



**City of Columbia City Council
Study Session Agenda
March 2, 2023 - 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 DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5**

**Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary**

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. 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. 4451 (RELATES TO ITEM 10.1) - AN ORDINANCE DELETING TITLE 18, CHAPTER 1 SECTION 18-105 OF THE CITY OF COLUMBIA MUNICIPAL CODE IN ITS ENTIRETY AND INSERTING A NEW TITLE 18, CHAPTER 1 SECTION 18-105 WHICH ENACTED A SEWER IMPACT FEE UPON NEW SEWER CUSTOMERS TO SERVE THE DEMAND FOR SANITARY SEWER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS - WASTEWATER DEPARTMENT.**

- 1. CALL TO ORDER/ROLL CALL.**
- 2. INVOCATION BY RANDY OWENS OF WEST 7TH STREET CHURCH OF CHRIST.**
- 3. PLEDGE OF ALLEGIANCE.**
- 4. APPROVAL OF AGENDA.**
- 5. PRESENTATIONS.**

- 5.1. PRESENTATION BY PUBLIC WORKS DIRECTOR, JEFF DEWIRE, RECOGNIZING WINNERS OF THE NAME A SNOW PLOW CONTEST (REGULAR MEETING ONLY).**

- 6. ORGANIZATIONAL BUSINESS.**

- 6.1. APPROVE THE MINUTES OF JANUARY 5, 2023 SPECIAL CALLED CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.**

RECOMMENDATION: Approve.

ATTACHMENTS: Special Called Minutes January 5 2023.

- 6.2. APPROVE THE MINUTES OF THE FEBRUARY 9, 2023 CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.**

RECOMMENDATION: Approve.

ATTACHMENTS: February 2023 Minutes.

6.3. APPROVE THE REAPPOINTMENT OF BEVERLY MITCHELL TO THE CITY OF COLUMBIA ARTS COUNCIL FOR A THREE-YEAR TERM THAT BEGAN ON JANUARY 12, 2023 AND EXPIRES ON JANUARY 12, 2026 - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS:

6.4. RE-ELECTION OF SARAH HARRIS BARRY TO THE CITY OF COLUMBIA CIVIL SERVICE BOARD FOR A FOUR-YEAR TERM THAT BEGAN ON APRIL 13, 2021 AND EXPIRES ON APRIL 13, 2025 - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS:

6.5. RE-ELECTION OF MURENDA FRIERSON TO THE CITY OF COLUMBIA CIVIL SERVICE BOARD FOR A FOUR-YEAR TERM THAT WILL BEGIN ON MARCH 14, 2023 AND EXPIRE ON MARCH 14, 2027 - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS:

6.6. APPROVE THE APPOINTMENT OF RON YORK TO THE CITY OF COLUMBIA ARTS COUNCIL FOR A THREE-YEAR TERM BEGINNING ON MARCH 9, 2023 AND EXPIRING ON MARCH 9, 2026 - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS:

6.7. APPROVE THE MAYOR'S APPOINTMENT OF JAMES SHANNON TO THE CITY OF COLUMBIA HISTORIC ZONING COMMISSION FOR A THREE-YEAR TERM BEGINNING MARCH 9, 2023 AND EXPIRING ON MARCH 9, 2026 - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS:

6.8. APPROVE THE MAYOR'S APPOINTMENT OF JAMES SHANNON TO THE CITY OF COLUMBIA MUNICIPAL PLANNING COMMISSION FOR A THREE-YEAR TERM BEGINNING MARCH 9, 2023 AND EXPIRING ON MARCH 9, 2026 - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS:

7. CONSENT AGENDA.

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF JANUARY 2023 IN THE AMOUNT OF \$4,727,550.71 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: January 2023 Disbursements.

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

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

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

ATTACHMENTS: Surplus List for March 2023 030223.

7.3. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT WITH TYLER TECHNOLOGIES FOR NEW ERP SOFTWARE AND COURT SOFTWARE IN THE AMOUNT OF \$543,238 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Requests for Proposals (RFP) were solicited from qualified vendors to provide new finance, accounting and court system software. After reviewing submissions, Tyler Technologies was identified as the most responsive proponent. Tyler's "Munis" enterprise software will allow the City of Columbia to provide citizens with online services including bill payment, online permit/license applications and enhanced public-facing reporting, among others. Internally, the software includes built-in workflows and automation that will allow staff across City departments to work more efficiently across virtually all finance functions from accounts payable to budgeting, with major savings in the Finance Department and City Recorder's Office in terms of staff time savings.

