



**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.**

SPECIAL CALLED COUNCIL MEETING - COLUMBIA, TENNESSEE

January 5, 2023 - 5:00 PM

Mayor Molder read the notice of the Special Called Meeting.

Mayor Chaz Molder called the Special Called Council Meeting to order, pursuant to proper notice having been given. City Recorder Thad Jablonski called the roll. Present were Mayor Chaz Molder, Vice Mayor Christa S. Martin, Ed.D., Council Members Debbie Wiles, Ed. D., Kenny Marshall and Danny Coleman; City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Acting Recording Secretary Robyn Barber. Council Members DaVena Hardison, Tony Greene and Recording Secretary Liz Bermudez were absent.

Vice Mayor Martin moved to spread the Special Called Meeting upon the minutes. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 5.1 – ADMINISTRATION OF OATH OF OFFICE FOR THE POSITIONS OF VICE MAYOR AND MAYOR

General Sessions Judge Bobby Sands administered the following oath of office to Mayor Chaz Molder, for a term ending the first Council Meeting in January 2027:

STATE OF TENNESSEE

COUNTY OF MAURY

I, Charles (Chaz) M. Molder, being duly elected to the office of Mayor for the City of Columbia, do solemnly swear that I will support the Constitution of the United States and of the State of Tennessee; that I will comply with and observe the provisions of the Charter of the City of Columbia and Ordinances of the City of Columbia; and that I will faithfully perform the duties of my office to the best of my ability, so help me God.

In witness whereof, I have hereunto affixed my signature this the 5th day of January, 2023.



Charles (Chaz) M. Molder

Sworn to and subscribed before

me this 5th day of January, 2023.



General Sessions Judge, Bobby Sands



Sworn before me on 1/5/23
2/1/23
Com. Exp. 8-22-23

SPECIAL CALLED COUNCIL MEETING - COLUMBIA, TENNESSEE

January 5, 2023 - 5:00 PM

General Sessions Judge Bobby Sands administered the following oath of office to Vice Mayor Randy McBroom for a term ending the first Council Meeting in January 2027:

STATE OF TENNESSEE

COUNTY OF MAURY

I, Randy McBroom, being duly elected to the office of Vice Mayor for the City of Columbia, do solemnly swear that I will support the Constitution of the United States and of the State of Tennessee; that I will comply with and observe the provisions of the Charter of the City of Columbia and the Ordinances of the City of Columbia; and that I will faithfully perform the duties of my office to the best of my ability, so help me God.

In witness whereof, I have hereunto affixed my signature this the 5th day of January, 2023.


Randy McBroom

Sworn to and subscribed before me this 5th of January, 2023.


Bobby Sands, General Sessions Judge



Sworn before me 1/5/23

Com. Exp. 8-22-23

There being no further business Mayor Molder moved to adjourn the meeting. Vice Mayor Martin seconded the motion.

The roll call for the new City Council was taken.

City Recorder Thad Jablonski called the roll. Present were Mayor Chaz Molder, Vice Mayor Randy McBroom, Council Members Debbie Wiles, Ed. D., Kenny Marshall and Danny Coleman; City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Acting Recording Secretary Robyn

SPECIAL CALLED COUNCIL MEETING - COLUMBIA, TENNESSEE

January 5, 2023 - 5:00 PM

Barber. Council Members DaVena Hardison, Tony Greene and Recording Secretary Liz Bermudez were absent.

Mayor Molder shared the details about the ceremonial swearing-in ceremony.

Vice Mayor McBroom thanked his family, volunteers and the Council and City Manager.

There being no further business, Council Member Coleman moved to adjourn the meeting. Council Member Marshall seconded the motion. All Council Members present voted aye. The meeting adjourned at 5:13 p.m.

APPROVED:

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

CITY COUNCIL REGULAR MEETING – COLUMBIA, TENNESSEE

February 9, 2023

PUBLIC HEARING ON ORDINANCE NO. 4449 AS AMENDED (RELATES TO ITEM 10.1)
- AN ORDINANCE TO REVISE THE FIVE WARDS OF THE CITY OF COLUMBIA,
TENNESSEE, BASED ON THE 2020 CENSUS - DEVELOPMENT SERVICES
DEPARTMENT.

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper public notice having been given. Present were Mayor Chaz Molder, Vice Mayor Randy McBroom, Council Members DaVena Hardison, Debbie Wiles, Tony Greene, Kenny Marshall and Danny Coleman, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Acting Recording Secretary Robyn Barber. Recording Secretary Liz Bermudez was absent.

There being no one present to speak on the Public Hearing for Ordinance No. 4449, Mayor Molder moved to close the Public Hearing. Council Member Greene seconded the motion.

All Council Members present voted aye.

APPROVED:

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

CITY COUNCIL REGULAR MEETING – COLUMBIA, TENNESSEE

February 9, 2023

PUBLIC HEARING ON ORDINANCE NO. 4450 (RELATES TO ITEM 10.2) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2022-2023 BUDGET ORDINANCE NO. 4404 PROVIDING FOR REVISIONS TO THE GENERAL, SANITATION, AND WASTEWATER FUNDS.

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper public notice having been given. Present were Mayor Chaz Molder, Vice Mayor Randy McBroom, Council Members DaVena Hardison, Debbie Wiles, Tony Greene, Kenny Marshall and Danny Coleman, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Acting Recording Secretary Robyn Barber. Recording Secretary Liz Bermudez was absent.

There being no one present to speak on the Public Hearing for Ordinance No. 4450, Council Member Greene moved to close the Public Hearing. Council Member Marshall seconded the motion.

All Council Members present voted aye.

APPROVED:

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

CITY COUNCIL REGULAR MEETING – COLUMBIA, TENNESSEE

February 9, 2023

Mayor Chaz Molder called the meeting to order, pursuant to proper public notice having been given. Present were Mayor Chaz Molder, Vice Mayor Randy McBroom, Council Members DaVena Hardison, Debbie Wiles, Tony Greene, Kenny Marshall and Danny Coleman, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Acting Recording Secretary Robyn Barber. Recording Secretary Liz Bermudez was absent.

Fire Chief Ty Cobb offered the invocation followed by the Pledge of Allegiance led by Council Member Greene.

APPROVAL OF AGENDA.

Mayor Molder stated Items 6.6, 10.4, 10.5 and 10.6 had been removed from the Agenda.

Council Member Greene moved to approve the Agenda with Items 6.6, 10.4, 10.5 and 10.6 being removed from the Agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye.

PRESENTATIONS.

Item 5.1 PRESENTATION ON PREMIER GIRLS FASTPITCH SUPER SELECT AND CITY OF COLUMBIA FOR BEING CHAMPIONS OF ECONOMIC IMPACT IN SMALL MARKET 2022.

Parks & Recreation Director Reagan spoke about the success of this event, and that it was unusual for the event to repeat at the same location. He expects they will return to Columbia in 2023 for the third time.

Item 5.2 QUARTERLY PRESENTATION BY WIL EVANS, PRESIDENT OF THE MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE.

Wil Evans presented several slides and a marketing video for Maury County. Council had many compliments to Wil on the video.

Mayor Molder also complimented Mr. Evans and the Chamber on a successful Annual Event.

ORGANIZATIONAL BUSINESS.

CITY COUNCIL REGULAR MEETING – COLUMBIA, TENNESSEE

February 9, 2023

Item 6.1 APPROVE THE MINUTES OF THE JANUARY 12, 2023, CITY COUNCIL MEETING – CITY MANAGER’S OFFICE.

Council Member Marshall moved to approve the January 12, 2023 Regular City Council Meeting Minutes. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6.2 APPROVE THE RETIREMENT BENEFITS FOR JAMES SHANNON, POLICE LIEUTENANT, POLICE DEPARTMENT, AND PRESENTATION OF GIFT CHECK AND RETIREMENT PLAQUE BY MAYOR MOLDER – HUMAN RESOURCES DEPARTMENT.

Council Member Marshall moved to approve the retirement benefits for James Shannon. Council Member Greene seconded the motion.

All Council Members present voted aye.

Mayor Molder presented the plaque and check to Lieutenant Shannon. Mayor noted that Lieutenant Shannon had selflessly served the country with 2 tours of duty in Afghanistan in addition to his service to the City of Columbia. Police Chief Alsup also expressed his thanks to Lieutenant Shannon, and complimented him on his consistent professionalism while he was a part of the Columbia Police Department. Lieutenant Shannon expressed his thanks to the City and stated that it had been an honor to serve.

Item 6.3 APPROVE THE RATIFICATION OF RETIREMENT BENEFITS FOR MARVIN EMLER, EQUIPMENT OPERATOR, STREETS DEPARTMENT – HUMAN RESOURCES DEPARTMENT.

Council Member Coleman moved to approve the retirement benefits for Marvin Emler. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6.4 APPROVE THE MAYOR’S REAPPOINTMENT OF CHARLIE GOATZ TO THE CITY OF COLUMBIA PLANNING COMMISSION FOR A THREE-YEAR TERM THAT BEGAN ON FEBRUARY 8, 2021, AND EXPIRES ON FEBRUARY 8, 2024.

Council Member Coleman moved to approve the reappointment of Charlie Goatz to the City of Columbia Planning Commission. Council Member Greene seconded the motion.

All Council Members present voted aye.

CITY COUNCIL REGULAR MEETING – COLUMBIA, TENNESSEE

February 9, 2023

Item 6.5 APPROVE THE MAYOR’S APPOINTMENT OF MICHAEL PARKS LAWRENCE TO THE CITY OF COLUMBIA HISTORIC ZONING COMMISSION FOR A FIVE-YEAR TERM BEGINNING ON FEBRUARY 9, 2023, AND EXPIRING ON FEBRUARY 9, 2028.

Council Member Coleman moved to approve the appointment of Michael Parks Lawrence to the City of Columbia Historic Zoning Commission. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6.6 APPROVE THE MAYOR’S APPOINTMENT OF RICHARD LAW TO THE CITY OF COLUMBIA HISTORIC ZONING COMMISSION FOR A FIVE-YEAR TERM BEGINNING ON FEBRUARY 9, 2023 AND EXPIRING ON FEBRUARY 9, 2028.

Item 6.6 was removed from the Agenda.

Item 6.7 APPROVE THE MAYOR’S NOMINATION TO SERVE AS THE CITY OF COLUMBIA’S REPRESENTATIVE OF THE BOARD OF PUBLIC UTILITIES FOR A TERM THAT BEGAN ON JANUARY 1, 2023 AND EXPIRES AT THE END OF THE COUNCIL MEMBER’S TERM.

Mayor Molder motioned to appoint Council Member Marshall to serve as the City of Columbia’s Representative on the Board of Public Utilities. Vice-Mayor McBroom seconded the motion.

All Council Members present voted aye.

CONSENT AGENDA.

Mayor Molder stated Item 7.12 would be moved out of the Consent Agenda.

Council Member Coleman move to approve the Consent Agenda with the exception of Item 7.12. Council Member Greene seconded the motion. All Council Members present voted aye and the following items were approved.

1. Approve Disbursements for the month of December 2022 in the amount of \$5,186,128.72 – Finance.
2. Approve the payment to Maury County to provide funding for the Maury County/City of Columbia Animal Services Facility for the second quarter of FY 2023 \$50,000 – Finance.
3. Approve and authorize the disposal of surplus equipment – Finance.

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4. Receive and file quarterly investment report for the month ending December 31, 2022 pursuant to the City's Investment and Internal Controls Policies – Finance – SPG, Financially Responsible City Providing Excellent Services.
5. Approve the annual renewal of Liability and Auto Insurance with Public Entity Partners in the amount of \$360,634 – Finance.
6. Approve and authorize the Mayor to sign the Non-exclusive Use and Occupancy Permit between the City of Columbia and All Hands On Deck – Wards 3 and 4 – Parks and Recreation Department.
7. 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 2023 Season – Ward 4 – Parks and Recreation Department.
8. Approve and authorize the Mayor to execute the Project Development Agreement between the City of Columbia and Path Company, LLC for an Energy Audit of City Hall in the amount of \$9,800 – Development Services Department.
9. Approve and authorize the Mayor to sign a Letter of Agreement between the City of Columbia and Tennessee Department of Economic & Community Development Confirming Participation in the Tennessee Main Street Program & the National Main Street Network – City Manager's Office.
10. Approve and authorize the Mayor to sign a contract between the City of Columbia and Music City Publications for advertising in the March & May 2023 Issues of Maury County Living Magazine and Williamson County Living Magazine in the amount of \$4,400 – City Manager's Office.
11. Approve and authorize the renewal of the Membership Services Agreement between the City of Columbia and Muletown Rec, LLC in the amount of \$100,000 – City Manager's Office.
13. Approve and authorize the Mayor to execute Amendment No. 1 with TDOT for Agreement No. 200035, Iron Bridge Road, Bridge over Lytle Creek, LM 1.300 Project ID No. 130092.00 – Development Service Department.
14. Approve the emergency purchase of a pump to serve the Bear Creek Pike Pump Station in the amount of \$25,031 – Wastewater Department.
15. Approve and authorize the Mayor to execute a contract with Stechyn and Son, Inc DBA: Servicemaster by Stechyn & Son in the amount of \$101,094.75 – Fire & Rescue.
16. Approve and authorize the Mayor to execute an agreement with Kimley-Horn and Associates, Inc. for design services for a Skate Park and Splash Pad Feasibility Study in the amount of \$43,200 – Parks and Recreation Department.

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Item 7.12 Approve the purchase of additional trash containers, recycle containers, commercial dumpsters and dumpster bottoms in the amount of \$45,000 – Public Works Department.

Mayor Molder invited Mr. David Webb to address Council on Item 7.12. Mr. Webb stated he was in support of this item; however, asked Council to consider finding a way to make developers cover this cost to new developments as well as covering other such costs to the City like additional garbage trucks, etc. going forward. There was some discussion regarding the legality of such “Impact Fees” and what the City could and could not do with the moneys collected.

Council Member Greene moved to approve the purchase of additional trash containers, recycle containers, commercial dumpsters and dumpster bottoms. Council Member Marshall seconded the motion.

All Council Members present voted aye.

RESOLUTIONS.

Item 9.1 RESOLUTION NO. 23-06 – TAX CORRECTIONS – CITY RECORDER’S OFFICE.

Council Member Marshall moved to approve Resolution No. 23-06. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.2 RESOLUTION NO. 23-07 – A RESOLUTION ACCEPTING A DONATION FROM JENNIE HARRIS SOUTHALL MEMORIAL TRUST TO BE USED FOR THE RESTORATION OR UPKEEP OF THE FACILITIES AT GREENWOOD CEMETERY IN THE AMOUNT OF TWO THOUSAND DOLLARS (\$2,000) – PARKS AND RECREATION DEPARTMENT.

Council Member Greene moved to approve Resolution No. 23-07. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.3 RESOLUTION NO. 23-08 – A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER’S STATION, SECTION 3, PHASE 3 – WASTEWATER DEPARTMENT.

