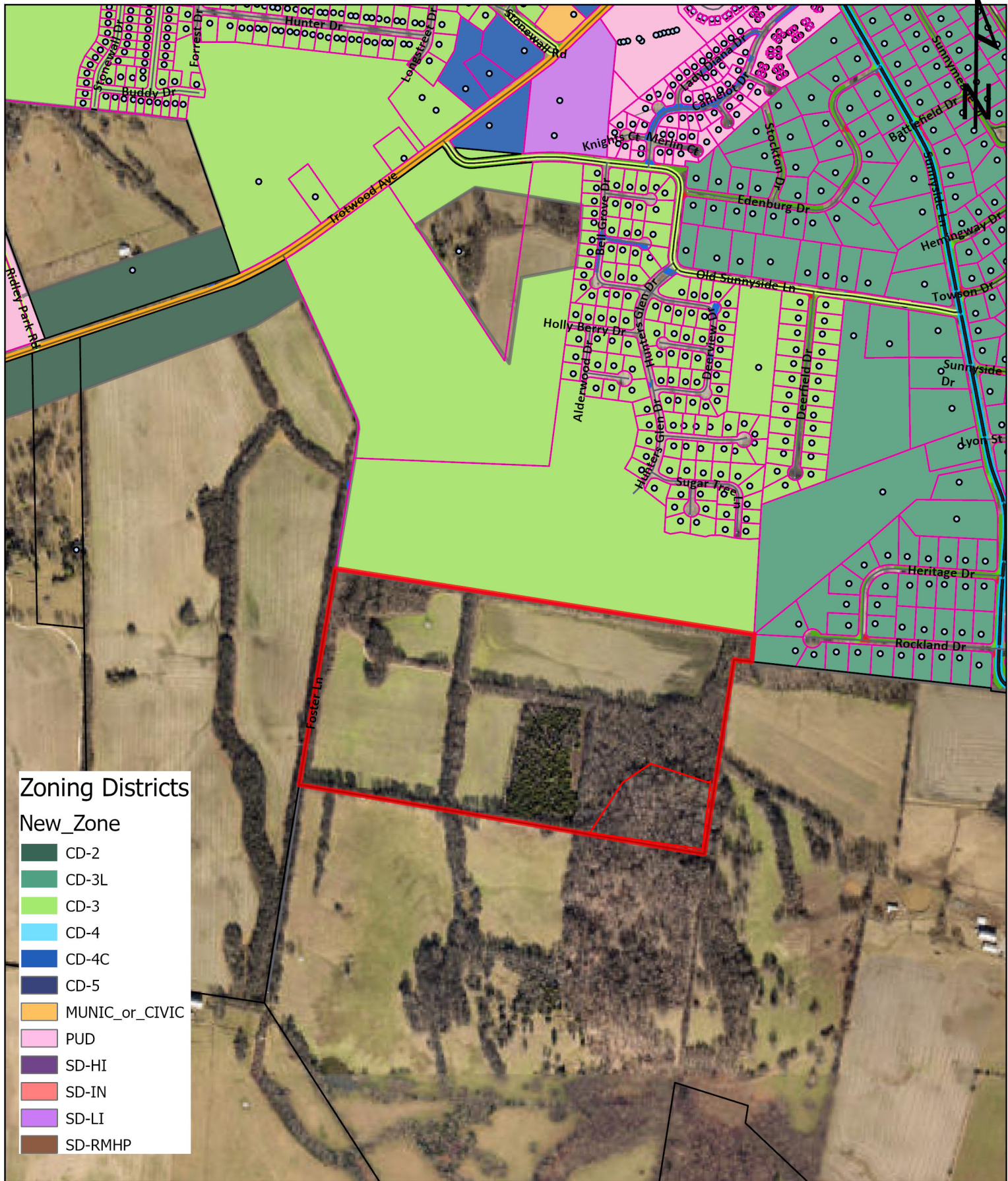
Thence, along the south line of said lands of McBroom Family Partnership, South 79°12'28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the South line of said lands of McBroom Family Partnership, generally along a fence, South 80°54'28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of lot 13 of leatherwood Estates, Section 1, of record in Plat book 56, page 315, R.O.M.C., TN.;

Thence, along the west line of said lot 13 of Leatherwood Estates, South 03°36'18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the Southwest corner of Lot 13 Leatherwood Estates. Said point also being on the North line of lands owned by Edwin W. Halliday, Family Trust of record in deed book R2383, page 186, R.O.M.C., TN.;

Thence, along the North Line of said lands of Halliday Family Trust, North 83°01'05" West, a distance of 117.28 feet, to tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of foster lane, North 09°19'07 East, a distance of 116.73 feet to the point of Beginning. Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.



Ord. 4575 - Exh B
Foster Lane
TM 112 Parcel 17

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



Foster Lane Annexation & Rezoning/ Comprehensive Plan Amendment

Project #:	25-0342	Location:	Tax Map 88 Parcel 071.01
Applicant:	Adam Crunk, PE	Case Type(s):	Annx/Rzn & Comp Plan Amendment
Staff Planner:	Austin Brass, AICP Jeremy Humphrey	Proposed Use:	CD-3L with identified CD-2 spaces

PROJECT SUMMARY

The applicant requests annexation with a plan of services for an 86-acre parcel located off Foster Lane at Tax Map 88, Parcel 071. In addition, the applicant is requesting a Comprehensive Plan Amendment from Rural Transitions to Suburban Neighborhood with a requested CD-3L & CD-2 Zoning of the subject parcel and also includes a Comprehensive Plan amendment from Rural Transitions to Suburban Neighborhood for Parcel 112 18.02 (53.5-acre tract) located just north of the subject site.

- Staff has noted that this site requested for annexation is not adjacent to an improved roadway (*Foster Ln*) that can adequately serve the annexation request and highlighted that this request is premature for annexation until adjacent infrastructure improvements are made. Easement agreements have been provided for the property at the north.
- A water availability letter has been issued on 9-24-25 from CPWS noting its validity of 120 days from issuance.
- The proposed development zoning request of CD-3L is **inconsistent** with the future land use element of the comprehensive plan, *Connect Columbia* being Rural Transitions, and thus requesting a Future Land Use Classification of Suburban Neighborhood.
- This request demonstrates the area of hillside and natural protection as being highlighted as a CD-2 character district.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.

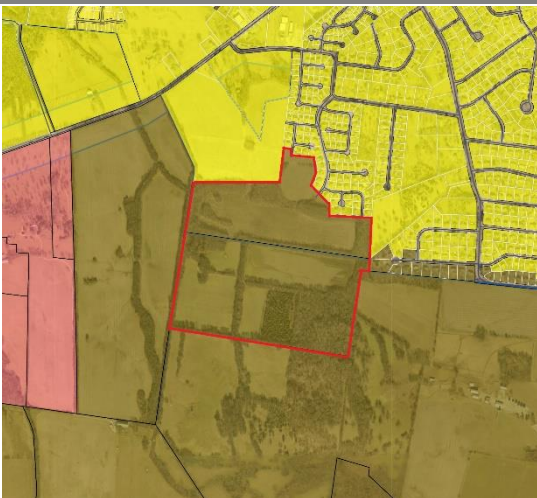


SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Vacant	+/- 86 acres



FUTURE LAND USE MAP (Rural Transitions)



ZONING MAP (County Zoning)



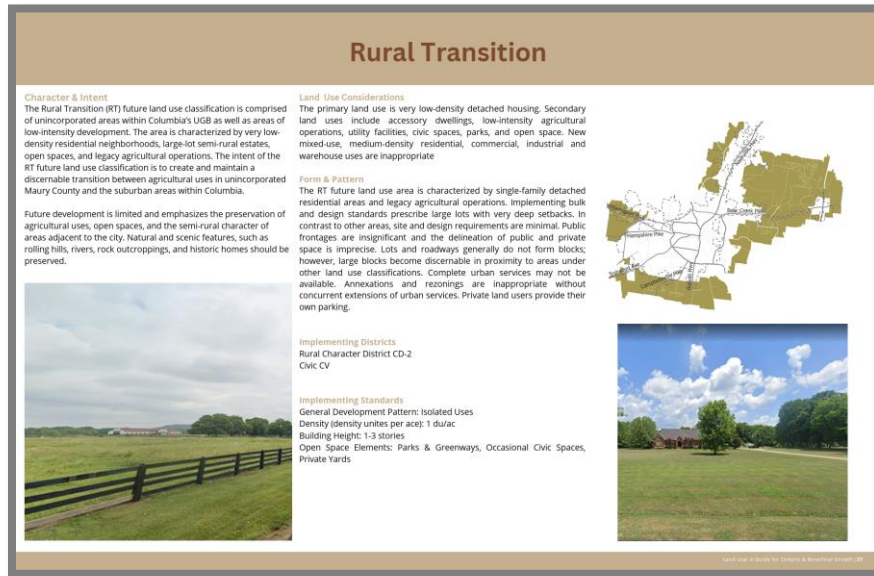
SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition (RT)	County	Vacant
North	Rural Transition (RT)	CD-3	Vacant/Developing
South	RT Rural Transition (RT)	County	Vacant
East	Rural Transition (RT)	County	Agricultural Use
West	Rural Transition (RT)	County	Vacant

CONSISTENCY WITH CONNECT COLUMBIA

The applicant's request for annexation and a Comprehensive Plan amendment to allow CD-3L & CD-2 zoning for the subject property has been reviewed for consistency with the **Connect Columbia Comprehensive Plan**, specifically the **Rural Transition (RT)** Future Land Use Classification.

The proposed request is found to be **inconsistent** with the explicit intent, policies, and provisions of the Connect Columbia Comprehensive Plan for the following reasons:

- Conflict with Rural Transition (RT) Intent:** The Comprehensive Plan clearly defines the RT classification as an area intended to "create and maintain a discernable transition between agricultural uses... and the suburban areas within Columbia," emphasizing the "preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city." The primary land use is defined as "very low-density detached housing." CD-3L is not an implementing district with the Rural Transition Future Land Use.



