



**City of Columbia City Council
Study Session Agenda
February 5, 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.

PUBLIC HEARINGS

- 1. PUBLIC HEARING ON ORDINANCE NO. 4578 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING THE COMMERCIAL DOWNTOWN HISTORIC DISTRICT OVERLAY TO INCLUDE PROPERTY AT 810 WOODLAND STREET, BEING TAX MAP 99A GROUP K PARCEL 11.00 - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting the aforementioned property be incorporated into the City's Downtown Commercial Historic District overlay. This request was reviewed at the December Historic Zoning Commission and recommended. It was also reviewed at the January Planning Commission meeting and recommended for approval. The required notice of public hearing was advertised January 21, 2026 in Main Street Maury.

ATTACHMENTS: PH Staff Report Ordinance No. 4578, Ordinance No. 4578, Ordinance No. 4578 Exhibit A, DS Staff Report.

- 2. PUBLIC HEARING ON ORDINANCE NO. 4582 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY APPROVING THE MORNING POINTE PRELIMINARY PLANNED UNIT DEVELOPMENT MASTER PLAN, FORMERLY PART OF THE RUTHERFORD LANE WESTFIELD PARK MIXED USE PUD, OFF RUTHERFORD LANE AND WESTFIELD DRIVE, BEING A PORTION OF TAX MAP 112 PARCEL 3.07- WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting approval of a Preliminary PUD Master Plan for a portion of property off Rutherford Lane and Westfield Drive. Originally part of a 1986 mixed used PUD, the property was not developed as such and the master plan expired. This proposal is for two group facility structures that was reviewed at the January 14, 2026 Planning Commission. The Planning Commission did request

changes to the façade along Westfield Drive and with that they recommended approval by a vote of four to zero with two abstentions. The required notice of public hearing was advertised January 21, 2026 in Main Street Maury.

ATTACHMENTS: PH Staff Report Ordinance No. 4582 , Ordinance No. 4582, Ordinance No. 4582 Exhibit A, DS Staff Report.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY PHIL SANCHEZ OF THE BRIDGE CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATION REGARDING THE UPDATE ON THE MAURY COUNTY SENIOR CITIZENS CENTER FROM STEVE THOMAS (FOR STUDY SESSION ONLY).

5.2. PRESENTATION OF THE ECONOMIC IMPACT AWARD PRESENTED TO THE CITY OF COLUMBIA PARKS & RECREATION DEPARTMENT (REGULAR MEETING ONLY).

5.3. QUARTERLY PRESENTATION BY WIL EVANS, PRESIDENT OF MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE (REGULAR MEETING ONLY).

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE JANUARY 8, 2026 CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: January 8, 2026 City Council Minutes.

6.2. APPROVE THE RATIFICATION OF RETIREMENT BENEFITS FOR TERRY BOATRIGHT, PLANT OPERATOR, WASTEWATER, AND

**PRESENTATION OF RETIREMENT PLAQUE BY MAYOR MOLDER
- FINANCE.**

RECOMMENDATION: Approve.

INFORMATION: Terry Boatright has been an employee of the City of Columbia for 24 years. His effective retirement date is January 29, 2026 with pension payments to begin on February 1, 2026.

ATTACHMENTS: Staff Report Terry Boatright.

**6.3. CONFIRMATION OF MAYOR'S REAPPOINTMENT OF JADONNA
SECRET TO THE COLUMBIA HOUSING AND REDEVELOPMENT
CORPORATION FOR A FIVE-YEAR TERM THAT BEGAN ON
JANUARY 14, 2026 AND EXPIRES ON JANUARY 14, 2031.**

RECOMMENDATION: Approve.

**6.4. APPROVE THE APPOINTMENT OF REBECCA KOJETIN TO THE
CITY OF COLUMBIA ARTS COUNCIL BEGINNING ON FEBRUARY
12, 2026 AND EXPIRING ON JUNE 13, 2029.**

RECOMMENDATION: Approve.