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Council Member Coleman moved to approve Resolution No. 23-08. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.4 RESOLUTION NO. 23-09 – A RESOLUTION TO MAKE APPLICATION FOR A CDBG COVID-19 PROGRAM GRANT THROUGH THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO ASSIST WITH LOCAL CHILDCARE SERVICES IN THE AMOUNT NOT TO EXCEED \$500,000 – CITY MANAGER’S OFFICE.

Council Member Coleman moved to approve Resolution No. 23-09. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.5 – RESOLUTION NO. 23-10 – A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVICE SUMMITTY AT CARTER’S STATION, PHASE 1 – WARD 5 – WASTEWATER DEPARTMENT.

Council Member Coleman move to approve Resolution No. 23-10. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.6 RESOLUTION NO. 23-13 – A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE FY 2022 FEMA ASSISTANCE TO FIREFIGHTERS GRANT, ACCEPT THE GRANT AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT – FIRE & RESCUE.

Council Member Coleman moved to approve Resolution No. 23-13. Council Member Greene seconded the motion.

All Council Members present voted aye.

10. ORDINANCES.

Item 10.1 2ND CONSIDERATION OF ORDINANCE NO. 4449 AS AMENDED – AN ORDINANCE TO REVISE THE FIVE WARDS OF THE CITY OF COLUMBIA,

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TENNESSEE, BASED ON THE 2020 CENSUS – DEVELOPMENT SERVICES DEPARTMENT.

Council Member Marshall moved to approve Ordinance No. 4449, as amended on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.2 2ND CONSIDERATION OF ORDINANCE NO. 4450 AS AMENDED – AN ORDINANCE TO AMEND THE FISCAL YEAR 2022-2023 BUDGET ORDINANCE NO. 4404 PROVIDING FOR REVISIONS TO THE GENERAL, SANITATION, AND WASTEWATER FUNDS – FINANCE.

Council Member Greene move to approve Ordinance No. 4450, as amended on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.3 – 1ST 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 AND ESTABLISH THE DATE OF MARCH 9, 2023 AS THE DATE OF PUBLIC HEARING – WASTEWATER DEPARTMENT.

Council Member Greene moved to approve Ordinance No. 4451 on first consideration and establish the date of March 9, 2023 as the date of Public Hearing. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.4 – 1ST CONSIDERATION ON ORDINANCE NO. 4452 – AN ORDINANCE TO AMEND THE CONNECT COLUMBIA COMPREHENSIVE PLAN LAND USE DESIGNATION FOR A PORTION OF TAX MAP 90 PARCEL 12.01, LOCATED OFF BEAR CREEK PIKE, FROM SUBURBAN NEIGHBORHOOD TO URBAN NEIGHBORHOOD AND ESTABLISH MARCH 9, 2023 AS THE DATE OF PUBLIC HEARING – WARD 5 – DEVELOPMENT SERVICES DEPARTMENT.

Item 10.4 was removed from the Agenda at the request of the applicant.

CITY COUNCIL REGULAR MEETING – COLUMBIA, TENNESSEE

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Item 10.5 – 1ST CONSIDERATION ON ORDINANCE NO. 4454 – AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ZONING A PORTION OF PROPERTY BEING ANNEXED BY RESOLUTION NO. 23-11, LOCATED OFF BEAR CREEK PIKE AT TAX MAP 90 PARCEL 12.01 TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) AND ESTABLISH MARCH 9, 2023 AS THE DATE OF PUBLIC HEARING – WARD – DEVELOPMENT SERVICES DEPARTMENT.

Item 10.5 was removed from the Agenda at the request of the applicant.

Item 10.6 – 1ST CONSIDERATION ON ORDINANCE NO. 4454 – AN ORDINANCE TO AMEND ORDINANCE NO. 4400 – THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ZONING A PORTION OF PROPERTY BEING ANNEXED BY RESOLUTION NO. 23-12, LOCATED OFF BEAR CREEK PIKE AT TAX MAP 90 PARCEL 12.01 TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) AND ESTABLISH MARCH 9, 2023 AS THE DATE OF PUBLIC HEARING.

Item 10.6 was removed from the Agenda at the request of the applicant.

OTHER BUSINESS.

Council Member Marshall expressed thanks to Columbia Police Department regarding the standoff situation that took place earlier in the week on his street.
Mayor Molder echoed the sentiment.

EXECUTIVE SESSION.

At the conclusion of the business meeting, Council recessed into Executive Session at 6:23 pm. After returning from Executive Session, Mayor Molder made the motion to approve the Buruca settlement. Vice Mayor McBroom seconded the motion.

All Council Members present voted aye to approve the settlement with the exception of Council Member Coleman who abstained.

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ADJOURNMENT.

There being no further business Mayor Molder moved to adjourn the meeting. Council Member Coleman seconded the motion. All Council Members present voted aye. The meeting adjourned at 7:06 pm.

APPROVED:

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING JANUARY 31, 2023

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	2,998,190.92	628,713.22	1,460,672.47	908,805.23
Sanitation Fund	293,942.01	25,727.08	81,800.88	186,414.05
Wastewater Fund	579,618.35	46,260.67	166,294.99	367,062.69
Street & Transportation Fund				-
State Street Aid	156,223.11	-		156,223.11
Drug Fund	2,312.56			2,312.56
Debt Service Fund				-
Capital Projects Fund	113,023.68			113,023.68
Sewer Revenue & Tax Bond Issue	-			-
Sewer Impact Fee #2	-			-
Insurance Fund	584,240.08	440,661.35		143,578.73
2017 GO Public Imp Bonds	-			-
2010 GO Bond Issue	-			-
Cleary Construction Escrow	-			-
Industrial Development Board	-	-	-	-
	\$ 4,727,550.71	\$ 1,141,362.32	\$ 1,708,768.34	\$ 1,877,420.05

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130996	1/5/2023	Columbia Power & Water Systems	\$26.18
130997	1/5/2023	Daily Herald (Subscription)	\$148.20
130998	1/5/2023	Communications Services, Inc.	\$324.37
130999	1/5/2023	Rippey Auto Parts Co Inc	\$84.00
131000	1/5/2023	Tn Dept Of Revenue	\$437.96
131001	1/5/2023	TN Dept Of Safety	\$23.75
131002	1/5/2023	NAFECO Inc	\$4,172.00
131003	1/5/2023	Public Entity Partners	\$11,418.87
131004	1/5/2023	Complete Forms Supply Co LLC	\$3,070.14
131005	1/5/2023	Dell Marketing L P	\$1,606.93
131006	1/5/2023	Best Cleaners	\$352.92
131007	1/5/2023	Southern Software Inc	\$15,766.00
131008	1/5/2023	State Of TN Attn: Lily White	\$109.25
131009	1/5/2023	State Of TN Dept Of Revenue	\$9.50
131010	1/5/2023	G & W Diesel Services, Inc.	\$162.24
131011	1/5/2023	Parman Energy Group LLC	\$1,506.68
131012	1/5/2023	UniFirst Corporation	\$1,914.00
131013	1/5/2023	SESAC, Inc.	\$1,104.00
131014	1/5/2023	Galls LLC	\$1,235.06
131015	1/5/2023	Tony Massey	\$132.00
131016	1/5/2023	Hughes McDaniel & Associates	\$500.00
131017	1/5/2023	SRM Concrete	\$401.00
131018	1/5/2023	Certified Languages International	\$104.40
131019	1/5/2023	Maury Regional Hospital Marshall Medical Ctr	\$430.00
131020	1/5/2023	Keturah Brown	\$150.00
131021	1/5/2023	Colonial Life	\$7,111.92
131022	1/5/2023	Maury County 911	\$27,670.28
131023	1/5/2023	Linda S Crigger	\$75.00
131024	1/5/2023	Waynes Pest Control	\$55.00
131025	1/5/2023	City of Col Petty Cash	\$100.00
131026	1/5/2023	David C Williams	\$432.00
131027	1/5/2023	Amisael Jonardo Jimenez	\$432.00
131028	1/5/2023	Joshua Adam Iglus	\$432.00
131029	1/5/2023	Billy Keith Hughes	\$432.00
131030	1/5/2023	Zachary E Garner	\$432.00
131031	1/5/2023	April Marie Boyle	\$432.00
131032	1/5/2023	Helen J. Church	\$75.00
131033	1/5/2023	Danny R Jones	\$75.00
131034	1/5/2023	Nina L Riggins	\$75.00
131035	1/5/2023	Lillie M Martin	\$75.00
131036	1/5/2023	Virginia Scott	\$75.00
131037	1/5/2023	Peggy R Smith	\$75.00
131038	1/5/2023	Wesley A Potter	\$75.00
131039	1/12/2023	City Of Col Employees Retireme	\$190,723.71
131040	1/12/2023	Columbia Power & Water Systems	\$13,423.65
131041	1/12/2023	Jones & Lang Sporting Goods	\$120.00
131042	1/12/2023	Morgan Brothers Electric Inc	\$40.14
131043	1/12/2023	Rippey Auto Parts Co Inc	\$72.00
131044	1/12/2023	International Assoc of Chiefs of Police	\$190.00
131045	1/12/2023	Maury Co United Way	\$509.00
131046	1/12/2023	Columbia Oil Company Inc	\$7,881.74
131047	1/12/2023	Jim's Auto Accessories Inc	\$161.76

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131048	1/12/2023	Stoltz Printing Co	\$509.50
131049	1/12/2023	GT Distributors Inc	\$3,593.75
131050	1/12/2023	Neel-Schaffer	\$9,610.00
131051	1/12/2023	AT&T	\$1,421.27
131052	1/12/2023	AT&T	\$67.20
131053	1/12/2023	Dell Marketing L P	\$4,837.37
131054	1/12/2023	NexAir LLC	\$40.11
131055	1/12/2023	Robert J Young Company LLC	\$198.80
131056	1/12/2023	Gulf States Distributors Inc	\$2,583.00
131057	1/12/2023	Lose Design - Lose & Associates, Inc	\$18,970.00
131058	1/12/2023	CMS Uniforms & Equipment	\$3,827.65
131059	1/12/2023	Break Time Services	\$177.00
131060	1/12/2023	Royal Flush Portables	\$170.00
131061	1/12/2023	Columbia Firefighter Assn	\$520.00
131062	1/12/2023	G & W Diesel Services, Inc.	\$1,597.61
131063	1/12/2023	Parman Energy Group LLC	\$2,895.64
131064	1/12/2023	Better Business Solutions	\$255.31
131065	1/12/2023	UniFirst Corporation	\$957.24
131066	1/12/2023	J & M Supply Solutions	\$412.72
131067	1/12/2023	City Of Col Tn Retirement	\$24,976.40
131068	1/12/2023	D & D Towing & Recovery	\$175.00
131069	1/12/2023	Tri Star Energy	\$12,343.47
131070	1/12/2023	Life Services EAP	\$1,647.30
131071	1/12/2023	WMCP Radio	\$152.00
131072	1/12/2023	Leaf	\$643.00
131073	1/12/2023	Clark Home Improvement	\$21,000.00
131074	1/12/2023	Phillips Distributing	\$1,725.00
131075	1/12/2023	Waypoint Business Solutions	\$41,172.36
131076	1/12/2023	Hutton Advertising LLC	\$1,515.00
131077	1/12/2023	LanLink Communications, LLC	\$1,049.10
131078	1/12/2023	Foundation Title & Escrow	\$416.00
131079	1/12/2023	Reach Technologies	\$223.64
131080	1/12/2023	Apparel Masters of Tennessee	\$1,264.55
131081	1/12/2023	Corelogic Centralized Refunds	\$251.00
131082	1/12/2023	Augusta M Walker	\$75.00
131083	1/12/2023	Clarence T Stubblefield	\$75.00
131084	1/12/2023	Melissa H Ellis	\$75.00
131085	1/12/2023	TriStar Elevator LLC	\$264.00
131086	1/12/2023	Culleoka Company LLC	\$552.00
131087	1/12/2023	Volunteer Paving LLC	\$647.80
131088	1/12/2023	OnCell Systems, Inc	\$2,295.00
131089	1/12/2023	Harry M Bryant	\$75.00
131090	1/12/2023	Freedom Hill Land Management	\$11,184.58
131091	1/12/2023	eSkill	\$5,000.00
131092	1/12/2023	Southern Duplicating of Middle Tennessee	\$594.51
131093	1/12/2023	Pettye P Isabelle	\$75.00
131094	1/12/2023	Betty L Gordon	\$75.00
131095	1/12/2023	Southeastern Shirt Corp.	\$601.96
131096	1/12/2023	Wells Fargo Financial Leasing, Inc	\$134.25
131097	1/12/2023	Q1 Media, Inc	\$4,962.73
131098	1/12/2023	Atlantic Coast Fire Trucks, LLC	\$347.50
131099	1/12/2023	Patricia A. Buchanan	\$75.00

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131100	1/12/2023	Bobby W. Love	\$75.00
131101	1/12/2023	Jayden Jones	\$75.00
131102	1/12/2023	Martha G. Church	\$75.00
131103	1/12/2023	Marion Counts Jr	\$75.00
131104	1/12/2023	Vivian Crumley	\$75.00
131105	1/12/2023	Rigoberto Escalante	\$75.00
131106	1/12/2023	Momentum Title	\$413.00
131107	1/12/2023	S Jason Whatley, Attorney at Law	\$200.00
131108	1/18/2023	Ace Hardware	\$7.59
131109	1/18/2023	Columbia Power & Water Systems	\$5,759.10
131110	1/18/2023	Ted's Sporting Goods	\$98.00
131111	1/18/2023	GT Distributors Inc	\$15,870.00
131112	1/18/2023	Auto Trim Design	\$3,617.90
131113	1/18/2023	David's Lock & Key Inc	\$103.11
131114	1/18/2023	AmeriGas	\$103.81
131115	1/18/2023	Rogers Group Inc	\$245.89
131116	1/18/2023	Dell Marketing L P	\$268.00
131117	1/18/2023	Sunbelt Rentals Inc	\$745.60
131118	1/18/2023	TN Fire Svs & Codes Enf Academy	\$10,949.40
131119	1/18/2023	UniFirst Corporation	\$268.22
131120	1/18/2023	Tri Star Energy	\$29,744.29
131121	1/18/2023	Atmos Energy	\$11,387.14
131122	1/18/2023	Gateway Tire & Service Center	\$912.90
131123	1/18/2023	JayBird Portable Restrooms LLC	\$85.00
131124	1/18/2023	Needle And Grain	\$833.00
131125	1/18/2023	Waypoint Business Solutions	\$562.50
131126	1/18/2023	Knighthorst Shredding, LLC	\$287.50
131127	1/18/2023	Nashville Convention & Visitors Corp	\$595.00
131128	1/18/2023	TriStar Elevator LLC	\$264.00
131129	1/18/2023	Wells Fargo Financial Leasing, Inc	\$231.54
131130	1/18/2023	Perennial Communications, LLC	\$2,595.00
131131	1/18/2023	Atlantic Coast Fire Trucks, LLC	\$672.27
131132	1/18/2023	IACP-Int'l Assoc of Chiefs of Police (Dues)	\$380.00
131133	1/18/2023	Thomas R Campbell	\$75.00
131134	1/18/2023	Basil M Poag	\$75.00
131135	1/18/2023	Vicki Benson	\$137.00
131136	1/18/2023	Brandon Stanfill	\$271.00
131137	1/25/2023	Columbia Power & Water Systems	\$14,757.61
131138	1/25/2023	Jones & Lang Sporting Goods	\$60.00
131139	1/25/2023	Communications Services, Inc.	\$1,725.00
131140	1/25/2023	Maury Co Government	\$11,813.98
131141	1/25/2023	Maury Co United Way	\$509.00
131142	1/25/2023	Truckers Lighthouse	\$548.00
131143	1/25/2023	Auto Trim Design	\$3,617.90
131144	1/25/2023	David's Lock & Key Inc	\$813.00
131145	1/25/2023	Mail Call	\$2,700.08
131146	1/25/2023	Dell Marketing L P	\$856.20
131147	1/25/2023	Robert J Young Company LLC	\$200.56
131148	1/25/2023	Sunbelt Rentals Inc	\$652.77
131149	1/25/2023	VOID-VOID-VOID	\$0.00
131150	1/25/2023	Ricky Stanfill	\$200.00
131151	1/25/2023	Tn Electrical, Inc.	\$2,750.00