While the annual maintenance cost for the software totals \$164,372, the annual cost net of savings is decreased to a total of \$45,379 per year due to increased efficiencies as referenced in the attached memo. A one-time implementation fee of \$378,866 will finance the software's implementation, including the conversion from multiple software systems currently used and staff training for the new system. In sum, the total cost of the contract with Tyler Technologies is \$543,238.

CERTIFICATION: The Chief Financial Officer certifies that \$543,238 is budgeted and unencumbered in General City Admin-Misc.-Software Maintenance and Other Services.

ATTACHMENTS: Finance Memo 030223.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT WITH TREWORK ARBOR SERVICES FOR THE REMOVAL AND REPLACEMENT OF DOWNTOWN TREES IN THE AMOUNT OF \$33,258.01 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: A bid was put out for the removal and replacement of trees on and around the downtown square. The low bidder was unable to meet all specifications set forth in the bid, therefore it is our

recommendation to go with the second lowest bidder, TreeWorx in the amount of \$33,258.01.

CERTIFICATION: The Chief Financial Officer certifies that \$33,258.01 is budgeted and unencumbered in General City Admin-Misc. - Other Services & Charges.

ATTACHMENTS: Tree Worx Proposal 030223.

7.5. 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, 2022 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Accept the Reports.

INFORMATION: The Trustees of the City of Columbia 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 Employees' Retirement Plan Fund is being provided from the inception of the plan on July 1, 1974 through December 31, 2022 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, 2022. These reports are required by Ordinance to assist the City Council in the fiduciary responsibility for management of pension funds.

ATTACHMENTS: Annual Reports - Retirement 030223.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE CUSTOMER AGREEMENT WITH BRENNTAG MID-SOUTH, INC. FOR THE PURCHASE OF POLYMER AT THE COST OF \$1.895 PER POUND - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Wastewater Department opened the bidding

process on January 6, 2023 to solicit a supplier for the cationic polymer used in our sludge de-watering process. Three candidates submitted bids and tested their materials using our process. Four polymers were tested and the low bidder was Brenntag Mid-South, Inc. at the cost of \$1.895 per pound. The material also allowed our operators to adjust the ratio of polymer to water, which may reduce the amount of polymer used throughout the year.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are budgeted and unencumbered in Sewer Treatment Plant - Chemicals & Cleaning Supplies for the remainder of FY 2023.

ATTACHMENTS: Bid Tab, Brenntag Polymer Quote, Brenntag Customer Application-Agreement.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JENNIFER GRISHAM TO CREATE A BRONZE SCULPTURE OF PRESIDENT JAMES K. POLK FOR PRESIDENTIAL PARK IN THE AMOUNT OF \$85,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve and authorize the Mayor to execute a contract with Jennifer Grisham in the amount of \$85,000 to create a bronze sculpture of President James K. Polk for Presidential Park.

INFORMATION: The City will contract for the creation of a public art sculpture of President James K. Polk to be erected in Presidential Park. This bronze statue will pair with a bronze statue of Sarah Childress Polk, currently being created, to be the focal point of the new pocket park at the corner of 7th and High Street.

CERTIFICATION: The Chief Financial Officer certifies that \$85,000 is budgeted and unencumbered in Tourism Enhancement - Improvements Other Than Building.

ATTACHMENTS: Grisham Contract 030223.

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONSENT AGREEMENT BETWEEN THE CITY OF COLUMBIA AND THE TENNESSEE DEPARTMENT OF TOURIST DEVELOPMENT

GIVING CONSENT TO INSTALL A TN MUSIC PATHWAYS MARKER FOR LILLIE MAE GLOVER - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve and authorize the Mayor to sign a consent agreement between the City of Columbia and the Tennessee Department of Tourist Development (TDTD) to install and maintain a Tennessee Music Pathways marker for locally born singer Lillie Mae Glover, known as Ma Rainey II.