**6.5. APPROVAL OF RETIREMENT BENEFITS FOR DARREL SOUTH,
RECREATION AIDE II, PARKS AND RECREATION - FINANCE.**

RECOMMENDATION: Approve.

INFORMATION: Darrel South was an employee of the City of Columbia for 24 years. His effective retirement date is February 4, 2026 with pension payments to have begun on March 1, 2026.

ATTACHMENTS: Staff Report Darrel South.

7 CONSENT AGENDA

**7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF DECEMBER
2025 IN THE AMOUNT OF \$13,144,601.49 - FINANCE.**

RECOMMENDATION: Approve.

ATTACHMENTS: December 2025 Disbursements.

7.2. APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE 1ST & 2ND QUARTER OF FY 2026 \$121,000.00 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: On April 14, 2016, the City Council approved an extension of the 2008 agreement with Maury County for operation of the Animal Services Facility. The 2008 agreement and extension specified that the City and County will split operating expenses (over and above revenue derived from the operation of the facility) 50/50.

The 2016 contract extension terminated on October 2, 2018. The City's FY 2026 budget includes \$242,000 for the City's contribution towards facility operations, or \$60,500 per quarter. An invoice has been received for the first and second quarter of FY 2026, which exceeds \$60,5000. The invoice and supporting documentation have been reviewed by Finance.

As the operating agreement has expired, City Council approval is necessary prior to any payment towards shelter operation costs.

CERTIFICATION: The Chief Financial Office certifies that \$121,000 is budgeted and unencumbered in General-Misc. – Animal Services.

ATTACHMENTS: Staff Report Animal Services Facility, FY 2026 Quarter 1, FY 2026 Quarter 2.

**7. APPROVE THE ANNUAL RENEWAL OF LIABILITY AND AUTO
3. INSURANCE WITH PUBLIC ENTITY PARTNERS IN THE AMOUNT
OF \$578,175 - FINANCE.**

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia obtains several lines of insurance coverage through Public Entity Partners (PEP), formerly the TML Risk Management Pool, for the purpose of managing risk. The policy renewal for liability (general, law enforcement, errors and omissions and automobile) and auto physical damage coverage is

January 1st of each year. An invoice for premium renewal for liability and auto insurance has been received from PEP and is due for payment.

The total annual premium due for 2026 is \$593,069 which includes a \$14,894 member dividend credit in 2026. The member dividend credit issued in 2025 totaled \$15,231. Prior year net premiums, i.e., premium after member dividend credit, for the past five (5) years, plus the proposed year, were as follows:

2026	\$593,069	\$14,894	\$578,175
2025	\$498,989	\$15,231	\$483,758
2024	\$481,911	\$0	\$481,911
2023	\$404,178	\$43,544	\$360,634
2022	\$389,337	\$46,359	\$342,978

The net premium cost after the member dividend credit is applied for 2026 (\$578,175) increased approximately 19.5% compared with the prior year's net premium amount (\$483,758). The member dividend credit decreased from \$15,231 to \$14,894.

The premium increase from 2026 follows from increases across various types of general liability coverage, an 18% "combined liability" increase. The City also experienced a relatively high claims year in 2025, which led PEP to increase premiums for coverage.

A breakdown of cost by fund is as follows:

General Fund	\$436,005
Sanitation Fund	\$74,570
Wastewater Fund	<u>\$67,600</u>
Total	\$578,175

Deductible amounts for liability coverage lines are \$5,000 per occurrence, with a \$1,000 deductible for auto physical damage. Only vehicles valued over \$3,500 are included in the physical damage coverage.

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

and automobile physical damage insurance and to authorize payment to PEP in the amount of \$578,175.

CERTIFICATION: The Chief Financial Officer certifies that following funds are budgeted and unencumbered within the Insurance Premium line items in the General (\$436,005), Sanitation (\$74,570) and Wastewater (\$67,600) funds.