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131152	1/25/2023	Short Services Group dba Landscape Management Co	\$4,106.45
131153	1/25/2023	TN Fire Svs & Codes Enf Academy	\$2,630.90
131154	1/25/2023	Break Time Services	\$153.15
131155	1/25/2023	Unum Life Insurance Co Of Amer	\$1,797.15
131156	1/25/2023	Columbia Firefighter Assn	\$520.00
131157	1/25/2023	Wilson County Motors	\$93,807.30
131158	1/25/2023	Maury County Equipment	\$308.00
131159	1/25/2023	G & W Diesel Services, Inc.	\$205.79
131160	1/25/2023	Zoll Medical Corporation	\$225.00
131161	1/25/2023	Parman Energy Group LLC	\$416.66
131162	1/25/2023	Mutual Of Omaha	\$11,551.19
131163	1/25/2023	UniFirst Corporation	\$79.74
131164	1/25/2023	Columbia Kubota LLC	\$32.96
131165	1/25/2023	J & M Supply Solutions	\$60.91
131166	1/25/2023	D & D Towing & Recovery	\$175.00
131167	1/25/2023	Greenville Turf & Tractor	\$884.57
131168	1/25/2023	Atmos Energy	\$10,002.62
131169	1/25/2023	Preventia Security	\$289.00
131170	1/25/2023	My Alarm Center LLC	\$297.21
131171	1/25/2023	Daily Herald (Ads)	\$1,770.31
131172	1/25/2023	ServiceMaster By Stechyn & Son	\$24,000.00
131173	1/25/2023	SRM Concrete	\$2,870.00
131174	1/25/2023	Mackel Reagan	\$70.00
131175	1/25/2023	CovertTrack Group Inc	\$1,200.00
131176	1/25/2023	Telecom Tower Group LLC	\$289.83
131177	1/25/2023	Combined Insurance, a Chubb Company	\$1,034.86
131178	1/25/2023	Copycats Print Services Llc	\$215.10
131179	1/25/2023	Henderson, Hutcherson &	\$13,600.00
131180	1/25/2023	Verizon Wireless 01	\$169.42
131181	1/25/2023	Verizon Wireless 09	\$88.60
131182	1/25/2023	Reach Technologies	\$80.36
131183	1/25/2023	Simplot Turf & Horticulture	\$2,697.60
131184	1/25/2023	Liquidity Services Operations LLC	\$2,554.97
131185	1/25/2023	Volunteer Paving LLC	\$108.23
131186	1/25/2023	Verizon Connect	\$322.15
131187	1/25/2023	Muletown Rec	\$9,765.62
131188	1/25/2023	T-Mobile	\$146.10
131189	1/25/2023	T-Square Engineering	\$2,253.75
131190	1/25/2023	Ra'Kwaan Wilson	\$62.00
131191	1/25/2023	Visual Media Co LLC	\$300.00
131192	1/25/2023	Sarah E Massey	\$55.06
131193	1/25/2023	City of Col Petty Cash	\$100.00
131194	1/25/2023	Cindy Greene	\$55.06
131195	1/25/2023	DocuPhase LLC	\$7,226.25
131196	1/25/2023	Charles Blasingame	\$86.00
131197	1/25/2023	Clark Quin Photography	\$40.00
131198	1/25/2023	Mohsen and Janis Sarfehjo	\$112.00
131199	1/25/2023	Marshall County Medical Ctr	\$52.00
131200	1/25/2023	Oscar Ruiz	\$299.71
131201	1/25/2023	Walter A Wood Supply Co	\$916.72
131202	1/25/2023	Nancy Nichols	\$155.85
131203	1/25/2023	CaseGuard Studio	\$3,948.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 1/1/2023 - 1/31/2023**

GENERAL FUND

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131204	1/27/2023	TN Bureau Of Investigation	\$700.00
131205	1/27/2023	Tristar Bank	\$6,364.70
131206	1/27/2023	William Z Whitaker	\$75.00
131207	1/27/2023	Terry Wilson	\$137.00
131208	1/30/2023	DLT Solutions LLC	\$1,627.56
131209	1/30/2023	John Tyler Cobb	\$100.00
131210	1/30/2023	William Mac Hull	\$216.00
131211	1/30/2023	Justin Lee Spann	\$216.00
131212	1/30/2023	Colonial Life	\$7,010.38
131213	1/30/2023	Abbey Lynne Boram	\$216.00

Total Purchase Cards:	\$	73,793.61
Total Payroll Transfers:	\$	1,460,672.47
Total Misc. Transfers:	\$	628,713.22
Total Checks: 218	\$	835,011.62
Total:	\$	2,998,190.92

STATE STREET AID

7953	1/5/2023	Columbia Power & Water Systems	\$33.90
7954	1/5/2023	G & C Supply Co Inc	\$913.20
7955	1/12/2023	Columbia Power & Water Systems	\$1,160.50
7956	1/12/2023	Temple Inc	\$3,875.00
7957	1/12/2023	Red Bud Supply Inc	\$3,221.93
7958	1/12/2023	Wilson County Motors	\$55,293.50
7959	1/12/2023	Firstnet Services Provided By AT&T Mobility	\$382.40
7960	1/18/2023	Columbia Power & Water Systems	\$19,389.73
7961	1/25/2023	Columbia Power & Water Systems	\$289.09
7962	1/25/2023	G & C Supply Co Inc	\$1,104.00
7963	1/25/2023	Firstnet Services Provided By AT&T Mobility	\$382.88
7964	1/25/2023	R&C Construction	\$69,500.00

Total Purchase Cards:	\$	676.98
Total Misc. Transfers:	\$	-
Total Checks: 12	\$	155,546.13
Total:	\$	156,223.11

SANITATION

21847	1/5/2023	Daily Herald (Subscription)	\$148.20
21848	1/5/2023	Public Entity Partners	\$1,675.08
21849	1/5/2023	UniFirst Corporation	\$611.87
21850	1/5/2023	United Waste Haulers Of TN LLC	\$21,940.56
21851	1/5/2023	Colonial Life	\$635.08
21852	1/12/2023	City Of Col Employees Retireme	\$8,157.53
21853	1/12/2023	Columbia Power & Water Systems	\$2,211.86
21854	1/12/2023	Columbia Oil Company Inc	\$24,707.03
21855	1/12/2023	Robert J Young Company LLC	\$16.50
21856	1/12/2023	Break Time Services	\$28.00
21857	1/12/2023	City Of Col Tn Retirement	\$1,068.28
21858	1/12/2023	Tri Star Energy	\$1,323.31

**CITY OF COLUMBIA
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FOR THE PERIOD 1/1/2023 - 1/31/2023**

SANITATION

PAGE 6

21859	1/12/2023	Life Services EAP	\$107.10
21860	1/12/2023	Marshall County Solid Waste and Recycling	\$2,728.05
21861	1/12/2023	Wells Fargo Financial Leasing, Inc	\$134.26
21862	1/18/2023	Maury County Solid Waste	\$73,780.99
21863	1/18/2023	Atmos Energy	\$715.48
21864	1/18/2023	United Waste Haulers Of TN LLC	\$11,079.24
21865	1/25/2023	Columbia Power & Water Systems	\$21.81
21866	1/25/2023	Unum Life Insurance Co Of Amer	\$146.80
21867	1/25/2023	Mutual Of Omaha	\$581.47
21868	1/25/2023	Daily Herald (Ads)	\$312.10
21869	1/25/2023	United Waste Haulers Of TN LLC	\$3,267.46
21870	1/25/2023	Combined Insurance, a Chubb Company	\$106.04
21871	1/25/2023	Henderson, Hutcherson &	\$1,400.00
21872	1/25/2023	Toter, LLC	\$9,984.00
21873	1/25/2023	Muletown Rec	\$1,367.19
21874	1/30/2023	Colonial Life	\$635.08

Total Purchase Cards:	\$	17,523.68
Total Payroll Transfers:	\$	81,800.88
Total Misc. Transfers:	\$	25,727.08
Total Checks: 28	\$	<u>168,890.37</u>
Total:	\$	293,942.01

WASTEWATER

47723	1/5/2023	Columbia Power & Water Systems	\$1,348.52
47724	1/5/2023	Duck River Electric	\$325.61
47725	1/5/2023	Public Entity Partners	\$597.31
47726	1/5/2023	Red Bud Supply Inc	\$920.36
47727	1/5/2023	Southern Pipe And Supply Co	\$56.96
47728	1/5/2023	UniFirst Corporation	\$1,623.39
47729	1/5/2023	Colonial Life	\$1,293.96
47730	1/5/2023	Mack Emmitt	\$109.74
47731	1/12/2023	City Of Col Employees Retireme	\$14,905.25
47732	1/12/2023	Columbia Power & Water Systems	\$87,168.65
47733	1/12/2023	Columbia Oil Company Inc	\$5,109.37
47734	1/12/2023	Stoltz Printing Co	\$519.00
47735	1/12/2023	AT&T	\$5,107.24
47736	1/12/2023	Southern Sales Co	\$4,616.38
47737	1/12/2023	Robert J Young Company LLC	\$10,215.00
47738	1/12/2023	USA Blue Book	\$310.45
47739	1/12/2023	Ace Septic Service	\$750.00
47740	1/12/2023	Vulcan Materials Co	\$255.84
47741	1/12/2023	City Of Col Tn Retirement	\$1,951.93
47742	1/12/2023	Tri Star Energy	\$2,683.76
47743	1/12/2023	Life Services EAP	\$204.00
47744	1/12/2023	BCV Systems LLC	\$2,828.00
47745	1/12/2023	TriStar Elevator LLC	\$614.00
47746	1/12/2023	Waypoint Analytical, LLC	\$478.00
47747	1/12/2023	Source Technologies	\$21,597.92
47748	1/12/2023	Bryson Jones	\$125.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
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WASTEWATER

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47749	1/18/2023	Columbia Power & Water Systems	\$448.24
47750	1/18/2023	ICM - Improved Construction Methods	\$1,008.00
47751	1/18/2023	Mail Call	\$7.30
47752	1/18/2023	North Central Laboratories-NCL of Wisconsin, Inc	\$198.40
47753	1/18/2023	WM CORPORATE SERVICES, INC	\$10,736.68
47754	1/18/2023	Vulcan Materials Co	\$210.45
47755	1/18/2023	UniFirst Corporation	\$328.86
47756	1/18/2023	Atmos Energy	\$107.06
47757	1/18/2023	Source Technologies	\$20,608.00
47758	1/25/2023	Columbia Power & Water Systems	\$771.72
47759	1/25/2023	Duck River Electric	\$2,498.50
47760	1/25/2023	Southern Sales Co	\$717.38
47761	1/25/2023	Applied Industrial Technologies	\$351.60
47762	1/25/2023	Robert J Young Company LLC	\$80.86
47763	1/25/2023	WM CORPORATE SERVICES, INC	\$13,716.33
47764	1/25/2023	USA Blue Book	\$310.45
47765	1/25/2023	Vulcan Materials Co	\$685.58
47766	1/25/2023	Unum Life Insurance Co Of Amer	\$69.20
47767	1/25/2023	Wascon Inc.	\$509.31
47768	1/25/2023	Mutual Of Omaha	\$1,715.81
47769	1/25/2023	UniFirst Corporation	\$338.01
47770	1/25/2023	Atmos Energy	\$117.05
47771	1/25/2023	Cook's Pest Control Inc	\$117.00
47772	1/25/2023	Combined Insurance, a Chubb Company	\$29.40
47773	1/25/2023	Henderson, Hutcherson &	\$5,000.00
47774	1/25/2023	Bruhn & Bruhn Fire	\$842.00
47775	1/25/2023	Waypoint Analytical, LLC	\$1,056.00
47776	1/25/2023	Muletown Rec	\$1,367.19
47777	1/27/2023	AT&T	\$3,853.58
47778	1/27/2023	VOID-VOID-VOID	\$0.00
47779	1/27/2023	Richmond American Homes of TN	\$4,775.00
47780	1/30/2023	J R Wauford & Co Cons Eng, Inc	\$120,400.00
47781	1/30/2023	Colonial Life	\$1,187.06

Total Purchase Cards:	\$	7,185.03
Total Payroll Transfers:	\$	166,294.99
Total Misc. Transfers:	\$	46,260.67
Total Checks: 59	\$	<u>359,877.66</u>
Total:	\$	579,618.35

DRUG

5938	1/25/2023	Thomson Reuters - West	\$56.00
5939	1/25/2023	CovertTrack Group Inc	\$600.00

Total Purchase Cards:	\$	1,656.56
Total Checks: 2	\$	<u>656.00</u>
Total:	\$	2,312.56

**CITY OF COLUMBIA
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INSURANCE

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3029	1/5/2023	Sherrill Morgan	\$9,625.00
3030	1/5/2023	Maury Regional Hospital Marshall Medical Ctr	\$14,409.00
3031	1/12/2023	Sun Life Financial	\$42,274.34
3032	1/25/2023	BlueCross BlueShield Of TN	\$22,182.42
3033	1/25/2023	Muletown Rec	\$12,500.00
3034	1/30/2023	Sun Life Financial	\$42,587.97

Total Misc. Transfers:	\$	440,661.35
Total Checks: 6	\$	<u>143,578.73</u>
Total:	\$	584,240.08

CAPITAL PROJECTS

3011	1/5/2023	Gresham Smith & Partners	\$303.71
3012	1/12/2023	Ragan Smith & Associates Inc	\$112,719.97

Total Misc. Transfers:	\$	-
Total Checks: 2	\$	<u>113,023.68</u>
Total:	\$	113,023.68

SURPLUS LISTING FOR COUNCIL AGENDA

3/9/2023

Dept Code	Description	Serial #
42100	2009 Harley Davidson	1HD1FMM129Y646439
42100	2009 Harley Davidson	1HD1FMM179Y646050
42100	2012 Chevy Impala	2G1WD5E3XC1184430
42100	2011 Chevy Impala	2G1WD5EM7B1124063
42100	2011 Chevy Impala	2G1WD5EM5B1123123
42100	1993 Ford E350 Bus	1FDJE37M1PHB65224
42100	1986 GMC Armored Truck	1GDJ7D1F1GV509842



FINANCE DEPARTMENT

TO: Tony Massey, City Manager

FROM: Thad Jablonski, Assistant City Manager/City Recorder

DATE: February 23, 2023

RE: Recommendation to Upgrade Finance, Accounting and Courts Software

Staff recommends purchasing Tyler Technologies' Munis software system to provide upgraded finance, accounting and court software for the City. Tyler has provided public sector enterprise software since 1964. At present, the company works with over 33 local governments in Tennessee.