- **Inappropriate Land Uses:** The RT classification explicitly states that "New mixed-use, medium-density residential, commercial, industrial and warehouse uses are inappropriate." While the specific uses of CD-3L are not detailed in this report, CD-3L would likely permit uses or densities that fall into these categories deemed inappropriate for the RT area.
- **Premature Annexation and Lack of Urban Services:** A core policy within the RT classification, found under the "Form & Pattern" section, states: "**Annexations and rezonings are inappropriate without concurrent extensions of urban services.**" The subject property currently lacks essential urban services, such as public sewer infrastructure. The applicant's request for annexation and rezoning without the concurrent extension of these critical services represents a direct contravention of this explicit Comprehensive Plan policy. A Sanitary Sewer easement agreement has been recorded with the property to the north (*Hunters Glen*, See Exhibit A-1 in attachments). An access easement has been recorded with the property to the north (*Hunters Glen*, See Exhibit C-1 in attachments). However, the consideration of may be determined by the Planning Commission as *concurrent service*. Easements provide the right to extend infrastructure in the future and do not equate to the physical availability or operational capacity of urban services. Additionally, the access road through the Hunters Glen property has not yet been constructed, further limiting connectivity.
- **Mismatch with Designated Implementing Districts:** The Comprehensive Plan identifies the "Rural Character District CD-2" and "Civic CV" as the implementing zoning districts for the RT future land use classification. The applicant's request for "CD-3L" zoning is not

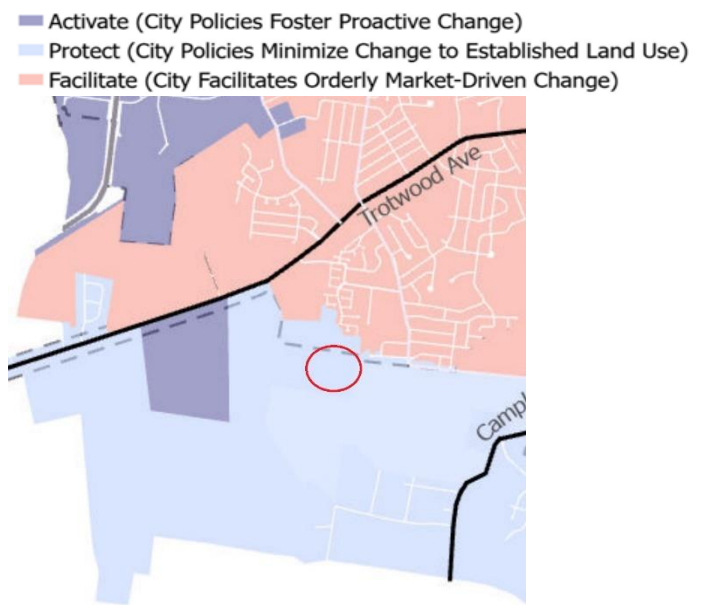
an enumerated implementing district for RT, indicating a significant departure from the planned zoning framework for this area.

- **Deviation from Planned Form & Pattern:** The RT classification describes a character of "single-family detached residential areas and legacy agricultural operations" with "large lots with very deep setbacks," "minimal site and design requirements," and "insignificant public frontages." A CD-3L district would likely introduce form and pattern standards not consistent with the Future Land Use of Rural Transition that supports a semi-rural, very low-density character district as outlined for CD-2.
- **Orderly and Contiguous Development:** The request is also considered premature in the context of orderly and contiguous growth, especially given that an area immediately to the North has been recently annexed but remains undeveloped and without urban services. Permitting annexation in an area lacking services creates an undesirable "leapfrog" development pattern, which is contrary to the principles of efficient infrastructure extension.

For these reasons, the request for a Comprehensive Plan Amendment to allow CD-3L zoning and the associated annexation is deemed **inconsistent** with the vision and specific policies of the Connect Columbia Comprehensive Plan for the Rural Transition area.

AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as **Protect**. These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options. However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The applicant's request involves a proposed annexation and a concurrent request for CD-3 zoning for the subject property. This section assesses the conformity of the proposed zoning with the intent and regulations of the Columbia Zoning Ordinance as they relate to the Comprehensive Plan.

The proposed CD-3L zoning is found to be **not in conformity** with the existing Columbia Zoning Ordinance, as it applies to the context of the subject property and its Comprehensive Plan designation.

- **Inconsistent with Comprehensive Plan Implementing Districts:** As noted in the "Consistency with Connect Columbia" section, the Comprehensive Plan designates the Rural Character District (CD-2) and Civic (CV) as the appropriate implementing zoning districts for areas classified as Rural Transition (RT). The applicant's request for CD-3L zoning is a district that is not designated to implement the RT Future Land Use Classification. To grant CD-3L zoning, an amendment to the Comprehensive Plan would be necessary to change the underlying Future Land Use designation for this property, as the Zoning Ordinance relies on the Comprehensive Plan for guiding zoning decisions.
- **Zoning Pre-requisites for Annexation:** The Zoning Ordinance, in conjunction with the Comprehensive Plan, establishes that areas being annexed must have the necessary urban services available or must have them concurrently extended. The lack of adjacent and available urban services, particularly sewer, means that the proposed CD-3L zoning, which typically implies a greater demand for such services, cannot be adequately supported at this location under current conditions. The Zoning Ordinance's application is intrinsically linked to the ability to serve the proposed uses and densities.
- **Incompatibility with Existing Rural Character District Intent:** The intent of the existing Rural Character District (CD-2), which is the designated implementing zone for RT, is to maintain low densities and preserve rural characteristics. Allowing CD-3L zoning would introduce a level of development intensity and form that is fundamentally incompatible with the purpose and standards of the adjacent and surrounding CD-2 zoned properties, as well as the overarching intent of the RT area.

Therefore, without a fundamental change to the underlying Comprehensive Plan Future Land Use classification for this property to one that supports CD-3L zoning and absent the provision

of necessary urban services, the proposed CD-3L zoning is **not in conformity** with the guiding principles and structure of the Columbia Zoning Ordinance in this context.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

- **Engineering:** No comments
- **Planning** noted that the implementing Character district for Hillside and Natural Space protection is Civic. The applicant responded by establishing a CD-2 district over the required protection area in accordance with *Connect Columbia*. Furthermore, planning noted that access with the adjoining CPWS property to the east of the subject property will require joint agreements if a Development Plan for the subject site is created.
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REVIEW PROCESS

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

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

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

- a. The Rezoning¹ is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
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- 1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*
- 2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*

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

3. *Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*
4. *Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*
5. *Whether the subject parcel is of adequate shape and size to accommodate the proposed change*

SAMPE MOTIONS

Approve:

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

Deny:

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

Defer:

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.



Parcel Table	
Lot #	Area
1	11,743
2	12,882
3	13,177
4	12,300
5	12,300
6	12,300
7	12,300
8	12,300
9	12,300
10	12,300
11	12,300
12	12,489
13	13,435
14	13,537
15	13,537
16	13,537
17	13,537
18	13,537
19	14,330
20	15,186
21	15,088
22	16,850
23	12,727
24	12,756
25	12,785
26	12,813
27	12,707
28	12,799
29	12,961
30	12,990

Parcel Table	
Lot #	Area
31	13,019
32	13,048
33	13,077
34	13,106
35	13,136
36	13,165
37	13,194
38	13,092
39	12,916
40	13,050
41	13,050
42	13,050
43	13,050
44	13,050
45	13,050
46	13,050
47	13,050
48	13,050
49	12,916
50	14,775
51	14,909
52	14,909
53	14,909
54	16,398
55	12,878
56	13,012
57	13,012
58	13,012
59	13,012
60	12,878

Parcel Table	
Lot #	Area
61	12,916
62	13,050
63	13,050
64	13,050
65	13,050
66	13,050
67	13,050
68	13,050
69	13,050
70	13,050
71	12,916
72	13,418
73	13,341
74	13,341
75	13,341
76	13,341
77	13,341
78	13,341
79	13,207
80	12,520
81	12,520
82	12,520
83	12,520
84	12,543
85	14,523
86	14,679
87	14,439
88	12,518
89	12,518
90	12,518

Parcel Table	
Lot #	Area
91	12,518
92	12,518
93	12,518
94	12,518
95	12,518
96	12,518
97	27,236
98	23,921
99	20,434
100	13,290
101	13,424
102	13,424
103	13,424
104	13,424
105	13,424
106	13,290
107	13,290
108	13,424
109	13,424
110	13,424
111	13,424
112	13,424
113	13,290
114	15,162
115	15,296
116	15,296
117	15,296
118	15,296
119	15,296
120	15,162

Parcel Table	
Lot #	Area
121	15,162
122	15,296
123	15,296
124	15,296
125	15,296
126	15,296
127	15,162
128	13,290
129	13,424
130	13,424
131	13,424
132	13,424
133	13,424
134	13,290
135	14,350
136	12,930
137	12,930
138	12,930
139	12,930
140	12,930
141	12,795

SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC.
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-3L
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 2 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 100-FT
SETBACKS:
FRONT = 30-FT (MIN)
SECONDARY FRONTAGE = 30-FT (MIN)
SIDE = 12-FT (MIN)
REAR = 30-FT (MIN)
OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 141 UNITS / 86.7-AC = 1.6 UNITS / AC
OPEN SPACE PROVIDED: 22.6-AC (26.2% OF GROSS ACREAGE)
CIVIC SPACE PROVIDED: 4.8-AC

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS

No.	DATE

09/15/2025

21072

C0.0

PRELIMINARY
LAYOUT EXHIBIT



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. 4579 -AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING TAX MAP 52 PARCELS 38.03, 38.05, 38.06 AND TAX MAP 66 PARCELS 1.01, 1.02, AND 1.03. - CITYWIDE.

RECOMMENDATION: Approve Ordinance 4579 on 1st Consideration.

INFORMATION: At the request of the City Council, the Planning Commission reviewed the request to de-annex properties along Darks Mill Road. The request includes multiple properties and ownership. The property was annexed in 1989 as a large parcel containing over 400 acres, but was never developed according to the approved Master Plan. After consideration of the physical limitations for service, the Planning Commission recommended approval 7-0.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance No. 4579 Staff Report; Ordinance 4579; 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
DEANNEXING PROPERTIES LOCATED OFF DARKS MILL ROAD, BEING
TAX MAP 52 PARCELS 38.03, 38.05, 38.06 AND TAX MAP 66 PARCELS 1.01,
1.02, AND 1.03.**

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 deannexing properties herein lying within its corporate limits upon its own initiative by this ordinance as determined in the best interest of the affected territory.

Section 2: Said properties being deannexed are located in the Second Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described in Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map depicting the properties are identified as Exhibit “B” and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval on the 10th day of December, 2025, and after a public hearing held on the 8th day of January, 2026, 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: This ordinance shall become effective pursuant to Tennessee Code Annotated §6-51-201.

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

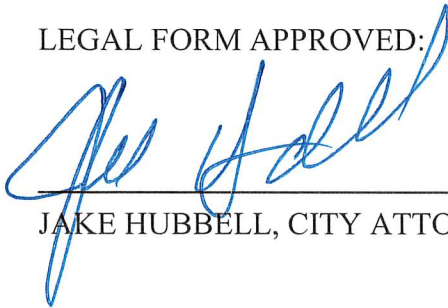
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF COLUMBIA, TENNESSEE, This the 12th day of February 2026.