ATTACHMENTS: Staff Report Insurance Renewal, Insurance Renewal Invoice.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MULETOWN BASEBALL LEAGUE FOR THE 2026 SEASON - WARD 3 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Mule Town Baseball League is requesting their annual Non-Exclusive Use Permit with the City of Columbia to utilize Fairview Park T-Ball Fields and the Baseball Field for the 2026 season for practices and games.

The Mule Town Baseball League provides the youth of Columbia and Maury County with another venue to learn and enjoy the experience of playing baseball in an organized environment. In lieu of paying user fees, the Mule Town Baseball League will be responsible for preparing the field for practice and league games.

There will be no fees collected for use of the facilities.

ATTACHMENTS: Staff Report Muletown Baseball Non-Exclusive, Muletown Baseball League Non-Exclusive Use and Occupancy Permit with insurance.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA SOCCER ASSOCIATION FOR THE 2026 SEASON - WARDS 1 AND 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia Soccer Association is requesting the renewal of their annual Non-Exclusive Use and Occupancy Permit to utilize Cook Soccer Park and the Ridley Sports Complex soccer fields for the 2026 season. As in past years, in lieu of paying user fees, Columbia Soccer Association agrees to absorb expenditures to provide all turf management required to maintain the immediate playing surfaces at Cook Soccer Park; mowing, trimming, fertilization, weeding and marking fields for play. The Association will also assist with the litter pickup and janitorial upkeep as required for the restrooms and park areas near the fields. The City will maintain the park features up to the perimeter of each playing field.

ATTACHMENTS: Staff Report, Non-Exclusive Columbia Soccer with insurance.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA GIRLS FASTPITCH ASSOCIATION FOR THE 2026 SEASON - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia Girls Fastpitch Association is requesting their annual Non-Exclusive Use Permit with the City of Columbia to utilize Ridley Sports Complex for the 2026 season for practices and games. Once approved, the permit will cover their annual facility needs.

CGFPA and the Columbia Parks and Recreation Department amicably agree on the recommended user fees for each season. Families that express a need are eligible for discounts and CGFPA does not charge gate fees for any of their events.

ATTACHMENTS: Staff Report Columbia Girls Fastpitch, Non-Exclusive Columbia Girls Fast Pitch with insurance.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE EXCEL AQUATICS FOR THE 2026 SEASON - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Excel Aquatics is requesting an annual Non-Exclusive Use Permit with the City of Columbia to utilize the pools at The Columbia Aquatics and Recreation Center for their swim services, practices and swim meets for the 2026 season. Once approved, the permit will cover their annual facility needs.

Excel Aquatics and the Columbia Parks and Recreation Department amicably agree on the recommended user fees for each season. The organization will give back 25% of their revenues to the City along with charging the center membership fees for their participants.

ATTACHMENTS: Staff Report Excel Aquatics, Non-Exclusive Excel Aquatics with insurance.

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA AMERICAN LITTLE LEAGUE FOR THE 2026 SEASON - WARD 3 AND 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia American Little League is requesting an annual Non-Exclusive Use Permit with the City of Columbia to use Buck Davis Field at Eva Gilbert Park and Ridley Sports Complex for their practices and games for the 2026 season. Once approved, the permit will cover their annual facility needs.

Columbia Little League and the Columbia Parks and Recreation Department amicably agree on the recommended user fees for each season. The league does not charge a gate fee for any of their events.

ATTACHMENTS: Staff Report Columbia Little League, Non-Exclusive Columbia American Little League with Insurance.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN CONTRACT AMENDMENT NO. 7 OF JOB NUMBER 20199 BETWEEN THE CITY OF COLUMBIA AND LOSE DESIGN FOR PROFESSIONAL SERVICES FOR THE MULTIPLE RENOVATIONS OF THE

COLUMBIA AQUATICS AND RECREATION CENTER NOT TO EXCEED \$50,000 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Lose Design, provider of architecture, civil engineering, landscape architecture, and land planning services, offers this contract amendment No. 7 (20199) to offer extended professional services for the project in Columbia, Tennessee beyond the previous scope established in Contract Amendment 5. Columbia P&R is seeking multiple renovations to the Columbia Aquatics and Recreation Center. Lose Design will develop an additional construction scope based on a budget not to exceed \$50,000. The attached amendment outlines the scope of services and fees for the design and development of construction documents, permitting, bidding and construction administration for the project.