In 2020, the Finance Department began exploring software alternatives after major software failures led the City's auditors and staff to recommend finding a new vendor. Finance Department personnel have identified a preferred vendor following research and feedback from other cities inside and outside of Tennessee, demonstrations and interviews with multiple software vendors and a request for proposals process.

Tyler's Munis software will allow all City departments to operate efficiently with automation and workflows integrated into the software. The Munis software also provides online services ranging from online permits and licensure, to online payments, i.e., business taxes, property taxes, parking tickets. The only online capabilities of the City's current system is to receive property tax payments. The Finance and City Recorder's Office anticipate that process efficiencies using Tyler's Munis software will result in a reduction of 1.5 personnel positions through attrition.

Annual maintenance costs for Tyler's Munis totals \$45,379 per year net of personnel and ancillary software cost savings. This compares favorably to the annual software cost of \$54,205 charged by the City's current vendor, Local Government Corp. (LGC). Transition to the new Munis software includes a one-time cost of \$378,866 for implementation and data conversion from multiple software systems currently used. While the one-time implementation cost is large, the amount is comparable or less than implementation fees charged by other vendors and includes key data conversion that is vital to the success of the project.

Compared to the City's current software, which is essentially software developed for use during the 1990s, Munis will provide the City's Finance Department and City Recorder's Office with software designed for 21st century operations.

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1520

Estimate # 00292-E

Client Information

Client: City of Columbia
 Client Address: 700 North Garden Street, Columbia TN 38401
 Client Phone: (931) 560-1555
 Client Email: paul@columbiatn.com
 Job Site Contact: Paul Kellar

Proposed Work

DESCRIPTION

PRICE

Tree Transplanting

\$ 13,262.50

Re-plant 58 trees around city center.

1) West 7th to Garden St.

-14 total (7 on each side of road)

2) S. Main St. to East 8th St

-13 total (7 on one side and 6 on other side)

3) N. Main St. to East 6th

-11 total (3 on one side and 8 on the other side) *****does not include the two crepe myrtles on either side starting at N. Main St. And does not include three small trees by Historic Nelson House Hotel sign.***

4) 4 trees from Maury County Register of Deeds to Maury County Clerk

5) 4 trees from Trek Bicycle Store to Christopher V. Stockwell Circuit Judge

6) 4 trees from Muletown Coffee Roasters to Smith & York Company

7) 4 trees from Taps Off Main to Lily Jane

8) 4 trees around Maury County Courthouse (2 on one side and 2 on the other)

*****Specifications include, but are not limited to: The City of Columbia is seeking bids from qualified firms to replace trees in the downtown area of the courthouse square. LOCATION: • West 7th Street from Garden Street to Public Square • South Main Street from Pubic Square to East 8th Street • North Main Street from Pubic Square to East 6th Street • All of Public Square DEMOLITION • The City will cut all trees to the specified stump height by the vendor, and dispose of such materials. Vendor shall remove and dispose of all other materials including any remaining wood, excavated materials, etc. • Trees shall be removed in a manner to not damage existing concrete including curbs, sidewalks, and pavers along with utilities or other infrastructure. Any damaged areas will be the responsibility of the vendor to repair via City approved methods. REPLACEMENT • All replacement trees shall be installed in the same location as removed trees. The new trees

within the specified areas (approximately 58 trees) which shall be of equal varieties of Crimson Spire Oak and DannaSpire Columnar Elm trees. • Each tree well area shall have a 4" layer of soil conditioner added and then be mulched with brown shredded hardwood and planted with Purple Leaf Wintercreeper on 12" inch centers. **WARRANTY • Vendor shall guarantee work for one (1) year from completion of project for any dead materials.*******

Wood Disposal

\$ 0.00

All debris resulting from pruning or removal of trees in estimate will be removed from the property, unless stated otherwise in estimate. Please note that some debris may remain on site after the crew leaves for the day. This material will generally be picked up and hauled off by our grapple truck driver within 24-72 hours, weather and emergency dependent.

Stump Grinding

\$ 11,800.00

Cut remaining 58 stumps around city center low as possible, then remove/grind all 58 stumps; grind up to 6 inches below ground, terrain dependent.

Remaining trunks being cut out and stump grinding will take place in the following locations:

1) West 7th to Garden St.

-14 total (7 on each side of road)

2) S. Main St. to East 8th St

-13 total (7 on one side and 6 on other side)

3) N. Main St. to East 6th

-11 total (3 on one side and 8 on the other side) *******does not include the two crepe myrtles on either side starting at N. Main St. And does not include three small trees by Historic Nelson House Hotel sign.******

4) 4 trees from Maury County Register of Deeds to Maury County Clerk

5) 4 trees from Trek Bicycle Store to Christopher V. Stockwell Circuit Judge

6) 4 trees from Muletown Coffee Roasters to Smith & York Company

7) 4 trees from Taps Off Main to Lily Jane

8) 4 trees around Maury County Courthouse (2 on one side and 2 on the other)

The proximity of hardscape features, fences, buildings, and/or underground utilities to the stumps may limit our ability to remove the entire stump. In these cases, Tree Worx will remove as much of the stump as possible without causing damage to permanent site features or to the machine. Stump grinding does not include surface roots, unless specifically stated.

Please note that some stump grinding services require utility locates that could take a minimum of one week to obtain. Tree removal and stump grinding services will be performed by separate crews and are generally not performed on the same date.

Planting Service

\$ 8,195.51

The price is including the cost of the trees and delivery. 58 trees of equal variety/value of DannaSpire Columnar Elm Trees will be planted. Each tree well area shall have a 4" layer of soil conditioner added and then be mulched with brown shredded hardwood and planted with

Purple Leaf Wintercreeper on 12" inch centers. Tree Worx will guarantee work for one (1) year from completion of project for any dead materials.

Subtotal: \$ 33,258.01

We thank you for the opportunity to submit the prices and specifications noted above.
Please contact us at (423) 451-6388 if you would like to proceed with the quotation.

Acceptance of proposal.

The above prices, specifications and conditions are satisfactory and hereby accepted. Tree Worx is authorized to do the work as specified.

Estimator: Russell Courtney

00292-E, Rev 1

Date: 2023-02-17

Authorized Signature: _____

Date: _____

Approved as to Legal Form:

By: C. Tim Tisher
C. Tim Tisher, City Attorney

Terms and Conditions

Estimates are valid for 90 days from date of on-site estimate. NOTE: A 3% processing fee will be added for all credit card payments. We require a 10% deposit on all jobs, in order to hold any job date.

Pickups/ Haul-offs will be completed within 48-72 hours, weather and emergency dependent.

Stump Grinding approved in job description will be completed within 7 business days, weather and emergency dependent.

Payment: The total amount is due at completion of the job. A service charge of 5% per month is added to any balance 14 days after billing.

Alterations: Any alteration, modification or deviation to the scope of work in this agreement that involves additional cost will incur an additional charge over and above the amount stated, for which client shall be responsible.

Concealed Contingencies: This proposal is offered based on visible conditions of the trees, plants and surrounding property. In the event that Tree Worx, LLC team members encounter undisclosed or unexpected foreign material in the course of the work (rock, concrete, metal, stinging insects, underground utilities, buried masonry, stone or other aggregates, etc.) the client agrees to pay Tree Worx, LLC additional sums based on a time and materials rate for the additional work occasioned by the removal of foreign materials not explicitly specified in the original agreement. Tree Worx, LLC is not responsible for damage to undisclosed underground utilities.

Tree Risk: Trees vary in size and structure, they are constantly exposed to weather and are susceptible to insect and disease organisms. For these reasons, all trees pose a certain inherent degree of risk. The recommendations made by Tree Worx, LLC are intended to reduce risk using tree care methods in accordance with ANSI standards. However, there is not and can never be a guarantee that our efforts will correct all unsafe conditions or eliminate risk entirely. It is the responsibility of the tree owner or manager to determine acceptable levels of risk for his/her property. Some tree and landscape defects are obvious even to the layperson while others require a trained professional and detailed evaluation. There exists no technology that can perfectly quantify tree strength and risk; our risk evaluations and mitigation recommendations are based on ISA best management practices for tree risk evaluation.

Additional Trees Not Inspected: Tree Worx, LLC arborists evaluate trees specified by the property owner or manager. There may exist trees on the property that were not specifically evaluated. Recommendations contained herein do not constitute a tree risk assessment and shall not be construed to suggest that trees not specifically mentioned are free from risk.

Tree Ownership and Border Trees: The client warrants that all trees, plants and property upon which this work is to be performed are owned or managed by him/her or that the client has obtained permission from the owner to perform this work. Tree Worx, LLC is not responsible for any claims or damages resulting from the client's failure to obtain such permission.

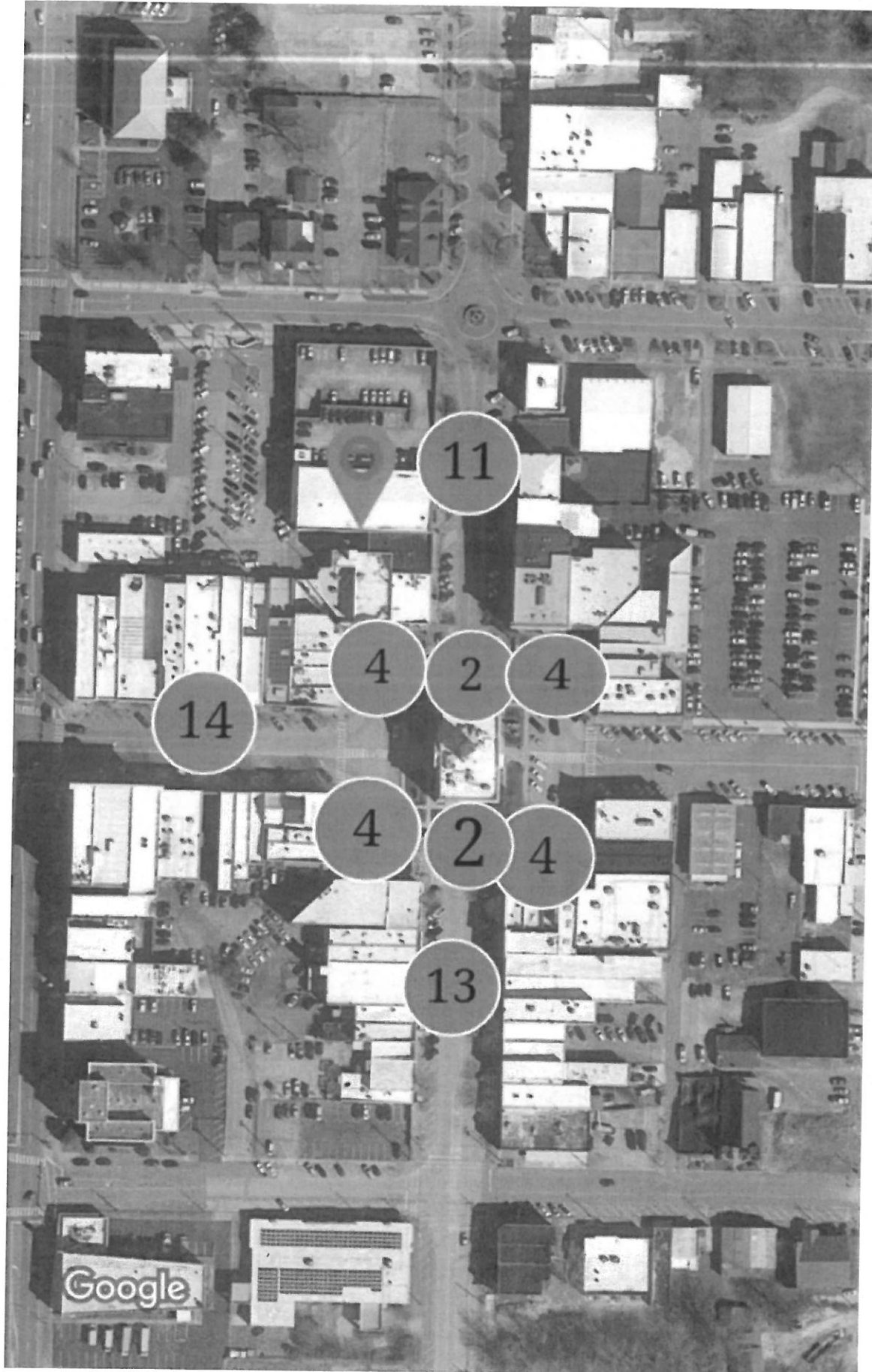
Collateral Damage: During tree care and removal operations, it is likely that the surrounding lawn, landscaping and grounds will be impacted by such activity. Tree Worx, LLC team members will make reasonable efforts to minimize impact to the surrounding landscape but cannot prevent all damage. By approving this proposal, the property owner/manager acknowledges and understands that some degree of impact and damage should be expected and furthermore agrees to hold harmless Tree Worx, LLC for incidental collateral damage. Repair of said damage shall be the option, responsibility and expense of the property owner/manager.

Driveways, Hardscapes: In order to access this work safely, with the appropriate tree care equipment, such equipment may need to drive over or be placed on the driveway, walkways, sidewalks or other areas of this property. Tree Worx, LLC assumes no liabilities or responsibilities for any cracking, breaking off, puncturing, depressing, or any other damage to any driveway, patio or other paved, bricked, stoned, concrete, or asphalted surface which may result from certain equipment being used to access the job site. Upon approving this proposal, the homeowner acknowledges and understands that any damage done to any driveway, patio, or other paved, bricked, stoned, concrete, or asphalted surface, by any equipment used by Tree Worx, LLC to access the job site will be the sole responsibility of the homeowner to replace or repair.