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: _____

file

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

BK/PG: R2642/902-904

20010414



3 PGS:AL-WARRANTY DEED
JANE BATCH: 230707 06/23/2020 - 02:52 PM
VALUE 817000.00
MORTGAGE TAX 0.00
TRANSFER TAX 3022.90
RECORDING FEE 15.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 3040.90

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Justin Batt and wife Heather Batt	SAME AS NEW OWNER
2311 Darks Mill Rd	
Columbia, TN 38401	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Aubrey Todd Burchell and wife Bridgette DeLon Burchell** (*herein called "Grantor"*), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Justin Batt and wife Heather Batt, as tenants by the entirety** (*herein called "Grantee"*) the following described property situated and located in Maury County, Tennessee, to wit:

LEGAL DESCRIPTION OF TRACT 2A

A PARCEL OF LAND LOCATED IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE ON DARKS MILL ROAD, COLUMBIA, TENNESSEE, BEING A PORTION OF THE LANDS RECORDED IN DEED BOOK 2513, PAGE 1091, IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING AN IRON REBAR (CARROLL RLS#1335) ON THE NORTH RIGHT OF WAY OF DARKS MILL ROAD (50' ROW) AT THE SOUTHWEST CORNER OF DAWSON PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF THE ELIZABETH CROUCH ETVIR PROPERTY, AND RUNNING ALONG THE NORTH RIGHT OF WAY IN A WESTERLY DIRECTION, N59° 20' 55" W A DISTANCE OF 1159.23 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF DARKS MILL ROAD, AND WITH A NEW LINE OF A 10.50 ACRE PARCEL, AND LEAVING SAID RIGHT OF WAY AND FOLLOWING A NEW LINE FOR THE FOLLOWING 21 CALLS;

N 46° 18' 56" E, A DISTANCE OF 148.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 567.94 FEET AND A CENTRAL ANGLE OF 12° 49' 40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 52° 43' 46" E 126.89 FEET; THENCE, N 59° 08' 36" E, A DISTANCE OF 67.79 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 188.93 FEET AND A CENTRAL ANGLE OF 49° 37' 25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 34° 19' 54" E 158.56 FEET TO A POINT; THENCE, N 09° 31' 11" E, A DISTANCE OF 132.93 FEET TO A POINT; THENCE, N 44° 06' 36" E, A DISTANCE OF 340.22 FEET TO A POINT; THENCE, N 44° 06' 36" W, A DISTANCE OF 68.68 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 178.41 FEET AND A CENTRAL ANGLE OF 17° 45' 19" AND BEING SUBTENDED BY A CHORD OF N33° 07' 28" 55.06 FEET TO A POINT; THENCE, N 25° 13' 45" W, A DISTANCE OF 68.42 FEET TO A POINT OF CUSP ON A CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 151.88 FEET AND A CENTRAL ANGLE OF 25° 46' 40" AND BEING SUBTENDED BY A CHORD OF N 13° 21' 49" W 67.76 FEET TO A POINT; THENCE, N 04° 17' 46" W, A DISTANCE OF 167.24 FEET TO A POINT; THENCE, N 12° 47' 58" E, A DISTANCE OF 181.57 FEET TO A POINT; THENCE, RUNNING EAST WITH THE NORTH LINE OF TRACT 2A, S 56° 40' 14" E, A DISTANCE OF

680.40 FEET TO A POINT; THENCE, S 62° 45' 43" E, A DISTANCE OF 59.99 FEET TO A POINT; THENCE, S 22° 52' 48" W, A DISTANCE OF 803.53 FEET TO A POINT; THENCE, S 46° 24' 40" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF DARKS MILL ROAD; THENCE, ALONG THE NORTH RIGHT OF WAY N 60° 17' 34" W, A DISTANCE OF 102.24 FEET TO A POINT; THENCE, N 60° 14' 41" W, A DISTANCE OF 85.46 FEET TO A POINT; THENCE, N 60° 14' 41" W, A DISTANCE OF 21.01 FEET TO THE POINT OF BEGINNING. CONTAINING 10.503 ACRES, MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

PREPARED BY: HARRAH AND ASSOCIATES, ROGER H. HARRAH, RLS 2039, dated June 10, 2020.

BEING a portion of the same property conveyed to Aubrey Todd Burchell and wife Bridgette DeLon Burchell by Warranty Deed dated August 24, 2018 from Keyunta Dawson and wife Brandy Dawson of record in Book R2513 at page 1091 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #052-38.02 P/O

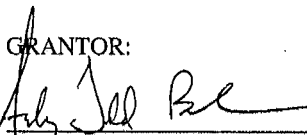
The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

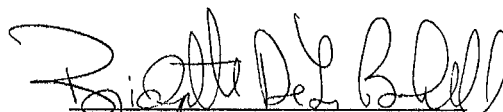
TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of June, 2020.

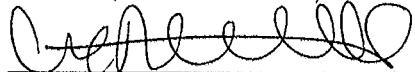
GRANTOR:

Aubrey Todd Burchell


Bridgette DeLon Burchell

STATE OF TENNESSEE
COUNTY OF MAURY

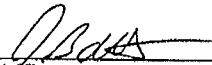
Before me, Christina Reeves, a Notary Public in and for the aforesaid state and county, personally appeared **Aubrey Todd Burchell and wife Bridgette DeLon Burchell**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 19th day of June, 2020.

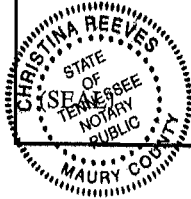

Notary Public
My Commission Expires: 09/21/2021

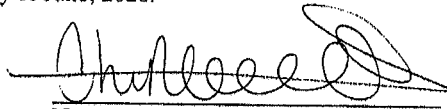


I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **\$817,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this 19th day of June, 2020.




Notary Public
My Commission Expires: 09/21/2021

QUITCLAIM DEED		STATE OF <u>Florida</u> , COUNTY OF <u>Sarasota</u> THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS \$10.00. <u>Justin Batt</u> Affiant Subscribed and sworn to me on <u>06/23/2025</u> , 2025. <u>Ken Hoey, Jr.</u> NOTARY PUBLIC My Commission Expires: <u>07/23/2026</u>
THIS INSTRUMENT WAS PREPARED BY: John Cobb Roehford Roehford Law & Real Estate Title, PLLC 2200 Abbott Martin Road Nashville, TN 37215		
NAME/ADDRESS OF NEW OWNER: True South Farm, LLC 2311 Darks Mill Rd Columbia, TN 38401	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP - PARCEL # 052 038.06

KNOW ALL MEN BY THESE PRESENTS that Justin Batt and wife Heather Batt, as tenants by the entireties, hereinafter called "GRANTOR," for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto True South Farm, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, their entire right, title and interest in and to a certain tract of land in Maury County, Tennessee, described as follows:

A PARCEL OF LAND LOCATED IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE ON DARKS MILL ROAD, COLUMBIA, TENNESSEE, BEING A PORTION OF THE LANDS RECORDED IN DEED BOOK 2513, PAGE 1091, IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING AN IRON REBAR (CARROLL RLS#1335) ON THE NORTH RIGHT OF WAY OF DARKS MILL ROAD (50' ROW) AT THE SOUTHWEST CORNER OF ELIZABETH CROUCH ET VIR PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF THE ELIZABETH WEST CROUCH PROPERTY, AND RUNNING ALONG THE NORTH RIGHT OF WAY IN A WESTERLY DIRECTION, N59° 20' 55" W A DISTANCE OF 1159.23 FEET TO THE TRUE POINT OF BEGINNING, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF DARKS MILL ROAD, AND LEAVING SAID RIGHT OF WAY WITH A NEW LINE OF A 5.04 ACRE PARCEL, AND LEAVING SAID RIGHT OF WAY WITH THE FOLLOWING 9 CALLS; N 46° 18' 56" E, A DISTANCE OF 148.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 567.94 FEET AND A CENTRAL ANGLE OF 12° 49' 40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 52° 43' 46" E 126.89 FEET ; THENCE, N 59° 08' 36" E, A DISTANCE OF - 67.79 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 188.93 FEET AND A CENTRAL ANGLE OF 49° 37' 25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 34° 19' 54" E 158.56 FEET TO A POINT; THENCE, N 09° 31' 11" E, A DISTANCE OF 132.93 FEET TO A POINT; THENCE, N 44° 06' 36" E, A DISTANCE OF 340.22 FEET TO A POINT; THENCE, S 31° 49' 49" W 697.15 FEET TO A POINT IN THE NORTH RIGHT OF WAY OF DARKS MILL ROAD; THENCE, RUNNING ALONG SAID NORTH RIGHT OF WAY FOR THE FOLLOWING TWO CALLS: S 60° 27' 31" E, A DISTANCE OF 234.11 FEET TO A POINT; THENCE, S 60° 34' 51" E, A DISTANCE OF 26.13 FEET TO THE POINT OF BEGINNING. CONTAINING 5.040 ACRES, MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). (survey) PREPARED BY: HARRAH AND ASSOCIATES, ROGER H. HARRAH, RLS 2039.

BEING the same property conveyed to Justin Batt and wife Heather Batt, as tenants by the entireties, by Warranty Deed from Aubrey Todd Burchell, authorized Co-Trustee of the Burchell Tennessee Community Trust dated September 9, 2022, dated May 1st, 2025, and recorded on May 2nd, 2025, of record in Book R3065 at Page 319, Register's Office for Maury County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

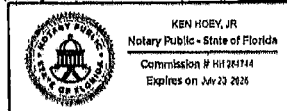
WITNESS my hand on 06/23/2025, 2025.

Justin Batt
Justin Batt
Heather Batt
Heather Batt

STATE OF Florida
COUNTY OF Sarasota

On June 23rd, 2025, before me personally appeared **Justin Batt** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 23rd, 2025.



Ken Hoey, Jr.
NOTARY PUBLIC

My Commission Expires: 07/23/2026
Notarized remotely online using communication technology via Proof.

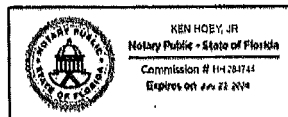
STATE OF Florida
COUNTY OF Sarasota

On June 23rd, 2025, before me personally appeared **Heather Batt** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 23rd, 2025.

Ken Hoey, Jr.
NOTARY PUBLIC

My Commission Expires: 07/23/2026



Notarized remotely online using communication technology via Proof.

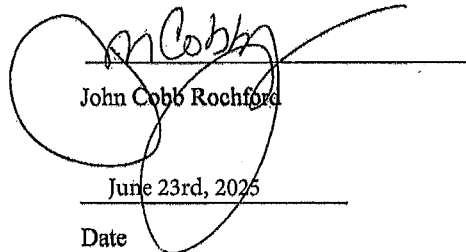
BK/PG:R3076/1447-1449

25009035

3 PGE 1 QUITCLAIM DEED	
NANCY MCMEEN 354675 - 25009035	
06/25/2025 - 02:15 PM	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on June 23rd, 2025.


John Cobb Rochford
June 23rd, 2025
Date

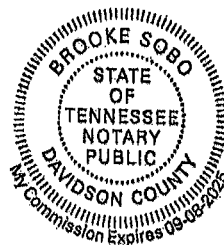
State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 23rd, 2025.


Brooke Sobo

My commission expires: 9/8/26



J.F.

This instrument prepared by Jennifer F. Franks, Attorney, P. O. Box 90, Columbia, Tennessee 38402-0090.

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between the Heirs of Ann Lightfoot West, namely Elizabeth West Crouch, daughter; M. Glenn West, Jr., son; Joanna West Dransfield, daughter, and Hillious Sullivan, the duly-appointed Executor, a certified copy of the Letters Testamentary being attached hereto as Exhibit A, of the Estate of Ann Lightfoot West, (deceased), hereinafter referred to as Grantors which estate is administered in the Probate Court for Maury County, Tennessee, Case No. P-036-16, and Elizabeth West Crouch which expression shall include her successors and assigns, hereinafter referred to as Grantees.