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 is budgeted and unencumbered in Capital Projects-Parks Admin – Parks & Recreation Facilities.

ATTACHMENTS: Staff Report Lose Design, Lose Design Contract Amendment No. 7.

7.10. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A REVISION TO THE CONTRACT BETWEEN LOCALITY MEDIA, INC DBA FIRST DUE AND THE CITY OF COLUMBIA FOR AN ADD ON MODULE FOR THE PROACTIVE MONITORING OF RESPONDER HEALTH AND SAFETY INCLUDING EXPOSURE HISTORY ALONG WITH INCIDENT, TRAINING OR EVENT CORRELATION, EXPOSURE TRENDS TO SUPPORT COMPLIANCE WITH ORGANIZATIONAL HEALTH AND SAFETY INITIATIVES - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: February 13, 2025, the City Council approved the contract between Locality Media, Inc DBA First Due and the City of Columbia to provide software services for Columbia Fire & Rescue. This software program replaced ESO Solutions which provided incident reporting, medical reporting, reporting to the state,

properties and inspections for Fire Marshal Office, personnel management and data analytics.

Columbia Fire & Rescue requests this add-on module to First Due software which will allow proactive monitoring of first responder health and safety including exposure history along with incident, training or event correlation, exposure trends to support compliance with organizational health and safety initiatives.

The cost of the add-on module is \$615.

CERTIFICATION: The Chief Financial Officer certifies that \$615 is budgeted and unencumbered in Fire Suppression-Software.

ATTACHMENTS: Staff Report, First Due Add-on Quote.

7.11. APPROVE REIMBURSEMENT IN THE AMOUNT OF \$16,650 TO LPT, LLC FOR SURETY RELEASE FOR GREYSTONE SUBDIVISION - DEVELOPMENT SERVICES DEPARTMENT - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve release of remaining surety bond.

INFORMATION: On April 20, 2017, a Business Surety check in the amount of \$166,500 was received from LPT, LLC to ensure the completion of roads, striping, signage, drainage, grading, street lighting, landscaping and offsite improvements for Greystone Subdivision. Preliminary Acceptance was granted to LPT, LLC on September 20, 2023, and the Surety Bond was reduced by 90% for the 12-month maintenance period.

Final Acceptance has been requested, and upon inspection of the public roads and drainage, LPT, LLC has requested release of the remaining surety in the amount of \$16,650.

CERTIFICATION: The Chief Financial Officer certifies that \$16,650 is available and unencumbered in Letters Of Credit/Surety Bonds.

ATTACHMENTS: Staff Report Greystone Subdivision Surety Release, Greystone Subdivision Preliminary Acceptance Letter,

Greystone Subdivision Final Acceptance Request, Greystone Subdivision Surety LPT, LLC.

7.12. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT WITH QUALITY MANAGEMENT SERVICES, LLC. IN THE AMOUNT OF \$14,500 TO INCLUDE REIMBURSEMENT OF TRAVEL EXPENSES TO PROVIDE STRATEGIC PLANNING CONSULTING SERVICES TO THE CITY OF COLUMBIA - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: We are requesting the agreement with Quality Management Services, LLC. in the amount of \$14,500 to include reimbursement of travel expenses to provide strategic planning consulting services to the City of Columbia be approved.

CERTIFICATION: The Chief Financial Officer certifies that \$14,500 is budgeted and unencumbered in General-City Council – Prof Service.

ATTACHMENTS: Staff Report - Quality Management Services, Quality Management Services Agreement.