Tree Inventory and Management Plan: A tree inventory and management plan is provided based on the visible conditions of the trees and site from ground level and is intended to provide the client with relative information about the trees on the subject property. The management plan may include recommendations for care, pruning treatment and/or removal of subject trees for the purpose of risk reduction, plant health or aesthetics. The management plan does not constitute a tree risk assessment and observations made therein shall not be construed to suggest that any trees are free from risk. Client agrees to hold harmless Tree Worx, LLC, its agents and employees for failures or damage resulting from any tree on the subject property, whether it was inspected or not.

Cable and Brace Installation: Cables and braces are installed in accordance with ANSI A300 standards for tree care. Braces are intended to provide additional support to weak or previously failed branch unions. Cables are intended to limit movement of independent tree parts (codominant trunks for example) and to reduce stress on weak branch unions. Although professionally-installed cables and braces reduce risk, cable and brace installation does not serve as a guarantee against branch or tree failure.

Project Scheme

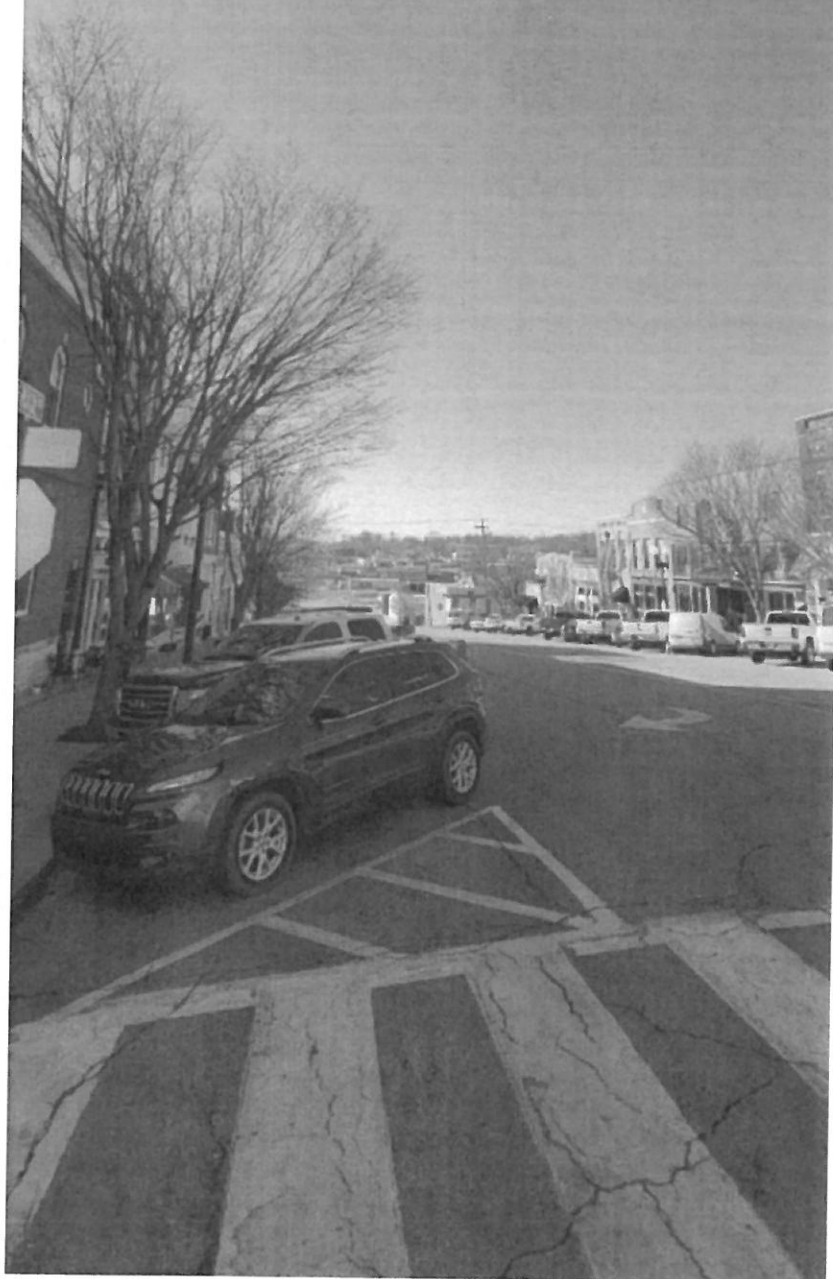


Tree Transplanting

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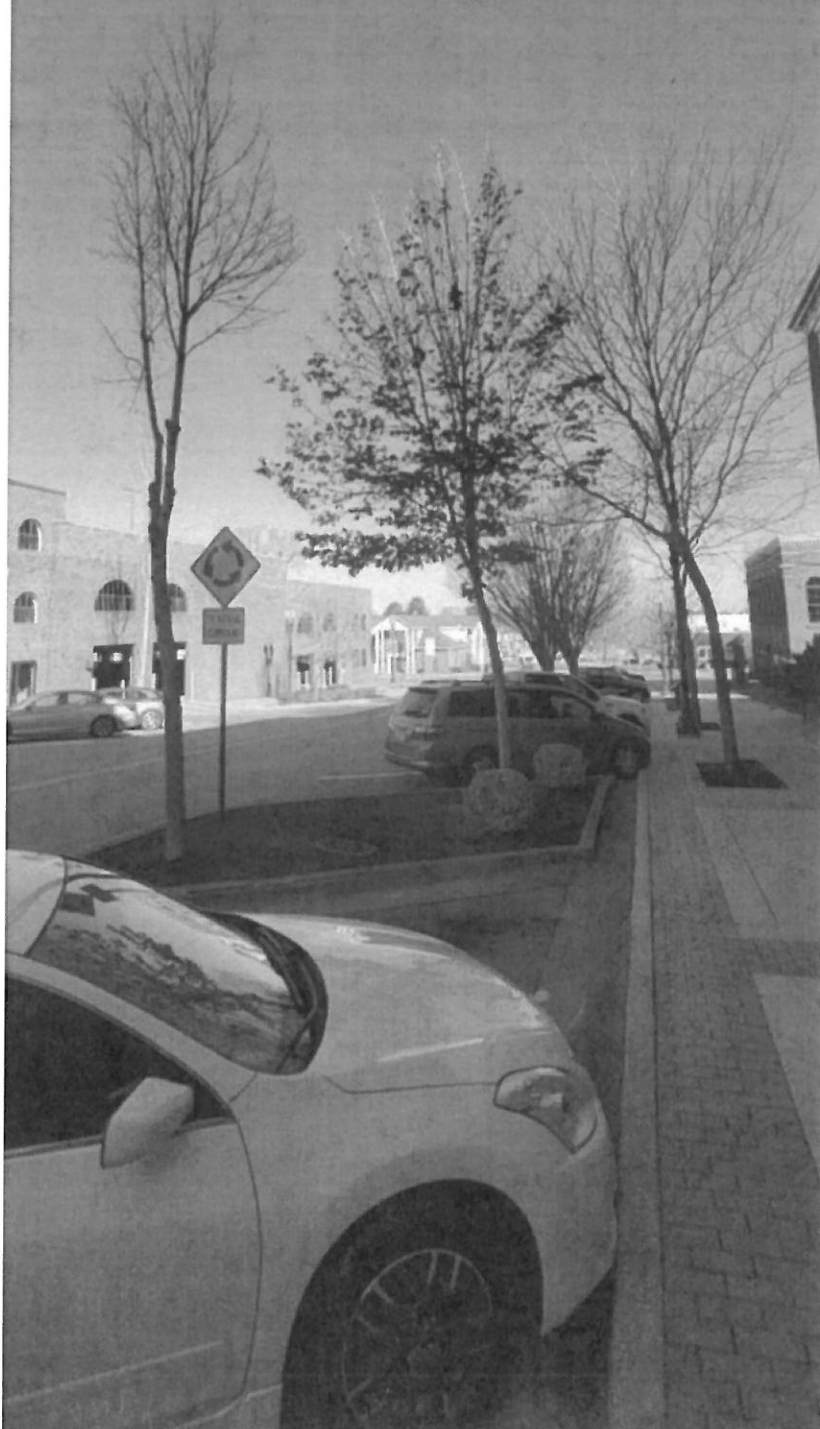
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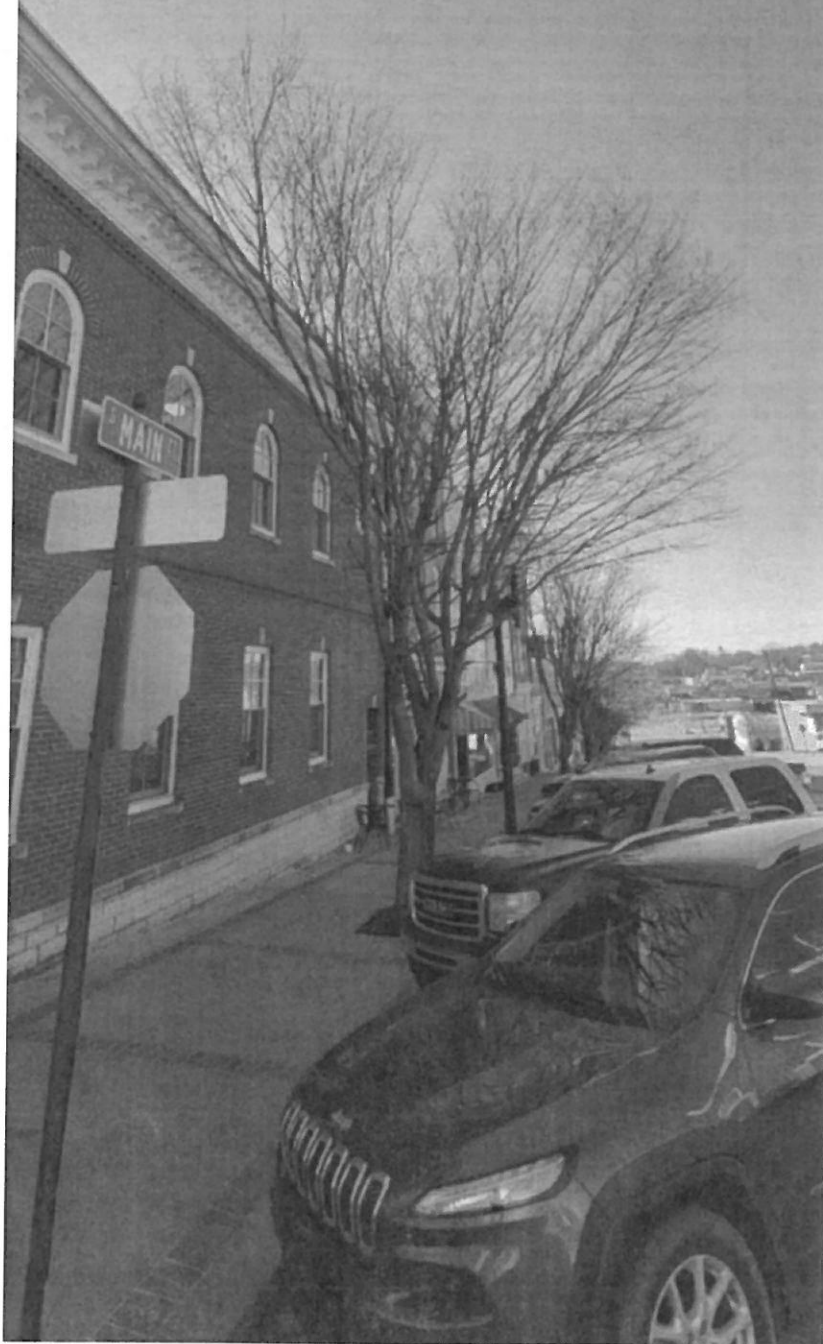
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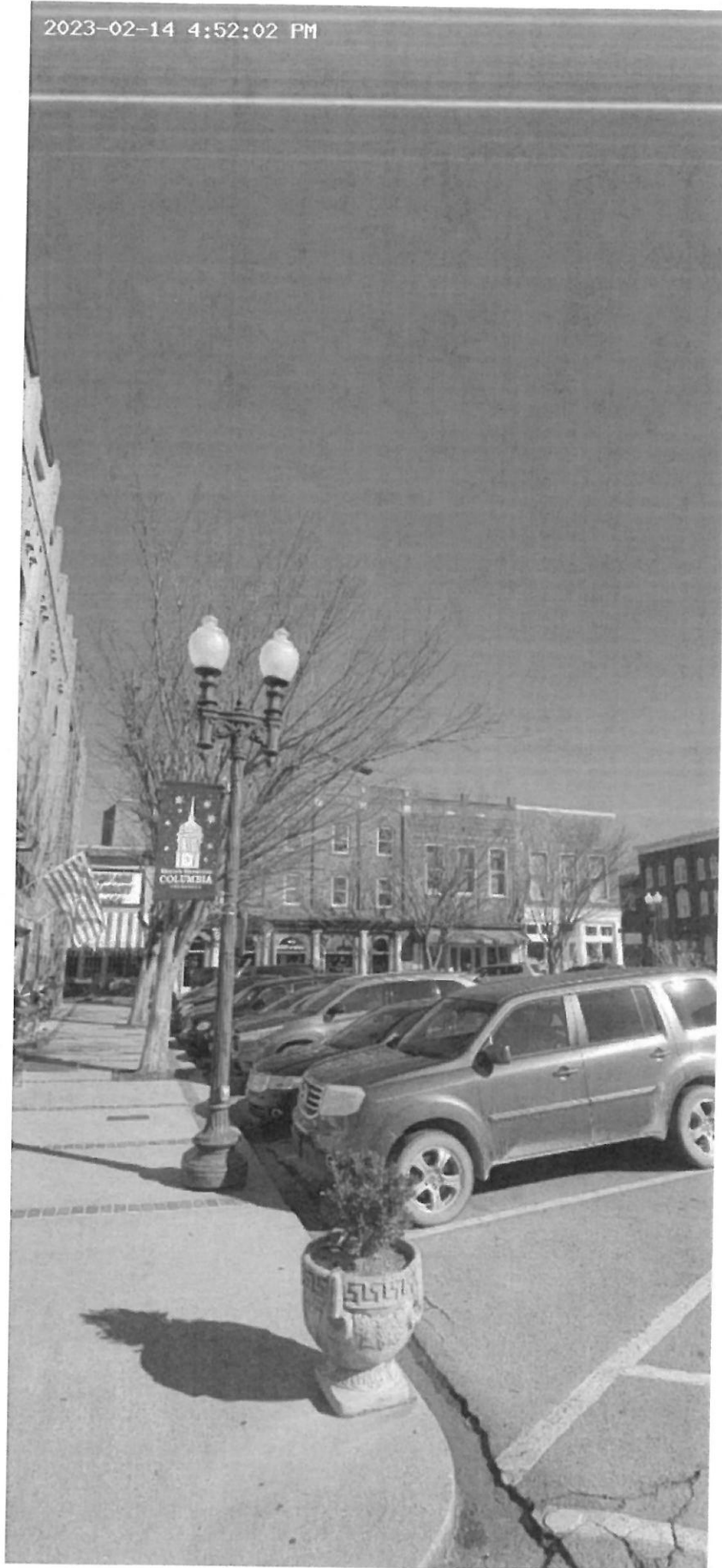