WITNESSETH:

For and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents sell, transfer and convey unto the Grantees, their successors and assigns, the following described tract or parcel of land:

Grantor's undivided interest in and to the following described tract or parcel of land lying and being in the Second Civil District of Maury County, Tennessee, and more particularly described as follows, to-wit:

BEING AND LYING IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND LYING NORTH OF AND ADJACENT TO DARKS MILL ROAD, AND BEING MORE PARTICULARLY DESCRIBED;

BEGINNING AT AN IRON ROD FOUND ON THE NORTH R.O.W. OF DARKS MILL ROAD; SAID IRON ROD FOUND BEING THE SOUTHWEST CORNER OF ELIZABETH CHURCH, AND THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH NORTH R.O.W. OF SAID ROAD, North 65 degrees 04 minutes 26 seconds West for a distance of 100.00 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID

ROAD WITH A NEW WEST DIVISION LINE, North 08 degrees 15 minutes 25 seconds East for a distance of 1355.06 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH SAID DIVISION LINE, South 83 degrees 01 minutes 47 seconds East for a distance of 375.11 feet to an IRON ROD FOUND; SAID IRON ROD FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF WILLIAM WATSON JR, AND THE NORTHWEST CORNER OF NATHAN TUTOR; THENCE LEAVING SAID DIVISION LINE WITH TUTOR, South 04 degrees 57 minutes 13 seconds West for a distance of 998.62 feet to an IRON ROD FOUND; SAID IRON PIN FOUND BEING THE NORTH BOUNDARY OF ELIZABETH COUCH; THENCE CONTINUING WITH COUCH, North 79 degrees 44 minutes 01 seconds West for a distance of 336.97 feet to an IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF COUCH; THENCE CONTINUING WITH COUCH, South 08 degrees 15 minutes 25 seconds West for a distance of 407.01 feet to THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, JUNE 10, 2014.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO MALCOLM WEST AS RECORDED IN RECORD BOOK R2046, PAGE 932, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for current year taxes; and we do further covenant and bind ourselves, our heirs, and personal representatives, to forever warrant and defend the title to said above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this the 31 day of December, 2016.

M. Glenn West, Jr.
M. GLENN WEST, JR.

Elizabeth West Crouch
ELIZABETH WEST CROUCH

Joanna West Dransfield
JOANNA WEST DRANSFIELD

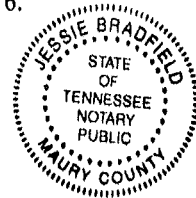
Hillious Sullivan
HILLIOUS SULLIVAN, EXECUTOR

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named M. GLENN WEST, JR., the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 31 day of December, 2016.

Jessie Bradfield
NOTARY PUBLIC



My commission expires:

July 21, 2020

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named ELIZABETH WEST CROUCH, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 31 day of December

Pamela Lois Huff
NOTARY PUBLIC



My commission expires:

11/18/19

STATE OF TENNESSEE
COUNTY OF MAURY

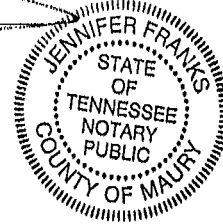
Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named JOANNA WEST DRANSFIELD, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 31 day of December, 2016.

Jennifer Franks
NOTARY PUBLIC

My commission expires:

9-25-19



STATE OF TENNESSEE
COUNTY OF MAURY

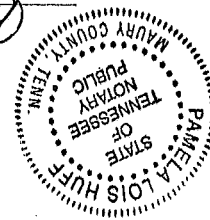
Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named HILLIOUS SULLIVAN, EXECUTOR OF THE ESTATE OF ANN LIGHTFOOT WEST, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, this 9th day of January, 2016.

Pamela Lois Huff
NOTARY PUBLIC

My commission expires:

11/18/19



STATE OF TENNESSEE
COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 0.00

[Signature], Affiant

Subscribed and sworn before me this 31 day of December, 2016.

[Signature]
NOTARY PUBLIC

My Commission Expires:
11/18/19



Real Property taxes will be paid by:

Name: Elizabeth West Crouch
Address: 2361 Darks Mill Road
Columbia, TN 38401

BK/PG: R2419/348-353
17003017

6 PGS:AL-EXECUTORS DEED	
SUSIE BATCH: 183354	02/28/2017 - 03:52 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Maury County Chancery Court 41 Public Square Columbia, TN 38401 (931) 375-1307	LETTERS TESTAMENTARY	Case Number 60CH1-2016-PR-36 P-036-16
In the Matter of the Estate of: <u>Ann Lightfoot West</u> Deceased		

Whereas, it appearing to this Court that the above named deceased person has made a Last Will and Testament appointing Hillious Sullivan, Executor(s) to the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is, accordingly, ordered that Letters Testamentary are hereby issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

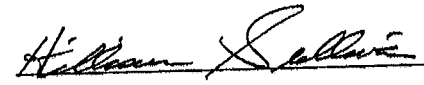
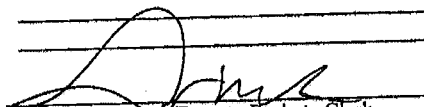
In witness whereof, I have issued these Letters Testamentary

Date: 2/12/2016


 Clerk and Master/Deputy Probate Clerk

I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, according to the terms of the Last Will and Testament and by law, including the filing of inventory, settlement, inheritance tax return as required by law.

Date: 2/12/2016

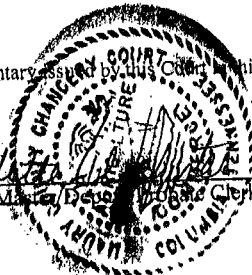


 Clerk and Master/Deputy Probate Clerk

I, Clerk and Master of this Court, certify that:

- (i) this is a Court of Record;
- (ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate;
- (iii) these Letters are still in full force and effect as of this date.

Date: February 28, 2017


 Clerk and Master/Deputy Probate Clerk



Legal Authority: TCA §§30-1-101 - 30-1-150

Rev. 11/07

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 12 of July 1993 at 3:58 P.M.
Note Book 15 Page 600 Receipt # 25443 Recording Fee \$2.00
State Tax 92.50 Probate Fee 1.00 Total 101.50
Book 1188 Page 347, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

O. Wayne White

File

This instrument prepared by William S. Fleming, Attorney,
Columbia, Tennessee. (Map 52, Parcel 38)

DEED

For and in consideration of the sum of Ten Dollars
(\$10.00), cash in hand paid, and the love and affection that we
have for our daughter and son-in-law, Elizabeth West Crouch and
Kenneth Edmond Crouch, and other good and valuable
considerations, the receipt and sufficiency of all of which are
hereby acknowledged, we, M. GLENN WEST, SR., and wife, ANN L.
WEST, have this day bargained and sold, and do by these
presents sell, transfer and convey unto ELIZABETH WEST CROUCH,
and spouse, KENNETH EDMOND CROUCH, as tenants by the entirety,
their heirs and assigns, the following described tract or
parcel of land lying and being in the 2nd Civil District of
Maury County, Tennessee, and being more particularly described
as follows:

Being a tract of land located in the 2nd Civil
District of Maury County, Tennessee, and bounded on
the North by M. Glenn West, Sr. and Mrs. Louise
Haywood; East by Tract 2 - 5.06 acres; West by M.
Glenn West, Sr; South by Darks Mill Road; and more
particularly described as follows:

Beginning at a spike in the center of Darks Mill Road
which is North 60 deg. 03 min. 30 sec. West 168.97
feet, North 63 deg. 44 min. 20 sec. West 101.85 feet,
North 76 deg. 45 min. 10 sec. West 146.88 feet, North
82 deg. 13 min. West 15.00 feet and North 82 deg. 19
min. 20 sec. West 600.40 feet from the Southeast
corner of M. Glenn West, Sr. farm, and said spike
being the Southwest corner of Tract 2 - 5.06 acres,
and also being the Southeast corner of herein
described tract; thence with the center of Darks Mill
Road North 82 deg. 19 min. 30 sec. West 246.08 feet
to a spike; thence with same North 80 deg. 43 min. 50
sec. West 167.38 feet to a spike; thence with same
North 75 deg. 32 min. 50 sec. West 128.04 feet to a
spike; thence with M. Glenn West, Sr. North 09 deg.
41 min. 50 sec. East passing an iron pin at 30.00
feet, in all 415.14 feet to an iron pin; thence with
same South 79 deg. 43 min. 40 sec. East 336.98 feet
to an iron pin; thence with Mrs. Louise Haywood and
fence line South 75 deg. 45 min. East 204.05 feet to
an iron pin; thence with Tract 2 - 5.06 acres South
09 deg. 37 min. West passing an iron pin at 366.25
feet, in all 396.25 feet to the point of beginning
containing 5.16 acres by survey of James D. Webb,
Tennessee Registered Land Surveyor No. 596, Maury
County, Columbia, Tennessee, dated December 22, 1992.

Being a portion of the property obtained by M. Glenn
West, Sr. as recorded in Deed Book 433, Page 441,
Register's Office of Maury County, Columbia,
Tennessee.

Description provided by survey of James D. Webb,
dated December 22, 1992.

TO HAVE AND TO HOLD the above described tract or
parcel of land, together with all rights, titles, interests,
easements, appurtenances and hereditaments thereunto belonging
and pertaining unto the said ELIZABETH WEST CROUCH, and spouse,
KENNETH EDMOND CROUCH, as tenants by the entirety, their heirs
and assigns, in fee simple forever.

We, M. GLENN WEST, SR., and wife, ANN L. WEST,
covenant with the said ELIZABETH WEST CROUCH, and spouse,
KENNETH EDMOND CROUCH, that we are lawfully seized and
possessed of the above described tract or parcel of land, have
a good and lawful right to sell and convey same, and that it is
unencumbered; and we do further covenant and bind ourselves,
our heirs, and personal representatives, to forever warrant and
defend the title to said above described property unto the said
ELIZABETH WEST CROUCH, and spouse, KENNETH EDMOND CROUCH, their
heirs and assigns, against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on
this the 12 day of July, 1993.

M. Glenn West, Sr.
M. GLENN WEST, SR.

Ann L. West
ANN L. WEST

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned
authority, a Notary Public in and for the above County and
State, the within named M. GLENN WEST, SR., and wife, ANN L.
WEST, the bargainors, with whom I am personally acquainted and
who acknowledged that they executed the foregoing instrument
for the purposes therein expressed and contained.

Witness my hand and seal at office, in Columbia, this
12 day of July, 1993.

Sherry Moore Lockhart
NOTARY PUBLIC

My commission expires:

9/20/93

The name and address of the person or agency responsible
for payment of real property taxes on the property described herein

Kenneth + Elizabeth Crouch

P.O. Box 1317

Columbia, TN 38402

BOOK 1188 PAGE 348

STATE OF TENNESSEE, MAURY COUNTY
I do hereby swear or affirm that the above described
for this transfer or the value of the property conveyed
is correct to \$ 25,000.00

2

This instrument prepared by William S. Fleming, Attorney,
Columbia, Tennessee. (Map 52, Parcel 38)

DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and the love and affection that we have for our daughter and son-in-law, JOANNA WEST DRANSFIELD and KEVIN D. DRANSFIELD, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, M. GLENN WEST, SR., and wife, ANN L. WEST, have this day bargained and sold, and do by these presents sell, transfer and convey unto JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the 2nd Civil District of Maury County, Tennessee, and being more particularly described as follows:

Being a tract of land located in the 2nd Civil District of Maury County, Tennessee, and bounded on the North by Mrs. Louise Haywood; East by M. Glenn West, Sr.; West by Tract 1 - 5.16 acres; South by Darks Mill Road; and more particularly described as follows:

Beginning at a spike in the center of Darks Mill Road which is North 60 deg. 03 min. 30 sec. West 168.97 feet, North 63 deg. 44 min. 20 sec. West 101.85 feet, North 76 deg. 45 min. 10 sec. West 146.88 feet, North 82 deg. 13 min. West 15.00 feet from the Southeast corner of M. Glenn West, Sr. farm, and said spike being the Southeast corner of the herein described tract; thence with the center of Darks Mill Road North 82 deg. 19 min. 20 sec. West 600.40 feet to a spike; thence with Tract 1 - 5.16 Acres North 09 deg. 37 min. East passing an iron pin at 30.00 feet, in all 396.25 feet to an iron pin; thence with Mrs. Louise Haywood and fence line South 76 deg. 57 min. 20 sec. East 599.55 feet to an iron pin; thence with M. Glenn West, Sr. south 09 deg. 21 min. 10 sec. West passing an iron pin at 310.08 feet, in all 340.08 feet to the point of beginning containing 5.06 acres by survey of James D. Webb, Tennessee Registered Land Surveyor No. 596, Maury County, Columbia, Tennessee, dated December 22, 1992.