INFORMATION: This consent agreement allows for installation of a marker on 8th Street at Woodland. This marker, produced by TDTD, will be included on the statewide music trail created and marketed by the state. This will be the second marker in Columbia for the TN Music Pathways, but it is the first interpretive marker highlighting a music artist (the first marker was for The Mulehouse). Lillie Mae Glover was born Lillie Mary Hardison in Columbia in 1906. She ran away from home at age 13 to sing the Blues. She called herself Ma Rainey II (after Ma Rainey died) and began performing regularly on Beale Street in the late 1920s. She was inducted into the Hall of Fame of Music & Entertainment in 1981. She died in 1985. She also has a 'brass note' marker on Beale Street.

ATTACHMENTS:

7.9. APPROVE AND AUTHORIZE THE PURCHASE OF ONE (1) FORD POLICE EXPLORER UTILITY 4X4 VEHICLE IN THE AMOUNT OF \$34,729 FROM FORD OF MURFREESBORO UTILIZING STATE OF TENNESSEE CONTRACT 209 - MIS.

RECOMMENDATION: Approve the purchase of 1 Ford Police Explorer Utility 4x4 vehicle from Ford of Murfreesboro on statewide contract 209 in the amount of \$34,729.

INFORMATION: The State of Tennessee has a contract with Ford of Murfreesboro to supply Ford Utility vehicles. The entire purchase of the vehicles would cost the City \$34,729.

CERTIFICATION: The Chief Financial Officer certifies that \$34,729 is budgeted and unencumbered in Management Info Systems - Machinery, Equipment & Auto.

ATTACHMENTS: Vehicle Quote 030223, SWC209 Vehicles 030223.

7.10. RATIFY THE APPROVAL OF AN AGREEMENT WITH VULCAN CONSTRUCTION MATERIALS, LLC TO ESTABLISH STANDARDS AND TIMELINES FOR THE REALIGNMENT OF COLUMBIA ROCK ROAD AND OTHER CONDITIONS OF CONDITIONAL USE PERMIT 22-0183 AS APPROVED BY THE BOARD OF ZONING APPEALS ON JANUARY 19, 2023

- DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Ratify approval.

INFORMATION: On January 19, 2023 the Board of Zoning Appeals (BZA) unanimously approved a Conditional Use Permit authorizing Vulcan Construction Materials (Vulcan) to expand an existing quarry facility into a low-density residential zone. The subject property is located immediately adjacent to the existing quarry and inside the City. The City Council approved a comprehensive Plan Amendment and Rezoning of the subject property in 2022. The existing facility is located in Maury County outside the corporate limits of Columbia. As a condition of approval, the BZA required Vulcan to make all improvements necessary to realign Columbia Rock Road and install a traffic signal at the intersection of Nashville Highway on or before February 28, 2024. The road improvements and other conditions of approval enhance public safety and mitigate the impact of the expanded quarry. The Memorandum of Understanding establishes binding detailed timelines and standards for the implementation of this and other conditions of approval.

ATTACHMENTS: Vulcan Agreement 030223.

8. ADMINISTRATION.

9. RESOLUTIONS.

9.1. RESOLUTION NO. 23-14 – TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-14.

INFORMATION: The City Recorder is presenting tax corrections through 2/17/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Resolution No. 23-14, Tax Corrections.

9.2. RESOLUTION NO. 23-15 – A RESOLUTION TO ACCEPT SPONSORSHIP DONATIONS FOR THE 2023 MID-STATE CLASSIC SOFTBALL GAMES TO BE HELD AT RIDLEY SPORTS COMPLEX ON MARCH 15, 2023 IN THE AMOUNT OF NINETEEN THOUSAND DOLLARS (\$19,000) – WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 23-15.

INFORMATION: The City of Columbia has confirmed donations totaling \$19,000 from Atmos Energy, Line To Line, Columbia Power & Water Systems, Maury Regional, Rotary Breakfast Club, Columbia Noon Rotary, Redman-Davis Risk Management & Insurance, JR Wauford & Company, Maury County Visitors Bureau, Lose & Design, and Braid Columbia for the Mid-State Classic Softball games to be held on March 15, 2023 at Ridley Sports Complex to help cover the cost of meals and costs related to the games.