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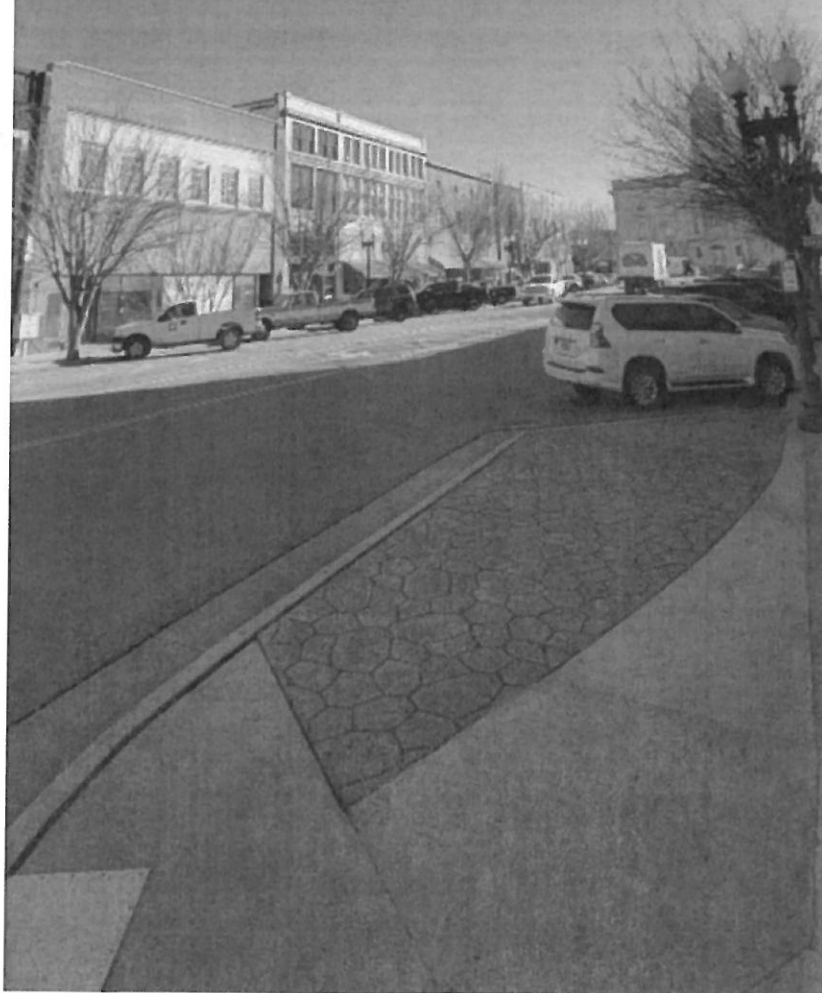


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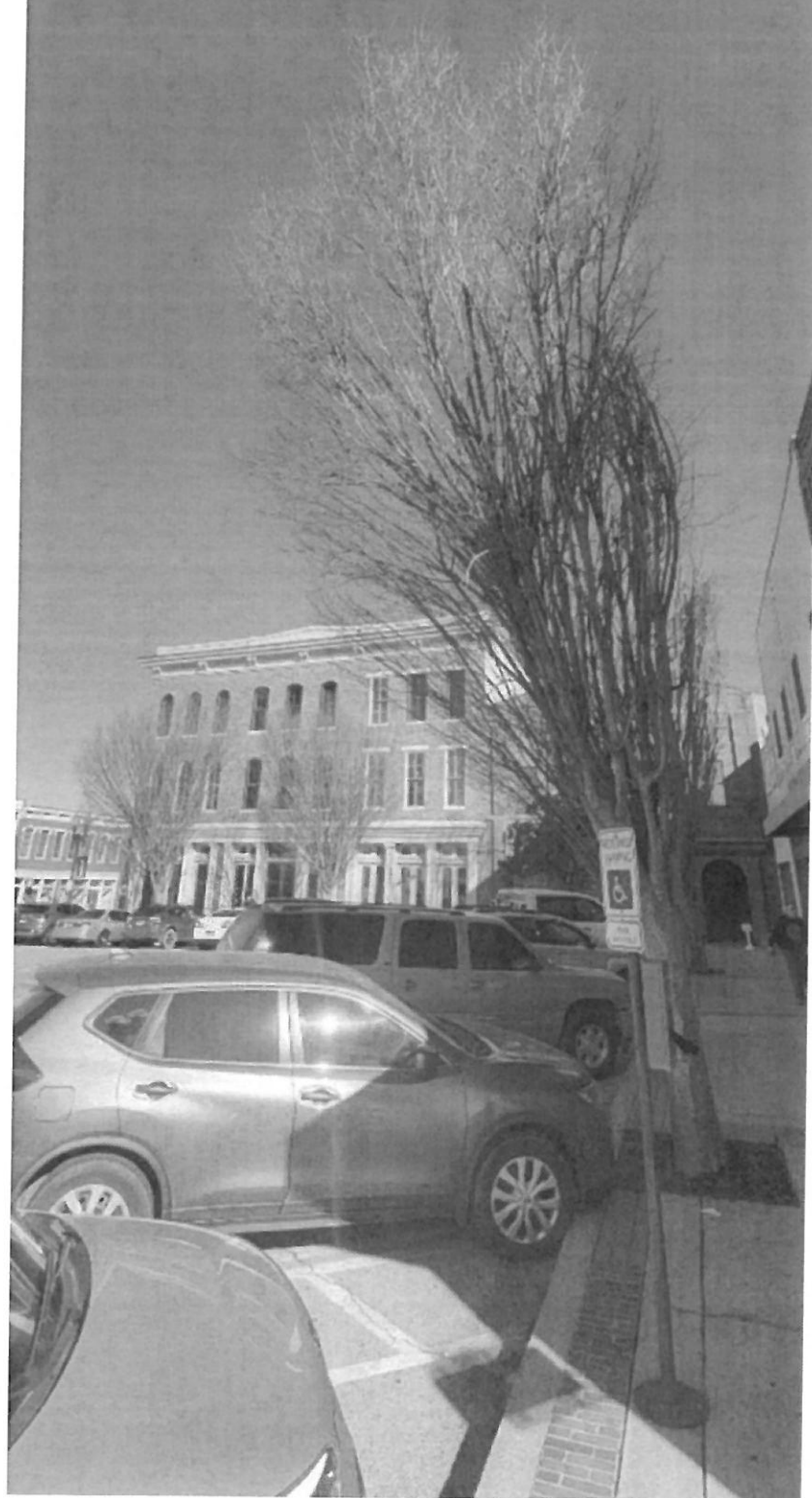