Being a portion of the property obtained by M. Glenn West, Sr. as recorded in Deed Book 433, Page 441, Register's Office of Maury County, Columbia, Tennessee.

Description provided by survey of James D. Webb, dated December 22, 1992.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 20 of SEPT 1993 at 3:40 o'clock P.M.
Note Book 15 Page 667 Receipt # 28123 Recording Fee 2.00
State Tax 92.50 Probate Fee 1.00 Total 101.50
Book 1196 Page 242
MAURY COUNTY REGISTER OF DEEDS

at 4:00 PM White

BOOK 1196 PAGE 242

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We, M. GLENN WEST, SR., and wife, ANN L. WEST, covenant with the said JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, that we are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered; and we do further covenant and bind ourselves, our heirs, and personal representatives, to forever warrant and defend the title to said above described property unto the said JOANNA WEST DRANSFIELD, and spouse, KEVIN D. DRANSFIELD, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20 day of September, 1993.

M. Glenn West, Sr.
M. GLENN WEST, SR.

Ann L. West
ANN L. WEST

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named M. GLENN WEST, SR., and wife, ANN L. WEST, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, in Columbia, this 20 day of September, 1993.

William S. [Signature]
NOTARY PUBLIC

My commission expires:

July 25, 1995

The name and address of the person or agency responsible for payment of real property taxes on the property described here:

Kevin + Joanna Dransfield
Darks Mill Rd
Columbia, TN 38401

MAJAL
GLENN WEST
P.O. Box 1317
Col. TN 38402-1317

STATE OF TENNESSEE: MAURY COUNTY
I, or we, hereby swear or affirm that the above consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 25,000.00

Subscribed and sworn before me this 20 day of Sept, 1993

William S. [Signature]
NOTARY PUBLIC
My Commission Expires July 25, 1995

BOOK 1196 PAGE 243

PREPARED BY:
STACY S. NEISLER
ATTORNEY AT LAW
COLUMBIA, TENN.

File
DUBois

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Joanna West Dransfield and husband, Kevin D. Dransfield, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

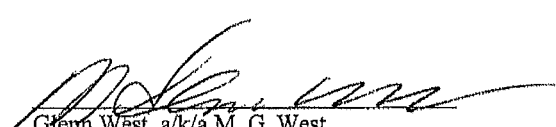
For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY all of his right, title and interest in and to the following described property:

Located in the Second (2nd) Civil District of Maury County, Tennessee, and being the 2.715 acres tract as shown on the minor plat of survey for Joanna West Dransfield and husband, Kevin D. Dransfield, as shown on plat of record in Plat Book P15, Page 345, Register's Office of Maury County, Tennessee.

Being a portion of the same property and legal description conveyed to Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West by deed dated December 4, 1964 of record in Book 433, Page 441, Register's Office of Maury County, Tennessee.

Map 66, Parcel 1.03

IN WITNESS WHEREOF, this conveyance has been executed on the 3 day of February, 2006.


Glenn West, a/k/a M. G. West,
a/k/a Malcolm Glenn West,
a/k/a M. Glenn West

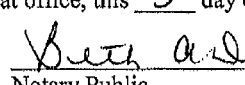
STATE OF TENNESSEE - COUNTY OF MAURY

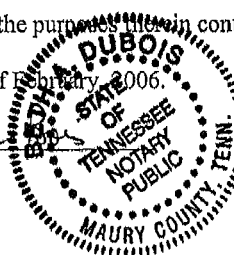
Personally appeared before me, the undersigned, Glenn West, a/k/a M. G. West, a/k/a Malcolm Glenn West, a/k/a M. Glenn West, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of February, 2006.

My commission expires:

May 19, 2009


Beth A. Dubois
Notary Public



STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is \$-0-

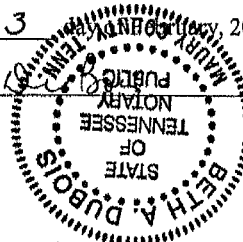
Affiant

Subscribed and sworn to before me, this 3 day of November, 2006.

My commission expires:

May 19, 2009

Notary Public



NEW PROPERTY OWNERS:

Joanna West Dransfield and
Kevin D. Dransfield
2389 Darks Mill Road
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Same

G:\Real Estate\Deeds\Quitclaim - West to Dransfield 02-02-06.doc

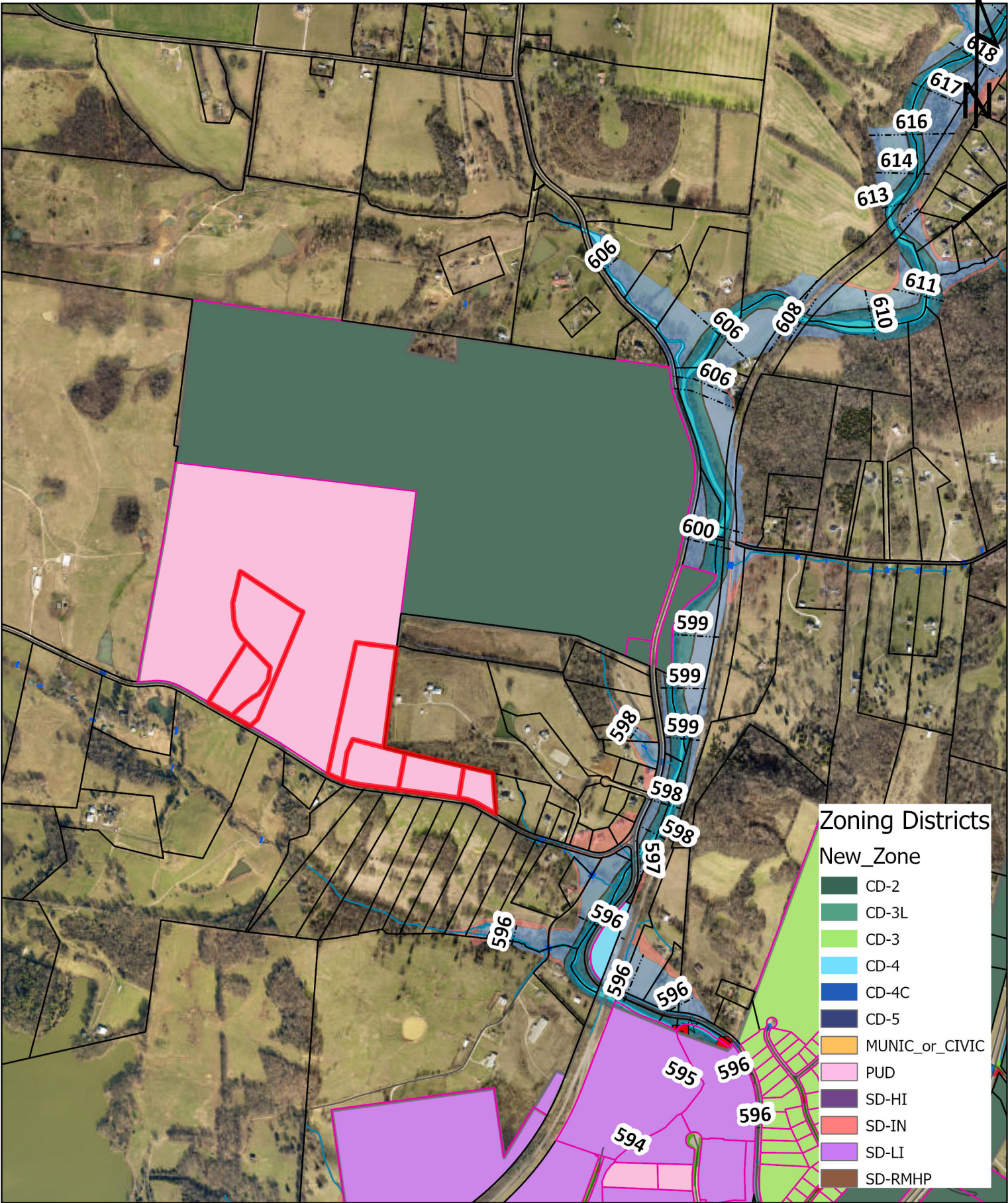
BK/PG:R1902/447-448

06002025

2 PGS 1 AL - QUITCLAIM DEED	
LENNIS HATCH: 45318	
02/09/2006 - 01:47 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS



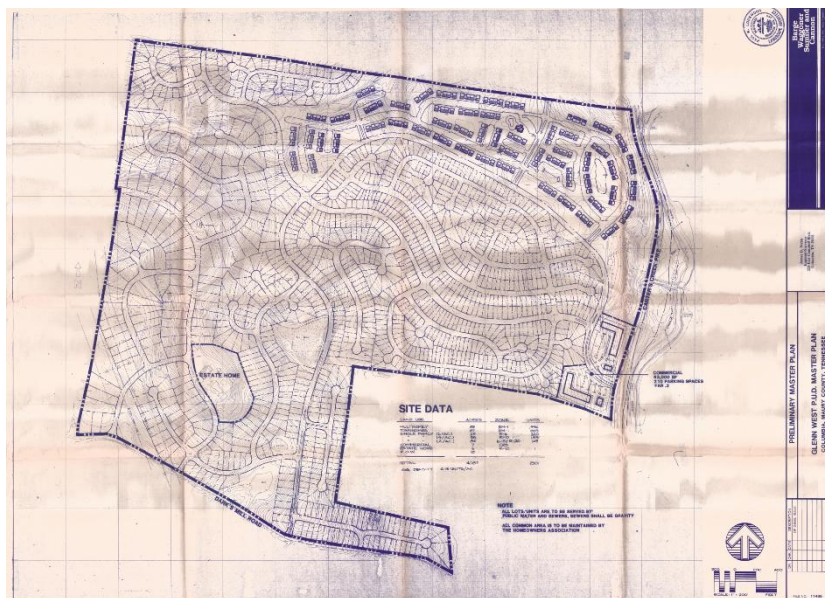
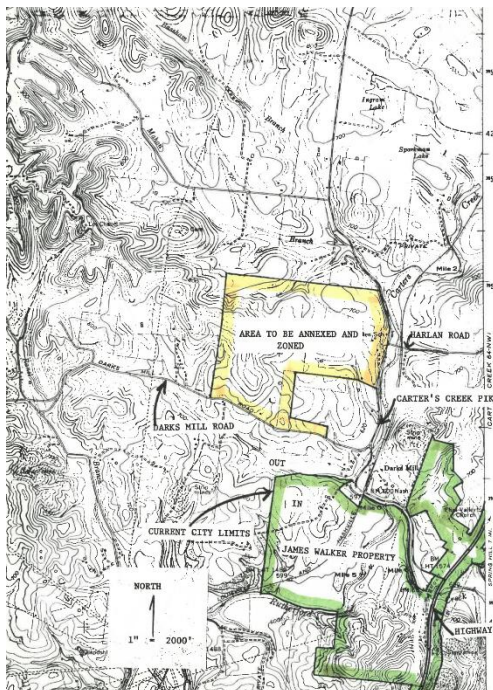
DEANNEXATION: DARKS MILL ROAD