ATTACHMENTS: Resolution No. 23-15.

9.3. RESOLUTION NO. 23-16 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING DRUMWRIGHT, PHASE 1, REVISION - WARD 5 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 23-16.

INFORMATION: This Resolution refers to acceptance of sanitary sewer improvements serving Drumwright, Phase 1, Revision, consisting of 8,224 linear feet of 8" gravity main. The developer has established surety and formally requested acceptance of the sanitary sewer improvements. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Resolution No. 23-16-Drumwright, Phase 1, Revision, Drumwright, Phase 1, Revision-Acceptance Letter.

9.4. RESOLUTION NO. 23-17 - A RESOLUTION REQUESTING THE GENERAL ASSEMBLY TO INCLUDE A PORTION OF THE DUCK RIVER AS A SCENIC RIVER AND TO AMEND THE SCENIC RIVERS ACT - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-17.

INFORMATION: This Resolution helps protect the scenic Duck River. It is the same Resolution that Maury County Government adopted. Representative Scott Cepicky has a proposed Bill that would protect the Duck River.

ATTACHMENTS: Resolution No. 23-17 030223.

10. ORDINANCES.

10.1. 2ND CONSIDERATION OF ORDINANCE NO. 4451 - AN ORDINANCE DELETING TITLE 18, CHAPTER 1 SECTION 18-105 OF THE CITY OF COLUMBIA MUNICIPAL CODE IN ITS ENTIRETY AND INSERTING A NEW TITLE 18, CHAPTER 1 SECTION 18-105 WHICH ENACTED A SEWER IMPACT FEE UPON NEW SEWER CUSTOMERS TO SERVE THE DEMAND FOR SANITARY SEWER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4451 on second consideration.

INFORMATION: During development of the 2021 strategic plan, the City Council unanimously approved reestablishing a sanitary sewer impact fee. This objective was included in the final version of the 2021 strategic plan. The City of Columbia engaged Duncan and Associates to conduct a sewer impact fee study in 2021 to identify the impact of new sewer connections as well as propose a dollar amount per meter size. The fee study included a methodology providing the basis for the fee adopted via Ordinance No. 4369 in November 2021. A revised fee study was completed in October 2022 following private sector inquiries in larger water meter sizes

than are provided for in the existing study.

Additionally, water meters used by Columbia Power and Water Systems have been updated and revised in the study. The new meter sizes and changes in meter types are reflected in Ordinance No. 4451. In addition to the revised fee amounts, Ordinance No. 4451 also reestablishes that impact fee proceeds shall be used to finance the new sanitary sewer (wastewater) treatment plant currently in design.

This item is being resubmitted because in the previous submission the 6-inch meter size was incorrectly listed as 5-inch.

ATTACHMENTS: Ordinance No. 4451 020223, Impact Fee Study October 2022 020223.

10.2.1ST CONSIDERATION ON ORDINANCE NO. 4455 - AN ORDINANCE AMENDING THE PLANNING AND ENGINEERING FEES OF THE CITY OF COLUMBIA, TENNESSEE AND ESTABLISH APRIL 13, 2023 AS THE DATE OF PUBLIC HEARING - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4455 on first consideration and establish April 13, 2023 as the date of Public Hearing.

INFORMATION: Periodically, the City will establish or update development fees to help defray costs incurred including notices, mailings, multiple staff reviews, reports and processes. The last update to development planning fees was in 2017. The Planning Commission reviewed the request to update the fees and recommended unanimous approval at the February 8, 2023 meeting.

ATTACHMENTS: Ordinance No. 4455, Exhibit A, Staff Report, Staff Report - Supplemental Charts Tables, Middle TN Fees and Facility Taxes, Current Fee Schedule.

11. PUBLIC COMMENT.

12. OTHER BUSINESS.

13. EXECUTIVE SESSION.

14. ADJOURNMENT.

15. UPCOMING EVENTS.

**15.1. MIDSTATE CLASSIC - WEDNESDAY, MARCH 15, 2023 -
RIDLEY SPORTS COMPLEX - 1:00 P.M. CSCC VS MOTLOW
STATE COMMUNITY COLLEGE - 5:30 P.M. UNIVERSITY OF TN
VS AUSTIN PEAY.**