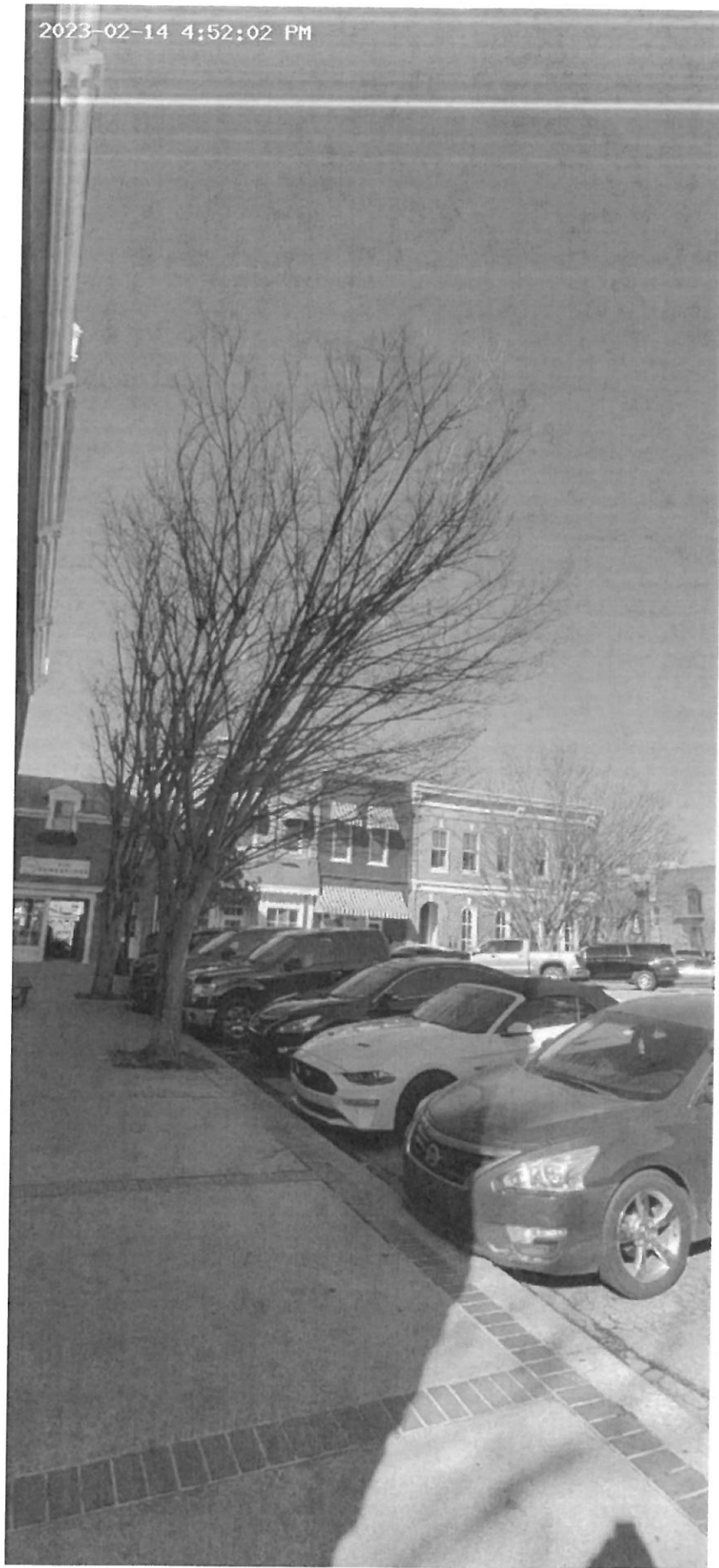
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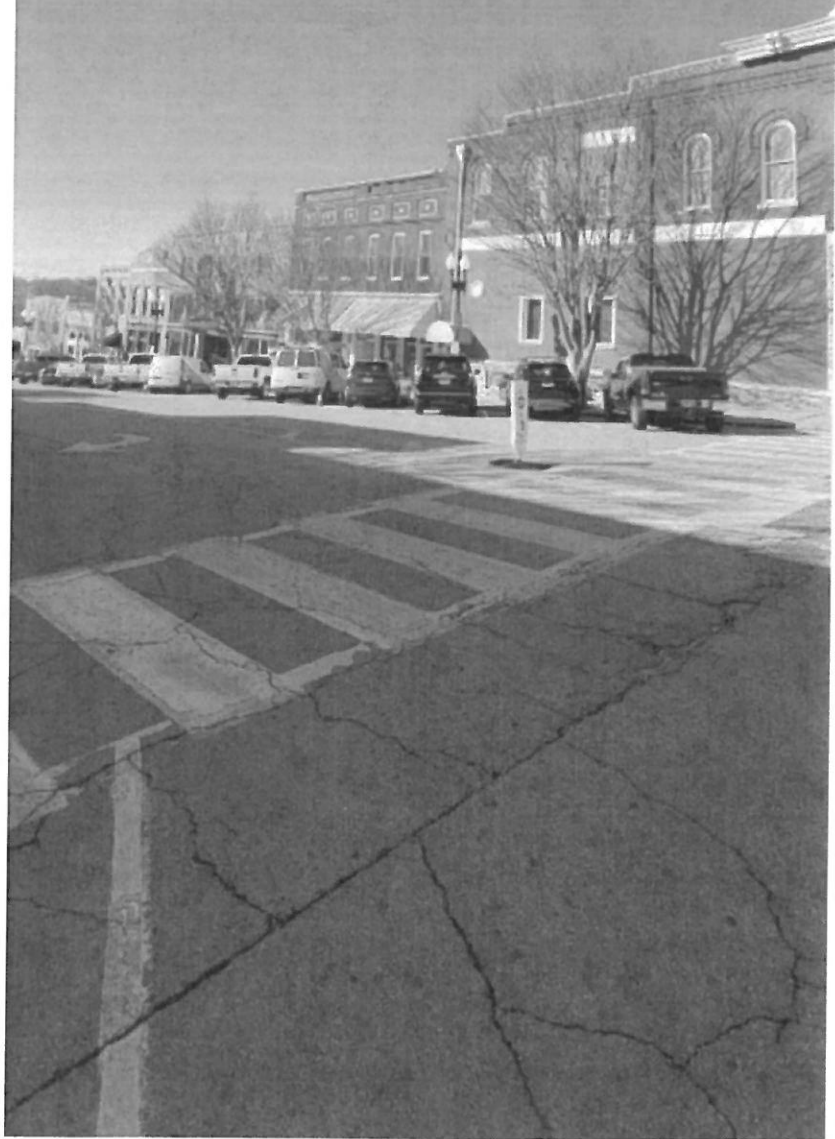
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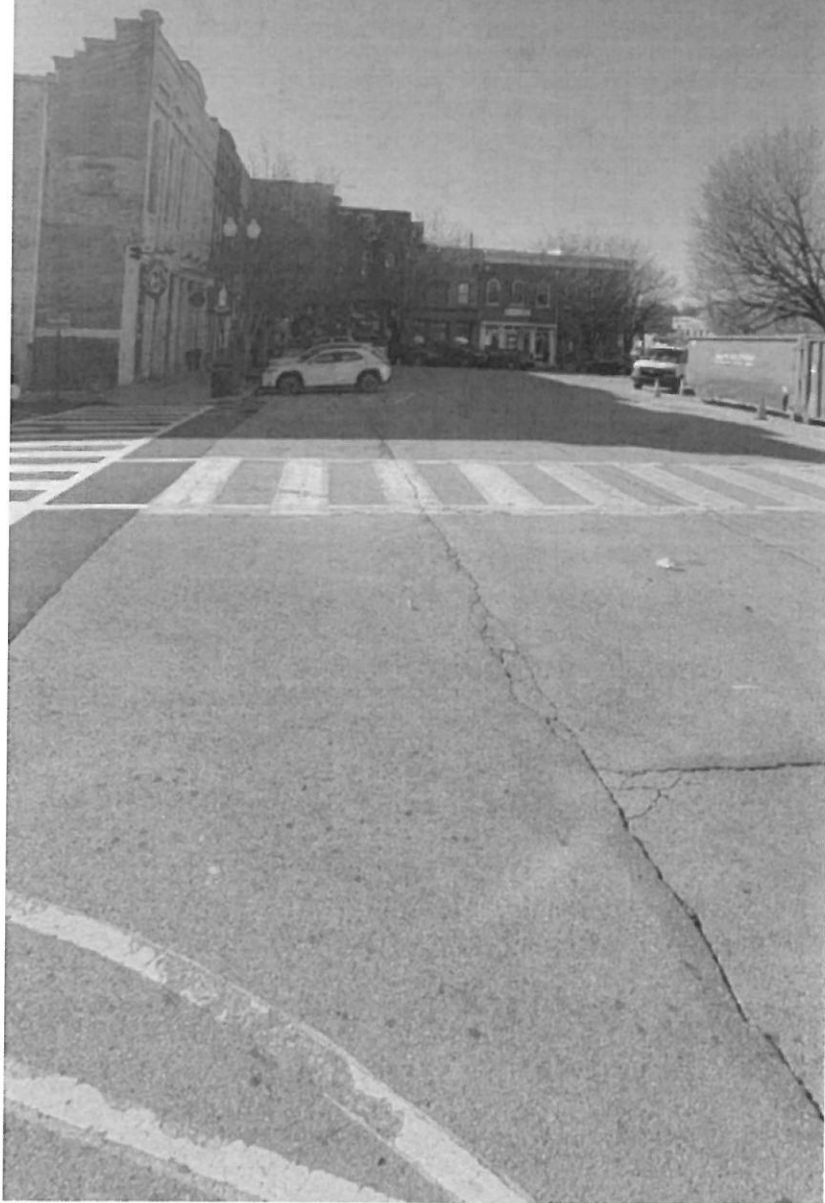
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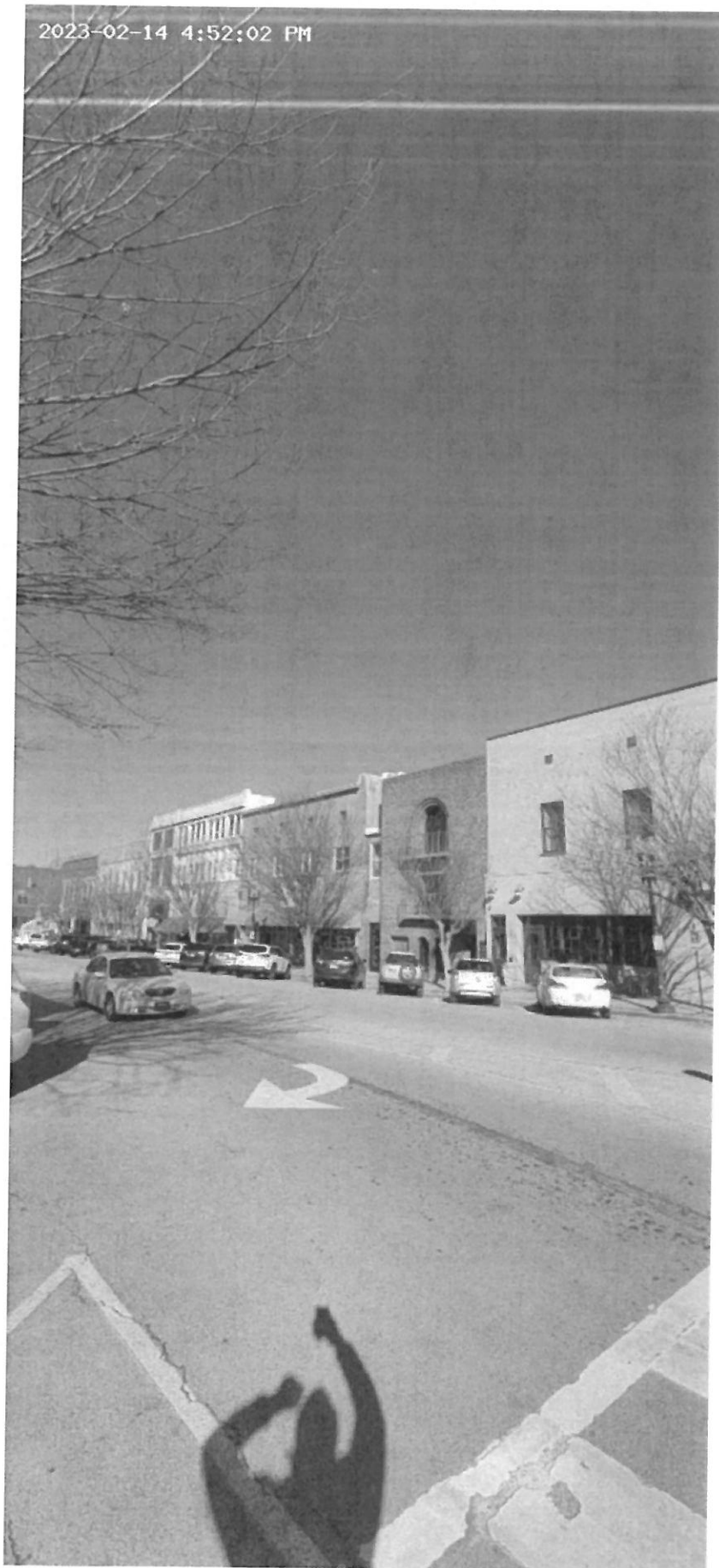
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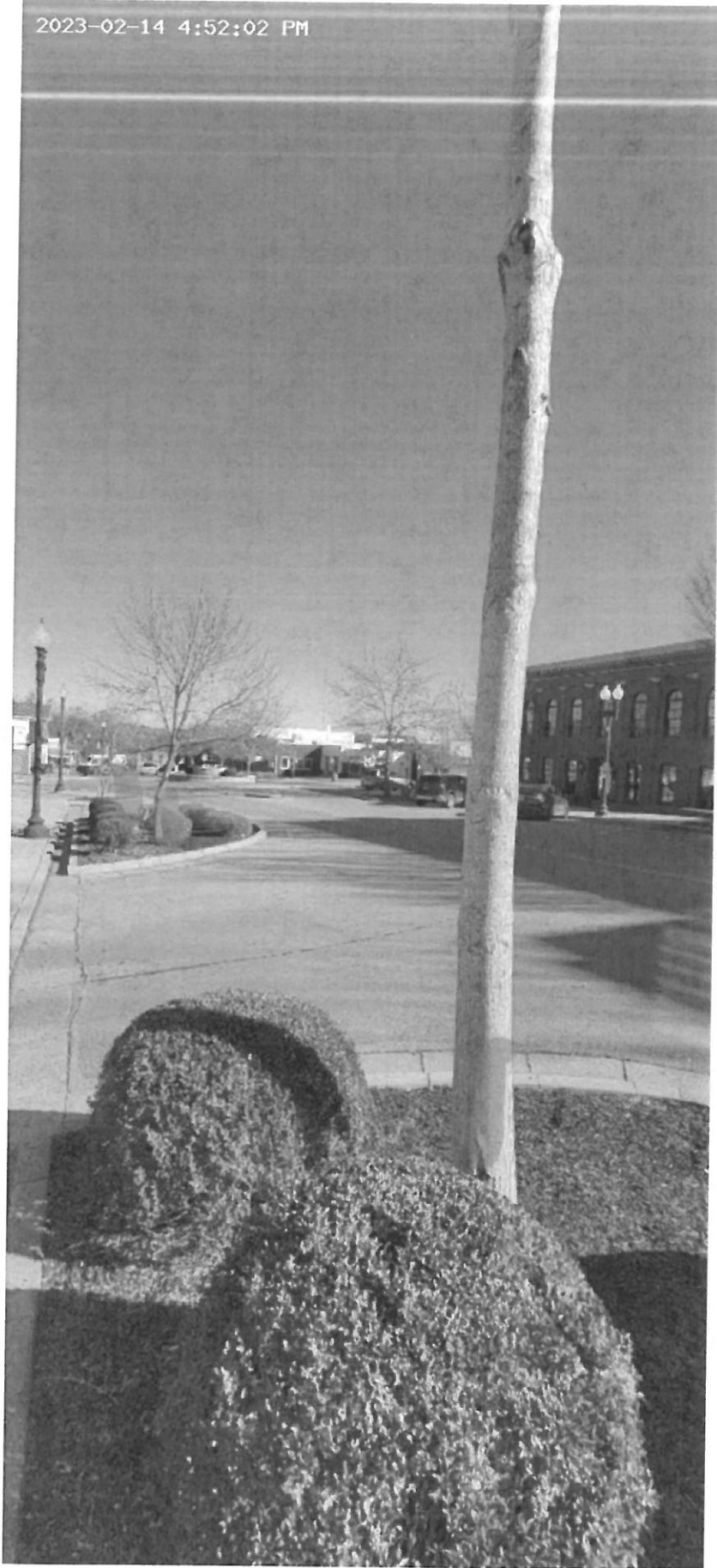
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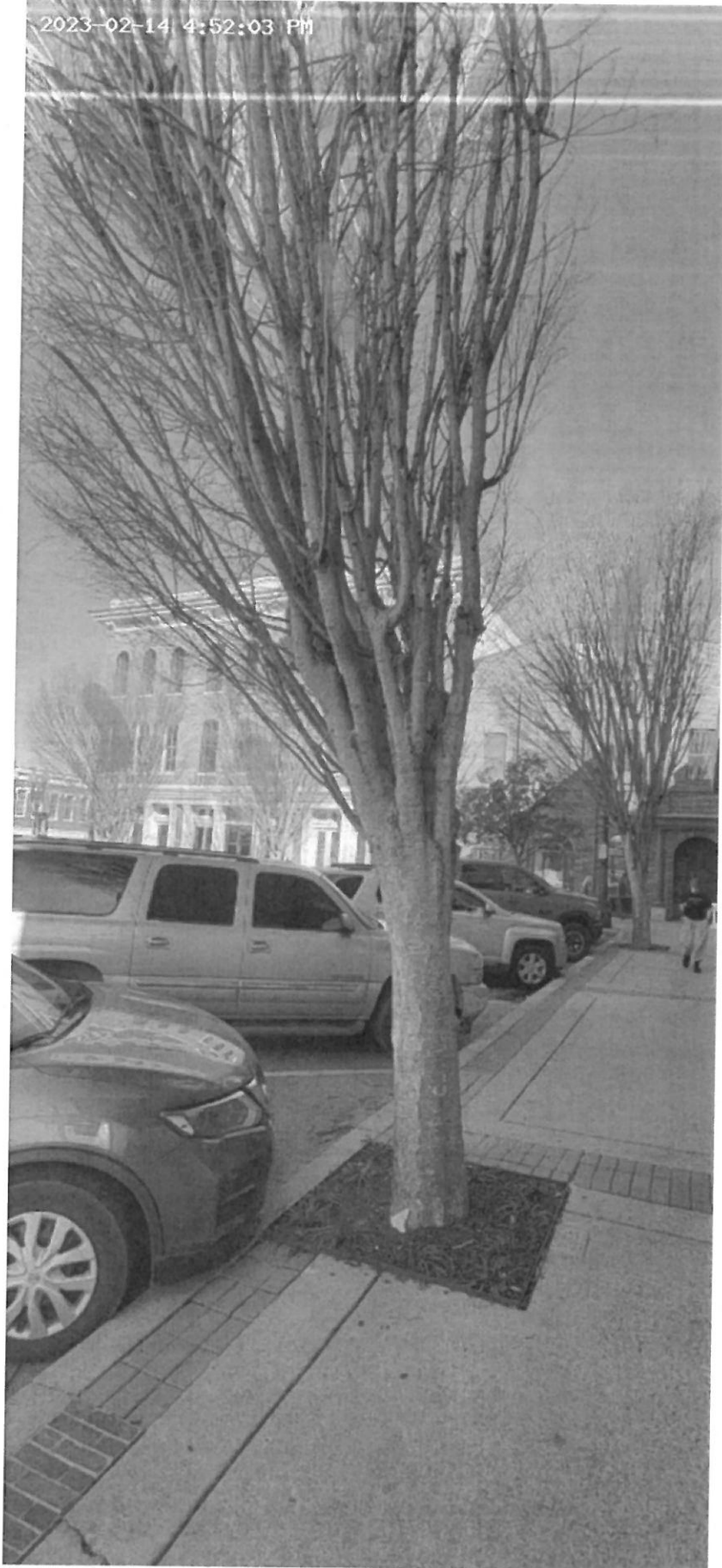
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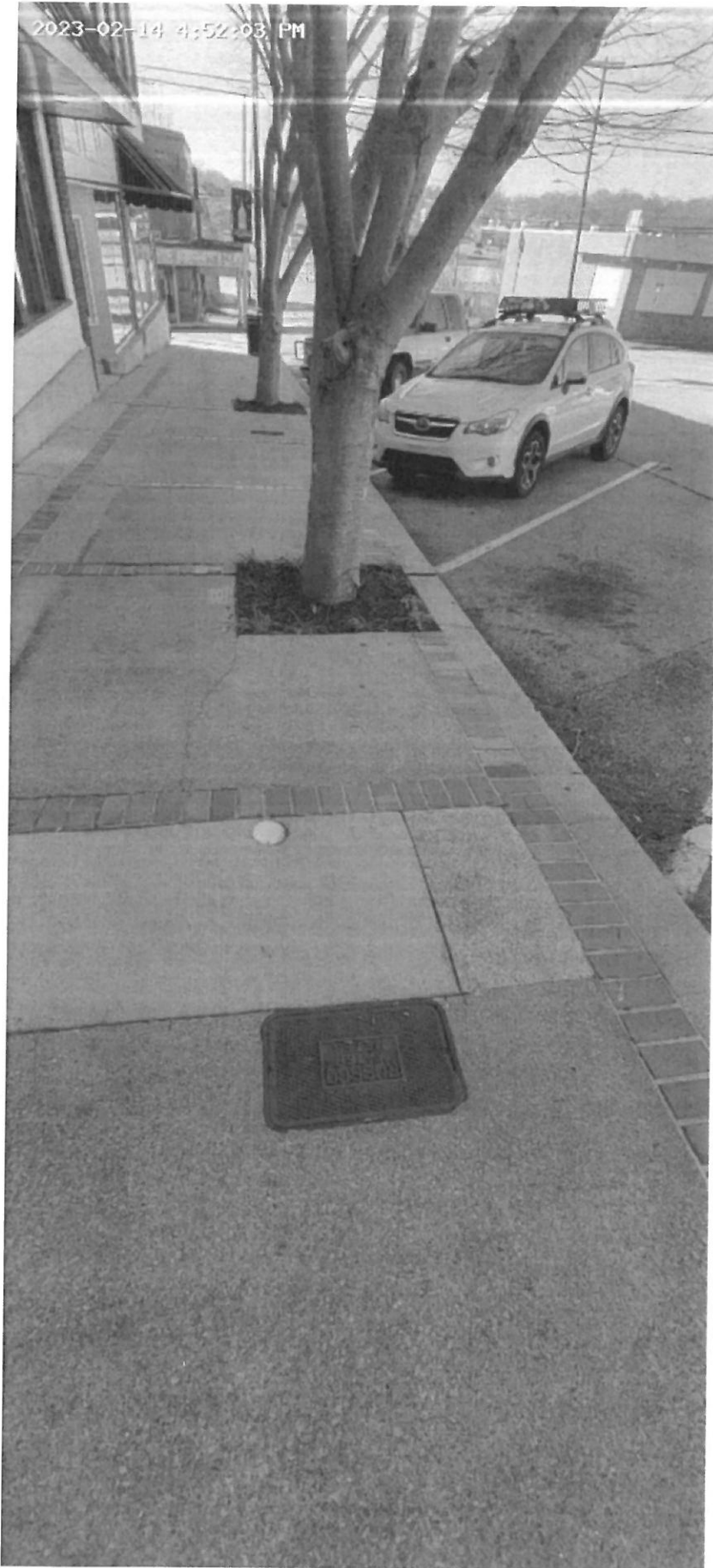
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ANNUAL REPORT OF CITY OF COLUMBIA, TN EMPLOYEES' RETIREMENT
PLAN FUND (DEFINED BENEFIT)
JULY 1, 1974 THROUGH DECEMBER 31, 2022

The City of Columbia, TN Employees' Retirement Plan became effective July 1, 1974.