Project #:	25-0395	Location:	2361 & 2389 Darks Mill Road Map 052 Parcel 08305 & 08306 Map 52 Parcel 38 Map 066 Parcel 1.03
Applicant:	City of Columbia	Case Type(s):	DEANNEXATION
Staff Planner:	Charles Rush	Proposed Use:	Single Family Homes/Event Venue

PROJECT SUMMARY

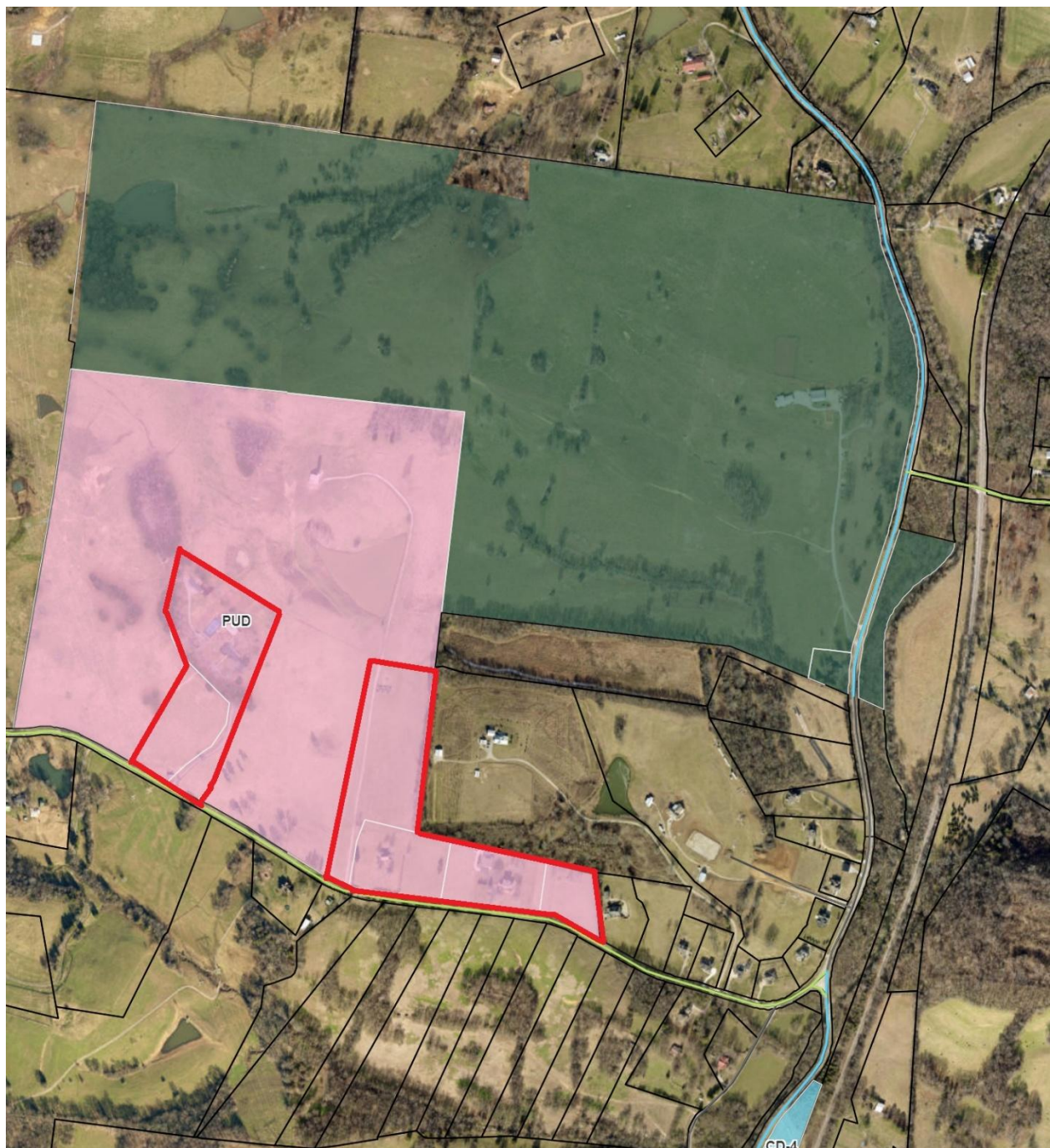
Per TN State Law, a resident cannot ask for Deannexation. Deannexation must be led by the City. The following residents reached out to their City Council member for Ward 5, Brian McKelvy. City Council then asked for a recommendation from the Planning Commission on this matter, and that is why this is before the PC currently. The following are residents who wish to be deannexed: True South Farms, Heather and Justin Balt, Kevin and Joanna Dransfield, Kenneth and Elizabeth Crouch.

In 1989, historical records for properties at 2311 and 2389 Darks Mill Road. These properties were previously part of a previous parcel identification of Tax Map 52 Parcel 38, being a tract over 400 acres that was annexed and zoned to a Planned Unit Development district in 1989.



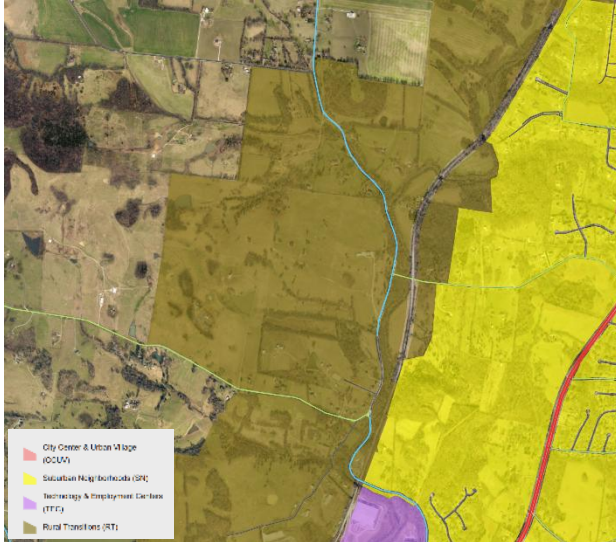
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	NA	+ /- Several Parcels





FUTURE LAND USE MAP (Suburban
Neighborhoods)



ZONING MAP (Planned Unit Development)



PROCEDURE FOR DEANNEXATION (TCA 6-5-201 (2204))

(a) Any incorporated city or town, whether it was incorporated by general or special act, may contract its limits within any given territory; provided, that three fourths (3/4) of the qualified voters voting in an election thereon assent thereto.

(b)

(1) Any incorporated city or town, whether it was incorporated by general or special act, may after notice and public hearing, contract its limits within any given territory upon its own initiative by ordinance when it appears in the best interest of the affected territory.

(2) Such contraction of limits within any territory shall not occur unless a majority of the total membership of the city legislative body approves such contraction.

(3) Such contraction of limits within any territory shall not occur if opposed by a majority of the voters residing within the area to be deannexed. The concurrence of a majority of the voters shall be presumed unless a petition objecting to deannexation signed by ten percent (10%) of the registered voters residing within the area proposed to be deannexed is filed with the city recorder within seventy-five (75) days following the final reading of the contraction ordinance. If such a petition is filed, a referendum shall be held at the next general election to ascertain the will of the voters residing in

the area that the city proposes to deannex. The ballot shall provide a place where voters may vote for or against deannexation by the city. If a majority of those voting in the referendum fail to vote for the deannexation, the contraction ordinance shall be void and the matter may not be considered again for two (2) years. If a majority vote for deannexation, the ordinance shall become effective upon certification of the result of the referendum.

(c)

(1) Owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance that was not annexed through a referendum or a request of the property owner may petition the municipality to deannex such property, if:

(A) The deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries; and

(B) The owner of some or all of the property at the time the petition is made:

(i) Is the same owner or owners as when the property was annexed; or

(ii) A direct descendant of the person who owned the property at the time of annexation. As used in this subdivision (c)(1)(B)(ii), "direct descendant" means a child, grandchild, or a sibling.

(2) The petition must include a copy of the ordinance that includes the map of the plat seeking deannexation. The map must be the same map the municipality used to annex the territory.

(3) Upon receiving the petition for deannexation, the municipality shall determine the debt amount owed pursuant to § 6-51-204(a), if any, within thirty (30) days.

(4) The deannexation of the property becomes operative ninety (90) days after receipt of the petition by the municipality.

(d) This section does not require a municipal utility to cease providing electrical service, sanitary sewer service, other utility services, or street lighting in the territory excluded from the municipality's corporate limits.

(e) For purposes of this section, "property used primarily for agricultural purposes" means:

(1) The property is owned or operated by a person whose federal income tax return contains one (1) or more of the following for at least three (3) years:

- (A) Business activity on IRS schedule F, profit or loss from farming, and the business activity reflected on the form is related to the property that is the subject of the petition; or
 - (B) Farm rental activity on IRS form 4835, farm rental income and expenses or schedule E, supplemental income and loss, and the farm rental activity reflected on the form is related to the property that is the subject of the petition;
- (2) The person who owns or operates the property is a qualified farmer or nurseryman as defined in § 67-6-207;
- (3) The property was classified at the time of annexation and has continued being classified as agricultural land or forest land pursuant to § 67-5-1005 or § 67-5-1006, except for those properties annexed prior to January 1, 1977; and
- (4) The property has been maintained in use of agriculture as defined in § 1-3-105 since annexation occurred.

ACTION AFTER APPROVAL FOR DENNEXATION (TCA 6-5-203 (2024))

Upon approving deannexation by ordinance in accordance with § 6-51-201, a contracting municipality shall record the ordinance with the register of deeds in the county or counties where the deannexation was adopted or approved. The ordinance must include a detailed description of the deannexed territory, including, but not limited to, map and parcel numbers of all real property within the deannexed territory. A copy of the ordinance, map, and detailed description must also be sent to the comptroller of the treasury and the assessor of property for each county affected by the deannexation.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: AN ORDINANCE FOR THE ABANDONMENT OF A RIGHT OF WAY BEING COLUMBIA ROCK PRODUCTS ROAD AND AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER QUITCLAIM DEEDS TO THE PROPERTY OWNER.

RECOMMENDATION: Approve Ordinance No. 4580

INFORMATION: The City of Columbia not longer has any use for a portion of the Right-Of-Way on Columbia Rock Products Road. The Right-Of-Way will be given back to the adjacent property owner being International Church of the Foursquare Gospel.