7.13. ACCEPTANCE OF ANNUAL REPORTS OF CITY OF COLUMBIA EMPLOYEE'S RETIREMENT PLAN FUND AND THE CITY OF COLUMBIA, TENNESSEE RETIREMENT HEALTH INSURANCE POST-EMPLOYMENT BENEFIT TRUST FOR THE PERIOD ENDING DECEMBER 31, 2025 - CITY RECORDER'S OFFICE.

The Trustees of the City of Columbia, Tennessee Employees' Retirement Plan Fund annually submit reports to the City Council regarding the City Retirement Plan and the Retirement Health Insurance Post-Employment Benefit Trust. A summary of the revenues, expenditures and balance for the City of Columbia Employee's Retirement Plan Fund is being provided from the inception of the plan on July 1, 1974, through December 31, 2025, and a summary of the revenues, expenditures and the balance of the City of Columbia, Tennessee Retirement Health Insurance Post-Employment Benefit Trust, opened August 8, 2008, through December 31, 2025. These reports are required by Ordinance to

assist the City Council in the fiduciary responsibility for management of pensions funds.

ATTACHMENTS: Staff Report - 2025 Retirement reports, 2025 Annual Report of City of Columbia Employees Retirement Plan Fund, 2025 Annual Report of City of Columbia Retirement Health Ins Post Employment Benefit Trust Fund.

7.14. APPROVE THE PURCHASE OF DESKTOP, TOWERS, TABLETS AND ACCESSORIES FROM DELL TECHNOLOGIES IN THE AMOUNT OF \$227,935.43 - MIS.

RECOMMENDATION: Approve.

INFORMATION: The Purchasing Agent approved the National Cooperative Purchasing Alliance contract bid NCPA #01-42 is an 8-year term, date to date. The vendor of record for the contract is Dell, Inc.

Per Quote 3000198625540.01 \$227,935.43.

The total award bid is \$227,935.43 to Dell Technologies for the items listed here per NCPA Contract Bid #01-42. The purchases will be allocated to the General Fund (\$227,935.43).

CERTIFICATION: The Chief Financial Officer certifies that \$227,935.43 is budgeted and unencumbered in Capital Projects-MIS – Computer Equipment.

ATTACHMENTS: Staff Report MIS, Quote 3000198625540.1.

7.15. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF COLUMBIA, TENNESSEE AND THE CITY OF SPRING HILL, TENNESSEE - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the City Council to approve the Reimbursement Agreement between the City of Columbia, Tennessee and Spring Hill, Tennessee. This is for Engineering services to J.R. Wauford for the

evaluation of Columbia's Wastewater collection system. This evaluation will determine the feasibility and infrastructure upgrades required to transport up to 1.5 MGD from the City of Spring Hill to the City of Columbia's Wastewater system for treatment.

ATTACHMENTS: Staff Report Reimbursement Agreement between the City of Columbia, Tennessee and the City of Spring Hill, Tennessee, Reimbursement Agreement with Spring Hill Sewer., Exhibit A J.R. Wauford & Company Agreement for Engineering Services Evaluation of Wastewater Collection System to Assist Spring Hill

7.16. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND J.R. WAUFORD & COMPANY FOR THE EVALUATION OF COLUMBIA'S WASTEWATER COLLECTION SYSTEM TO ASSIST THE CITY OF SPRING HILL BY ACCEPTING A PORTION OF THEIR RESIDENTIAL SANITARY SEWER - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department request the City Council approve the Mayor signing the agreement between the City of Columbia and J.R. Wauford & Company for engineering services associated with the evaluation and recommendation of capital improvements to Columbia's sanitary sewer infrastructure to assist the City of Spring Hill by accepting a portion, up to 1.5 MGD, of their residential sanitary sewer.

ATTACHMENTS: Staff Report JR Wauford Agreement, JR Wauford & Company Agreement.

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 26-05 – TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 26-05.