CERTIFICATION:

ATTACHMENTS: Ordinance No. 4580, Exhibit A, Resolution 18-31, Columbia Rock Products Road ROW Plat.

**AN ORDINANCE FOR THE ABANDONMENT OF A RIGHT OF WAY
ALONG COLUMBIA ROCK PRODUCTS ROAD AND AUTHORIZING THE
MAYOR TO EXECUTE AND DELIVER A QUITCLAIM DEED TO THE
PROPERTY OWNER**

WHEREAS, the City of Columbia, Tennessee, is the owner of a public right-of-way on Columbia Rock Products Road; and

WHEREAS, Columbia Rock Products Road was realigned and the City of Columbia, Tennessee no longer needs a portion of the right-of-way and that portion of said right-of-way should be declared surplus, abandoned and transferred to the adjacent property owner; and

WHEREAS, by resolution 18-37 the City of Columbia, Tennessee previously accepted a road dedication deed from International Church of the Foursquare Gospel to allow for the realignment of Columbia Rock Products Road.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia, Tennessee, does hereby declare surplus, abandon and relinquish all of its right, title and interest in and to the tract of right-of-way located at the corner of Columbia Rock Products Road and Nashville Highway, which property is legally described in Exhibit "A" attached hereto and incorporated herein by reference. See also plat attached hereto as Exhibit "B".

Section 2: That the Mayor of the City of Columbia, Tennessee, is hereby authorized to execute and deliver a quitclaim deed to International Church of the Foursquare Gospel, conveying all right, title and interest the City of Columbia may have in and to the property underlying said right-of-way and more particularly described in Exhibit A.

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

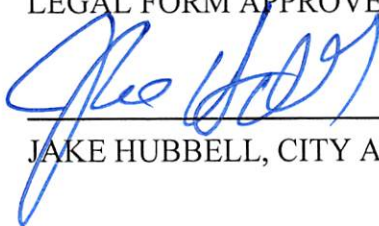
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of February, 2026.

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: _____

Old Columbia Rock Road

0.41 ACRES

Being the right of way of the now relocated of Columbia Rock Road, said property lying north of Faith Freewill Baptist Church as recorded in Deed Book 639, Page 527 and Deed Book 1179, page 109, Plat Book P9, Page 127 and south of International Church of the Foursquare Gospel as recorded in Deed Book R2424, page 89.

Beginning at a ½" iron pin found with J Morris cap at the north east corner of Faith Freewill Baptist Church property as recorded in Deed Book 1179, page 109, and shown on Plat Book P9, Page 127, said point lying 283.97' from the west margin of Nashville Highway, (TN State Plane N:482,078.4, E:1,667,951.3 – NAD83);

Thence with the north line of Faith Freewill Baptist Church property as recorded in Deed Book 1179, page 109, and shown on Plat Book P9, Page 127, NORTH 81°19'54" WEST a distance of 86.21' to an iron pin set;

Thence leaving Faith Freewill Baptist Church, NORTH 08°40'06" EAST a distance of 28.97' to an iron pin set;

Thence with the south margin of the right of way deeded to the City of Columbia in Deed Book R2580, page 1210 and with a curve turning to the left with an arc length of 10.64', with a radius of 375.00', with a chord bearing of NORTH 75°11'31" EAST, with a chord length of 10.64', to an iron pin set;

Thence with the same, NORTH 74°22'47" EAST a distance of 37.71' to an iron pin set;

Thence with the south line of International Church of the Foursquare Gospel as recorded in Deed Book R2424, page 89, SOUTH 81°20'01" EAST a distance of 318.69' to a 5/8" iron pin found with no cap;

Thence with the same, SOUTH 79°20'55" EAST a distance of 18.08' to a 5/8" iron pin found with no cap;

Thence with the west margin of Nashville Highway, SOUTH 21°00'27" WEST a distance of 50.21' to an iron pin set;

Thence with the north line of Faith Freewill Baptist Church property as recorded in Deed Book 1179, page 109, NORTH 81°08'24" WEST a distance of 283.97', which is the point of beginning, having an area of 17,994 square feet, 0.41 acres.

Any easements are herein retained by The City of Columbia, Tennessee, its agents, servants, and/or contractors and utility companies operating under franchise(s) from the City of Columbia, Tennessee for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities together with their appurtenances, and to do any and all things necessary and incidental thereto.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #25591, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 2ND day of December 2025.

Allen B. O'Leary
TN R.L.S. No. 1987

RESOLUTION NO. 18-37

**A RESOLUTION TO ACCEPT AND EXECUTE A ROAD DEDICATION
DEED FOR COLUMBIA ROCK PRODUCTS ROAD FUTURE
REALIGNMENT TO THE CITY OF COLUMBIA, TENNESSEE**

WHEREAS, the City of Columbia, requested property for the future realignment of Columbia Rock Products Road, Columbia, Tennessee to accommodate requested development ; and

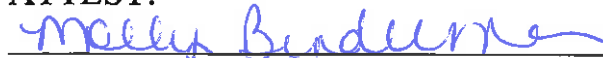
WHEREAS, the International Church of the Foursquare Gospel is executing a quitclaim deed of .53 acres of the land located at the corner of Nashville Highway and Columbia Rock Products Road in the City of Columbia, Tennessee.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the road dedication deed for the future realignment of Columbia Rock Products Road.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 10th day of May 2018.


DEAN DICKEY – MAYOR

ATTEST:


MOLLY BENDERMAN –CITY RECORDER

LEGAL FORM APPROVED:


TIM TISHER, CITY ATTORNEY

CORPORATE RESOLUTION

RESOLVED: By the Board of Directors of International Church of the Foursquare Gospel, a religious corporation, the vote of the church council of the **BRENTWOOD, TENNESSEE #30229 Foursquare Church** having been received and the recommendation of the Southeast District Supervisor having been secured in accordance with corporation Bylaws, that approval be granted to execute to the City of Columbia, Tennessee a Road Dedication Deed which will quitclaim 0.53 acres of land located at the corner of Nashville Highway and Columbia Rock Products Road to the City of Columbia, Tennessee in the County of Maury, State of Tennessee, described as follows:

SITUATE in the Ninth (9th) Civil District of Maury County, Tennessee and being more particularly described as follows:

Commencing at an iron pin with #596 cap located at the southeast corner of International Church of the Foursquare Gospel property as recorded in Deed Book R2424, page 89, said point lying on the north margin of Columbia Rock Road, (North: 482,081.8, East 1,668,250.0), said point also lying on the west margin of Nashville Highway; Thence with the west margin of Nashville Highway, North 20°55'44" East a distance of 106.18' to the TRUE POINT OF BEGINNING;

Thence severing the property of International Church of the Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 189.33', with a radius of 325.00', with a chord bearing of North 88°55'52" West, with a chord length of 186.66' to an iron pin set; Thence with the same, South 74°22'47" West a distance of 191.25' to an iron pin set on the north margin of Columbia Rock Road; Thence with the north margin of Columbia Rock Road, North 80°51'59" West a distance of 177.22' to an iron pin set; Thence severing the property of International Church of the Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 126.23', with a radius of 325.00', with a chord bearing of North 85°30'23" East, with a chord length of 125.44' to an iron pin set; Thence with the same, North 74°22'47" East a distance of 229.12' to an iron pin set; Thence with the same and with a curve turning to the right with an arc length of 221.23', with a radius of 375.00', with a chord bearing of South 88°43'10" East, with a chord length of 218.04' to an iron pin set; Thence with the same, South 20°55'51" West a distance of 50.07'; which is the Point of Beginning, having an area of 22,880 square feet, 0.53 acres.

BEING a portion of the same property conveyed to International Church of the Foursquare Gospel by instrument of record in Book R2424, Page 89 in the Register's Office for Maury County, Tennessee.

FURTHER RESOLVED: That any two of the following individuals acting together, are hereby authorized to sign on behalf of and in the name of aforesaid Corporation and under its corporate seal all instruments necessary to provide for purchase, sale, loan, easement, lease or other real property transactions: Ron Thigpenn, Lynda J. Gupton, Adam Davidson, Tim J. Baskin, Ralph Devin, Jonathan Phillips.

FURTHER RESOLVED: That authorization is also given to grant to the City of Columbia, Tennessee two fifty-foot-wide temporary construction easements along the northern and southern boundary lines of the aforementioned deeded property for the purpose of installation and/or relocation of Columbia Rock Products Road.

FURTHER RESOLVED: This resolution supersedes the resolution of February 22, 2018.

END OF RESOLUTION

I, Tim J. Baskin Assistant Secretary of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a religious corporation of California, do certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of aforesaid corporation at a meeting held on the 15th day of March, 2018; that the resolution was unanimously adopted; that the resolution has not been rescinded, but is in full force and effect.

Dated at Los Angeles, California this 15th day of March, 2018.

X

Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

REGISTER'S USE ONLY:

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is \$0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE
UNDERSIGNED THIS ____ DAY OF _____, 2017.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____

THIS INSTRUMENT**PREPARED BY:**

Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:**NEW OWNER:****ROAD DEDICATION DEED**

This indenture is made and entered into this 15 day of March, ²⁰¹⁸~~2017~~ between
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a California Nonprofit
Religious Corporation (hereinafter referred to as "GRANTOR") and THE CITY OF COLUMBIA,
TENNESSEE (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable
consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid,
Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's
right, title and interests, marital or otherwise, in and to the following described tract or parcel of
real property:

SITUATE in the Ninth (9th) Civil District of Maury County, Tennessee and being
more particularly described as follows:

Commencing at an iron pin with #596 cap located at the south east corner of
International Church of Foursquare Gospel property as recorded in Deed Book
R2424, page 89, said point lying on the north margin of Columbia Rock Road,

(North: 482,081.8, East 1,668,250.0), said point also lying on the west margin of Nashville Highway; Thence with the west margin of Nashville Highway, North 20°55'44" East a distance of 106.18' to the TRUE POINT OF BEGINNING;

Thence severing the property of International Church of Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 189.33', with a radius of 325.00', with a chord bearing of North 88°55'52" West, with a chord length of 186.66' to an iron pin set; Thence with the same, South 74°22'47" West a distance of 191.25' to an iron pin set on the north margin of Columbia Rock Road; Thence with the north margin of Columbia Rock Road, North 80°51'59" West a distance of 177.22' to an iron pin set; Thence severing the property of International Church of Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 126.23', with a radius of 325.00', with a chord bearing of North 85°30'23" East, with a chord length of 125.44' to an iron pin set; Thence with the same, North 74°22'47" East a distance of 229.12' to an iron pin set; Thence with the same and with a curve turning to the right with an arc length of 221.23', with a radius of 375.00', with a chord bearing of South 88°43'10" East, with a chord length of 218.04' to an iron pin set; Thence with the same, South 20°55'51" West a distance of 50.07'; which is the Point of Beginning, having an area of 22,880 square feet, 0.53 acres.

BEING a portion of the same property conveyed to International Church of (the) Foursquare Gospel by instrument of record in Book R2424, Page 89 in the Register's Office for Maury County, Tennessee.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "WES 1987". All deeds referenced above (Deed Book, Page) are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 27TH day of November 2017.

TAX PARCEL # 075-075-08.02 portion of

PROPERTY ADDRESS: Columbia Rock Products Road, Columbia, TN 38401

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and the legal description has been derived from the above-referenced survey.

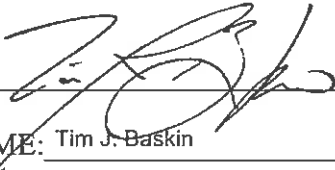
Grantor further grants unto Grantee two (2) fifty (50) foot wide temporary construction easements along the northern and southern boundaries of the above-described property for the purpose of installation and/or relocation of Columbia Rock Products Road.

Grantee joins in the execution of this instrument for the purpose of acknowledging its agreement to abandon and/or release and/or convey to Grantor the property upon which Columbia Rock Products Road is currently located at such time as Columbia Rock Products Road has been relocated onto the property herein described.

Grantee, on behalf of itself, its agents, employees, officers, successors and assigns, agrees to indemnify and hold harmless Grantor and its agents, employees, officers, successors and assigns, for all claims, suits, demands, actions, proceedings and for judgments, damages, losses, debts, liabilities, penalties, fines, costs, and expenses arising out of the design, construction or use of the easement herein described by Grantee, the public, or Grantee's agents, employees, officers, successors or assigns except for liability, damages, losses, or costs caused by the negligence, recklessness, or intentional misconduct of the Grantor.

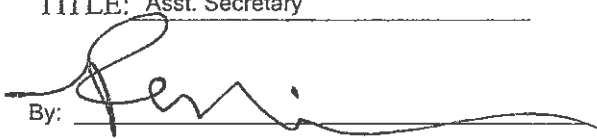
In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GRANTOR:
INTERNATIONAL CHURCH OF THE
FOURSQUARE GOSPEL

BY: 

NAME: Tim J. Baskin

TITLE: Asst. Secretary

By: 

Name: Ralph Devin

Title: Controller

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared _____, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the _____ of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this ____ day of _____, 20____.

SEAL

Please see attachment

NOTARY PUBLIC
COMMISSION EXPIRES: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

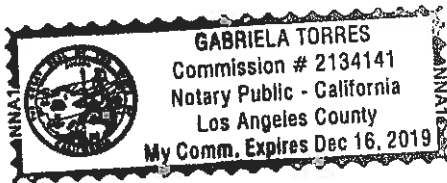
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

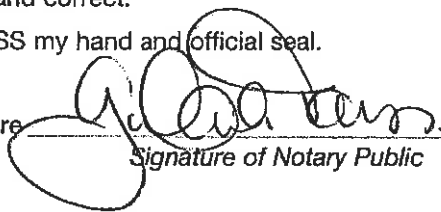
On March 15, 2018 before me, Gabriela Torres, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Tim J. Baskin and Ralph Devin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Road Dedication Deed Document Date: 03-15-2018
Number of Pages: 3 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tim J. Baskin
☒ Corporate Officer — Title(s): Asst. Secretary
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:

Signer Is Representing:
International Church of the Foursquare Gospel

Signer's Name: Ralph Devin
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: Controller

Signer Is Representing:
International Church of the Foursquare Gospel

GRANTEE:
THE CITY OF COLUMBIA, TENNESSEE

BY: Dean Dickey

NAME: DEAN DICKY

TITLE: MAYOR

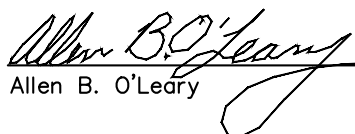
STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Dean Dickey, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Donna K. Morris of THE CITY OF COLUMBIA, TENNESSEE, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the municipality by him or herself as such authorized agent.

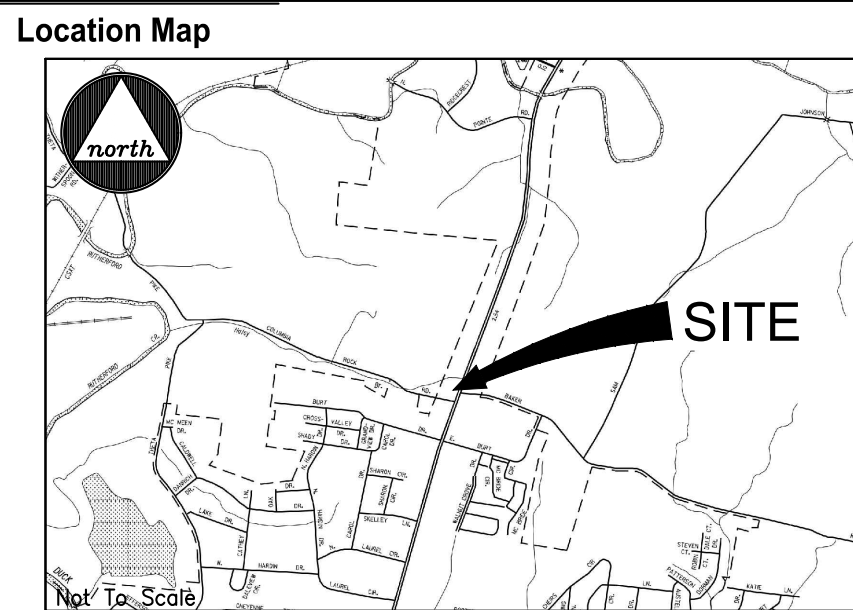
Witness my hand and seal at office in the aforesaid state and county this 24th day of July, 2018.
SEAL



Donna K. Morris
NOTARY PUBLIC
COMMISSION EXPIRES: 9-21-2021

<u>CERTIFICATE OF OWNERSHIP AND DEDICATION</u> I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number <u>B2424</u>, Page <u>89</u>, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed. Date _____ International Church of the Foursquare Gospel _____ Title (if acting for partnership or corporation) and Printed Name _____ <u>CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME, STREET NAMES, AND STREET SIGNS</u> Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County. Date _____ Maury County E-911 Columbia, Tennessee	<u>CERTIFICATE OF APPROVAL FOR RECORDING</u> I hereby certify that the subdivision plan shown herein has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register: Date _____ Secretary, Planning Commission _____
<u>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</u> I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation. Date _____ Director of Wastewater Department Columbia, Tennessee	<u>SURVEYOR'S CERTIFICATION (TENNESSEE)</u> I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein; that this is a category "TV" Land Survey as defined in Title 62, Chapter 18, <u>Tennessee Code Annotated</u>. 12/2/25  TN RLS #1987 Date Allen B. O'Leary Number
<u>CERTIFICATE OF APPROVAL OF WATER SYSTEM</u> I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled <u>COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY</u> has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation. Date _____ Columbia Power & Water Systems Columbia, TN	Site Data: PARCEL NUMBER: TAX MAP 75, PARCEL 8.02 DEED BOOK: R2424, PAGE 89 ZONING: P.U.D. PROPERTY OWNER: INTERNATIONAL CHURCH OF THE FOUSQUARE 1910 W. SUNSET BLVD, SUITE 200 LOS ANGELES, CA 90026
<u>CERTIFICATE OF COMPLIANCE</u> I hereby certify that the subdivision plan shown herein has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies. Date _____ City Engineer Columbia, Tennessee	

PURPOSE NOTE:
The purpose of this plat is to dedicate right of way for the re-aligned Columbia Rock Road and create 2 lots.



© 2025

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-7329
www.wesengineers.com

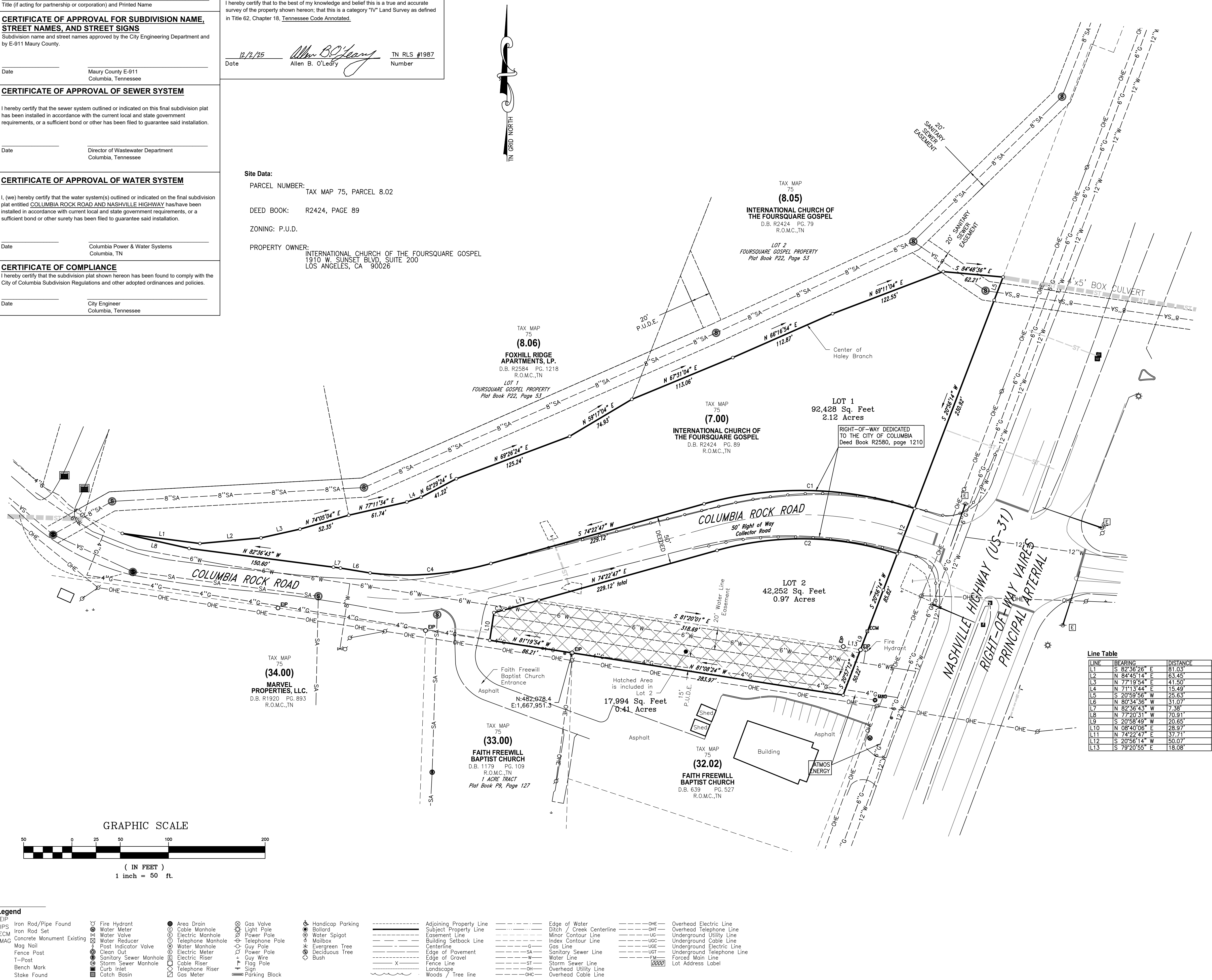


Client FORESQUARE

FINAL PLAT
COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY
CITY OF COLUMBIA, IN — MAURY COUNTY

Job no.	25591	Drawn: AD	REVISIONS	DATE
Scale:		Checked: AD		
Vertical:		Approved: AD		
Horizontal:	1" = 50'	Date: 10-30-2025		

1 of 1



of Deed Recording Stamp