INFORMATION: The City Recorder is presenting tax corrections through 1/21/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 26-05, Resolution No. 26-05 Tax Corrections, Resolution No. 26-05 Exhibit A.

9.2. RESOLUTION NO. 26-06 - A RESOLUTION TO ACCEPT THE PUBLIC STREETS AND DRAINAGE IMPROVEMENTS SERVING POLK PLACE SUBDIVISION, PHASES 1, 2A, 2B, AND 3, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 26-06

INFORMATION: This Resolution refers to the acceptance of public streets and drainage improvements serving Polk Place Subdivision, Phases 1, 2A, 2B, and 3, for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends the acceptance of the public streets and drainage improvements.

ATTACHMENTS: Staff Report Resolution No. 26-06, Resolution No. 26-06, Polk Place Ph. 1 - Final Plat, Polk Place Ph. 2A - Final Plat, Polk Place Ph. 2B - Final Plat, Polk Place Ph. 3 - Final Plat.

9.3. RESOLUTION NO. 26-07 - SPECIAL ASSESSMENT CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 26-07.

INFORMATION: The City Recorder is presenting special assessment corrections for Council consideration. The items include property assessments that the City has on the books that were assessed to the former property owner as well as property assessments that were billed in error.

ATTACHMENTS: Staff Report Resolution No. 26-07, Resolution No. 26-07, Resolution No. 26-07 Exhibit A and B.

9.4. RESOLUTION NO. 26-08 - A RESOLUTION ACCEPTING A DONATION OF \$300 FROM MID SOUTH ELECTRIC FOR THE

PARKS & RECREATION STAFF LUNCHEON. - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 26-08.

INFORMATION: The City of Columbia is requesting to receive a donation from Mid-South Electric in the amount of three hundred dollars (\$300) to be used for the Parks & Recreation Departmental staff luncheon.

ATTACHMENTS: Staff Report Resolution No. 26-08, Resolution No. 26-08.

9.5. RESOLUTION NO. 26-09 - A RESOLUTION CONFIRMING COMPLIANCE AND REVIEW OF FINANCIAL POLICIES AND AUTHORIZING AN APPLICATION FOR THE COMPTROLLER'S FINANCIAL EXCELLENCE AWARD - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Resolution 26-09 confirms compliance and review of Financial Policies and authorizes an application for the Comptroller's Financial Excellence Award.

The Tennessee Comptroller's Office recently announced a call for submissions for the Financial Excellence Award. The Financial Excellence Award recognizes local governments that demonstrate outstanding initiative in implementing and sustaining excellence in the following areas:

- Budget Practices
- Debt Management
- Financial Management
- Financial Oversight and Accountability
- Financial Reporting and Transparency

Local governments that are subject to both audit and budget oversight of the Comptroller's Office may apply for the award. This includes the City of Columbia.

The award submission process require that the City's financial policies be reviewed and updated as needed each year. Each year, the Finance Department reviews these policies, which are attached for reference.

ATTACHMENTS: Staff Report Resolution No. 26-09, Resolution No. 26-09, Fund Balance Policy, Internal Controls Policy, Purchasing Policy and Manual , Investment Policy.

9.6. RESOLUTION NO. 26-10 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE 2026 RESCUE SQUAD GRANT PROGRAM APPLICATION AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 26-10.

INFORMATION: The Tennessee Department of Commerce & Insurance and the Tennessee State Fire Marshal's Office announced applications from rescue squads will be accepted starting January 20, 2026, until February 20, 2026, for \$5 million in grant funding through the Rescue Squad Grant Program. Columbia Fire & Rescue is eligible for \$41,050 in grant funding with no matching funds required. If approved, grant funding would be utilized by purchasing one Amkus Cutter, one Amkus Spreader, one inflatable Water Raft and ten Rope Harnesses.

Columbia Fire & Rescue is requesting City Council's approval to apply for the 2026 Rescue Squad Grant Program.

ATTACHMENTS: Staff Report Resolution No. 26-10, Resolution No. 26-10.

9.7. RESOLUTION NO. 26-11 - A RESOLUTION TO ACCEPT THE PUBLIC STREETS AND DRAINAGE IMPROVEMENTS SERVING GREYSTONE SUBDIVISION, FOR OWNERSHIP AND MAINTENANCE. - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 26-11

INFORMATION: This Resolution refers to the acceptance of public streets and drainage improvements serving Greystone Subdivision,

for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends the acceptance of the public streets and drainage improvements.

ATTACHMENTS: Staff Report Resolution No. 26-11, Resolution No. 26-11, Greystone Final Plat.

10 ORDINANCES.

10.1.2ND 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 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4579 on second 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.

10.2.2ND 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 second 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.

10.3.1ST 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: Denial based on Planning Commission Recommendation.

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 Concept Plan, Foster Lane Annexation and Rezoning Deferral Request, Ordinance No. 4574 DS Staff Report.

10.4. 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: Denial based on Planning Commission Recommendation.

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 Concept Plan, Foster Lane Annexation and Rezoning Deferral Request, Ordinance No. 4575 DS Staff Report.

10.5. 1ST CONSIDERATION ON ORDINANCE NO. 4578, AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING THE COMMERCIAL DOWNTOWN HISTORIC DISTRICT OVERLAY TO INCLUDE PROPERTY AT 810 WOODLAND STREET, BEING TAX MAP 99A GROUP K PARCEL 11.00 - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4578 on first consideration.

INFORMATION: The applicant is requesting the aforementioned property be incorporated into the City's Downtown Commercial Historic District overlay. This request was reviewed at the December Historic Zoning Commission and recommended. It was also reviewed at the January Planning Commission meeting and recommended for approval.

ATTACHMENTS: Staff Report Ordinance No. 4578, Ordinance No. 4578, Ordinance No. 4578 Exhibit A, DS Staff Report.

10.6.1ST CONSIDERATION OF ORDINANCE NO. 4581 - AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 BUDGET ORDINANCE NO. 4544, AS AMENDED, PROVIDING FOR REVISIONS TO THE GENERAL, CAPITAL PROJECTS, AND GRANTS FUNDS AND ESTABLISH THE DATE OF MARCH 12, 2026 AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4581 on first consideration and establish the date of March 12, 2026 as the date of public hearing.

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

Within this budget amendment, the following items are included:

- Transfer funds from budgeted reserves (\$39,560) for budget request for Police,
- Transfer \$38,000 from Development Services to Capital Projects for conference room renovations on first floor.
- Budget \$5,000 Fire Dept. donation,
- Budget Violent Crimes Intervention Funds (VCIF) Grant in amount of \$1,300,000

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2026 by \$1,343,000 to \$184,470,940.

ATTACHMENTS: Staff Report Ordinance No. 4581, Ordinance No. 4581, Supporting Documentation, Budget Summary.

10.7.1ST CONSIDERATON ON ORDINANCE NO. 4582, AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY APPROVING THE MORNING POINTE PRELIMINARY PLANNED UNIT DEVELOPMENT MASTER PLAN, FORMERLY PART OF THE RUTHERFORD LANE WESTFIELD PARK MIXED USE PUD, OFF RUTHERFORD LANE AND WESTFIELD DRIVE, BEING A PORTION OF TAX MAP 112 PARCEL 3.07- WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4582 on first consideration.

INFORMATION: The applicant is requesting approval of a Preliminary PUD Master Plan for a portion of property off Rutherford Lane and Westfield Drive. Originally part of a 1986 mixed used PUD, the property was not developed as such and the master plan expired. This proposal is for two group facility structures that was reviewed at the January 14, 2026 Planning Commission . The Planning Commission did request changes to the façade along Westfield Drive and with that they recommended approval by a vote of four to zero with two abstentions.

ATTACHMENTS: Ordinance No. 4582 Staff Report, Ordinance No. 4582, Ordinance No. 4582 Exhibit A, DS Staff Report.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.