The City is currently contributing 26.63% of the pension gross payroll and the employee is currently contributing 6.74% of their wages, to this fund.

Two hundred thirty-one (231) Retirees or Beneficiaries received monthly retirement benefits in December 2022. Twenty-two (22) of those recipients retired during 2022.

Sixty-one (61) Retirees received an additional monthly Temporary Supplemental Retirement Benefit in December 2022. This benefit is payable to Retirees, who meet the qualifications. This benefit ceases when the Retiree becomes 62 years of age. Ordinance No. 3779, adopted December 4, 2008, abolished the Temporary Supplemental Retirement Benefit for all employees employed on or after January 1, 2009. The amendment to abolish the Temporary Supplemental Retirement Benefit, will not affect current Retirees or eligible participants employed prior to January 1, 2009.

Fourteen (14) Retirees, as well as one (1) Beneficiary were deceased in 2022.

Five (5) former employees (compared with 3 in 2021) requested and received a refund of their contributions to the City Retirement Plan in 2022. They forfeited their rights to the City of Columbia, TN Employees' Retirement Plan when they received reimbursement of their contributions. The total refunded in 2022 was \$138,446.27.

Attached is a summary report of revenue and disbursements of the "City of Columbia, TN Employees' Retirement Plan Fund" from July 1, 1974 through December 31, 2022. The 2022 totals are listed separately to show the activities during the year. Also shown are the totals from the inception of the fund, July 1, 1974 through December 31, 2022.

The December 31, 2022 Investment Cost Basis balance of the "City of Columbia, TN Employees' Retirement Plan Fund" was \$49,083,141.89. The total market value was \$51,104,388.21. First Farmers Bank Trust Department, agent for the Trustees, have invested some of this fund balance in U. S. Treasury Bonds & Notes, U. S. Government Agencies, Corporate Bonds & Notes, Mutual Funds and Equities. Ordinance No. 4047, adopted by the City Council on December 10, 2015, allows First Farmers Bank, Trust Department, to invest up to sixty percent (60%) of the funds in stock and/or equities.

Ordinance No. 3906 adopted April 15, 2012 amended the City of Columbia Employees' Retirement Plan to close the current City of Columbia Employees' Retirement Defined Benefit Plan to all City Employees hired on or after July 1, 2012. The Defined Contribution Plan became effective July 1, 2012 for all eligible City Employees hired on or after July 1, 2012.

CITY OF COLUMBIA EMPLOYEES RETIREMENT FUND

Calendar Year 2022 by Month

Pension Contributions

<u>Date</u>	<u>Interest & Dividends</u>	<u>Refunds</u>	<u>Jefferson Standard</u>	<u>City</u>	<u>Employee</u>	<u>Total</u>	<u>Supplies</u>	<u>Other Services</u>	<u>Actuarial Services</u>	<u>First Farmers Fees</u>	<u>Audit</u>	<u>Lump Sum Refunds</u>	<u>Regular Monthly Pension Benefits</u>	<u>Temporary Supplement</u>	<u>Ending Balance</u>
12/31/2021	\$ 48,182,007.03	\$ 41,667.84	\$ 148,835.64	\$ 43,978,588.24	\$ 22,424,377.12	\$ 66,402,965.36	\$ (5,442.17)	\$ (46,931.58)	\$ 1,260,463.10	\$ 1,025,078.10	\$ (179,285.26)	\$ 3,713,326.52	\$ 33,345,628.56	\$ 6,392,239.36	\$ 48,304,295.78
1/31/2022	208,177.42	-	-	433,061.81	109,607.08	542,668.88	-	-	-	-	-	-	(353,131.58)	(80,491.81)	48,621,518.69
2/28/2022	72,853.85	-	-	175,469.77	44,411.05	219,880.82	-	-	-	-	-	(19,378.56)	(353,322.50)	(78,935.09)	48,462,617.21
3/31/2022	66,152.77	-	-	174,854.51	44,255.33	219,109.84	-	-	(9,057.00)	-	-	-	(349,755.48)	(79,111.50)	48,309,955.84
4/30/2022	53,747.14	-	-	-	-	-	-	-	-	-	-	(22,308.72)	(348,599.51)	(78,929.50)	47,913,865.25
5/31/2022	402,786.20	-	-	266,937.74	67,561.41	334,499.15	-	-	(1,556.00)	-	-	-	(348,599.51)	(78,929.50)	48,222,065.59
6/30/2022	148,068.82	-	-	175,273.21	44,361.30	219,634.51	-	-	-	-	-	-	(350,026.95)	(80,238.50)	48,159,503.47
7/31/2022	272,618.01	-	-	712,587.59	44,411.19	756,998.78	-	-	-	-	-	(21,384.26)	(363,695.70)	(82,533.43)	48,721,506.87
8/31/2022	46,002.02	-	-	368,465.98	93,258.01	461,723.98	-	-	(6,483.00)	-	-	(38,880.22)	(367,023.91)	(85,104.33)	48,731,741.41
9/30/2022	160,768.98	-	-	-	-	-	-	-	-	(77,188.40)	-	(56,937.33)	(370,422.92)	(86,353.01)	48,301,608.73
10/31/2022	93,680.82	-	-	261,944.73	66,297.69	328,242.42	-	-	(10,356.00)	-	-	(60,124.68)	(367,930.92)	(87,191.84)	48,197,928.53
11/30/2022	48,466.38	-	-	168,490.22	42,644.54	211,134.76	-	-	-	-	-	-	(369,977.80)	(88,723.84)	47,998,828.03
12/31/2022	1,350,133.92	-	-	169,317.57	42,853.94	212,171.51	-	-	(16,212.00)	-	-	-	(372,806.85)	(88,972.72)	49,083,141.89
Total 2022	\$ 2,923,456.33	\$ -	\$ -	\$ 2,906,403.13	\$ 599,661.54	\$ 3,506,064.65	\$ -	\$ -	\$ (43,664.00)	\$ (77,188.40)	\$ -	\$ (219,013.77)	\$ (4,315,293.63)	\$ (995,515.07)	-
Total ever	\$ 51,105,463.36	\$ 41,667.84	\$ 148,835.64	\$ 46,884,991.37	\$ 23,024,038.66	\$ 69,909,030.01	\$ (5,442.17)	\$ (46,931.58)	\$ 1,216,799.10	\$ 947,889.70	\$ (179,285.26)	\$ 3,494,312.75	\$ 29,030,334.93	\$ 5,396,724.29	\$ 161,059,398.61

* Cumulative amount from plan inception date 7/1/1974 through 12/31/2022.

1/25/2023 mb

ANNUAL REPORT OF CITY OF COLUMBIA, TENNESSEE RETIREMENT
HEALTH INSURANCE POST-EMPLOYMENT BENEFIT TRUST FUND

AUGUST 8, 2008 THROUGH DECEMBER 31, 2022

On August 7, 2008, the City Council approved an agreement between the Trustees of the City of Columbia Employees' Retirement Plan and First Farmers & Merchants Bank of Columbia, TN for the Bank to become the Investment Agent of the Trust Fund, known as "City of Columbia, Tennessee Retirement Health Insurance Post-Employment Benefit Trust."

On August 8, 2008, the Trustees of the City of Columbia Retirement Plan opened the City of Columbia, TN Retirement Health Insurance Post-Employment Benefit Trust Account, at First Farmers & Merchants Bank, Trust Department, Columbia, TN.

A total of \$6,505,025.60 was transferred from the City of Columbia Employees' Retirement Supplemental Health Insurance Account at Regions Bank to the City of Columbia Retirement Health Insurance Post-Employment Benefit Trust Fund at First Farmers & Merchants Bank.

Prior to July 1, 2008, only the Supplemental Health Insurance premiums, for eligible City Retirees, who were 65 years of age or older, were being paid from the City of Columbia Temporary Supplemental Health Insurance Fund, at Regions Bank.

The City General Fund had been paying the Health Insurance premiums for the eligible Retirees up to age 65, prior to July 1, 2008.

The current funding for the Retirees Health Insurance is 4.37% of the pension gross salaries. The funding is provided by the City General, Sanitation and Wastewater Funds.

In December 2022, Health Insurance premiums were paid for 181 Retirees.

First Farmers Bank Trust Department may invest some of the funds in U. S. Treasury Bonds & Notes, U. S. Government Agencies, Corporate Bonds & Notes, Mutual Funds & Stocks and/or Equities. Ordinance No. 4048, adopted by the City Council on December 10, 2015, allows First Farmers Bank, Trust Department, to invest up to sixty percent (60%) of the funds in stock and/or equities.

The Investment Cost Basis balance for December 31, 2022 was \$16,682,448.51. The total market value was \$17,726,380.16.

Ordinance No. 3752, adopted by City Council, June 19, 2008, provided for "Establishing an Investment Trust for the purpose of Pre-Funding Other Post-Employment Benefits as Provided in Tennessee Code Annotated, Title 8, Chapter 50, Part 12". The Tennessee State Funding Board approved the "Declaration of Trust of the City of Columbia, Tennessee", on June 30, 2008.

CITY OF COLUMBIA HEALTH INSURANCE POST EMPLOYMENT BENEFIT TRUST FUND

Calendar Year 2022 by Month

<u>Date</u>	<u>City Contributions</u>	<u>Interest, etc.</u>	<u>Refunds</u>	<u>Blue Cross/Blue Shield Insurance</u>			<u>Clinic Costs</u>	<u>Aetna Part "D"</u>	<u>Ins reimb</u>	<u>Actuary</u>	<u>First Farmers</u>	<u>Audit Exp.</u>	<u>Supplies</u>	<u>Ending Balance</u>
				<u>Post-65</u>	<u>Pre-65</u>	<u>Total</u>								
12/31/2021	\$ 8,591,079.98	\$ 9,119,973.77	\$ 2,380.98	\$ (2,473,367.77)	\$ (4,673,668.99)	(7,147,036.76)	\$ (9,620.00)	\$ (708,804.94)	\$ (39,436.46)	\$ (127,701.00)	\$ (212,653.64)	\$ (13,492.50)	\$ (385.67)	\$ 15,959,329.36
												transferred from Regions		\$ 6,505,025.60
1/31/2022	71,065.72	83,518.69	-	(36,171.91)	(78,892.56)	(115,064.47)	-	(7,515.80)	-	-	-	-	-	15,991,333.50
2/28/2022	28,794.71	22,234.24		(37,825.20)	(19,055.00)	(56,880.20)		(7,599.68)						15,977,882.57
3/31/2022	28,693.74	24,513.55		(77,811.84)	(19,055.00)	(96,866.84)		(7,683.56)						15,926,539.46
4/30/2022		21,582.61		-	-	-		-						15,948,122.07
5/31/2022	43,804.66	391,385.90		(34,788.81)	(40,527.00)	(75,315.81)		(14,863.84)						16,293,132.98
6/30/2022	28,762.44	58,186.89	-	-	(82,675.08)	(82,675.08)		(7,599.68)						16,289,807.55
7/31/2022	28,794.79	112,919.61	-	(36,815.00)	(41,607.72)	(78,422.72)		(7,851.32)						16,345,247.91
8/31/2022	60,465.52	16,417.38		(18,500.00)	(43,228.80)	(61,728.80)	-	(7,515.80)			-			16,352,886.21
9/30/2022	-	45,668.05		(18,870.00)	(43,769.16)	(62,639.16)		(7,599.68)			(22,171.14)			16,306,144.28
10/31/2022	42,985.30	40,281.32		(18,130.00)	(43,769.16)	(61,899.16)		(7,431.92)	-					16,320,079.82
11/30/2022	27,649.36	17,131.78		(17,945.00)	(43,769.16)	(61,714.16)		(7,935.20)						16,295,211.60
12/31/2022	27,785.12	430,439.09		(19,450.00)	(43,769.16)	(63,219.16)		(7,768.14)		-				16,682,448.51
Total 2021	\$ 388,801.36	\$ 1,264,279.11	\$ -	\$ (316,307.76)	\$ (500,117.80)	\$ (816,425.56)	\$ -	\$ (91,364.62)	\$ -	\$ -	\$ (22,171.14)	\$ -	\$ -	
Total ever	\$ 8,979,881.34	\$ 10,384,252.88	\$ 2,380.98	\$ (2,789,675.53)	\$ (5,173,786.79)	\$ (7,963,462.32)	\$ (9,620.00)	\$ (800,169.56)	\$ (39,436.46)	\$ (127,701.00)	\$ (234,824.78)	\$ (13,492.50)	\$ (385.67)	\$ 10,177,422.91
												amt tsf fm Regions		6,505,025.60
														\$ 16,682,448.51
	\$37,000 Wire to US Treasury-CMS balance													
	\$ 30 Wire Fee													



ITB Cationic Polymer Flocculants
 Solicitation # 412-1222-12
 Bid Opening 1/6/2023; 2:00 PM

Vendor	Manufacturer	Brand	12 Mo Fixed Pricing
UnivarSolutions			NO BID
Tidewater Products P O Box 23181 Toledo , OH 43623	Tidewater Products	TWC-2781	\$2.35 / lb
CedarChem LLC 105 Plantation Ave Cedartown, GA 30152	SNF Polydyne	CedarFLOC 2087	\$2.18 / lb
CedarChem LLC 105 Plantation Ave Cedartown, GA 30152	SNF Polydyne	CedarFLOC 3552	\$2.11 / lb
Brenntag Mid-South Inc 250 Central FL Parkway Orlando, FL 32824	SNF	Brennfloc CP9821	\$1.895 / lb

This is a tabulation of all bids received.

Sommar Jaynes

Purchasing Agent

City of Columbia – Solicitation #412-1222-12 Cationic Polymer Flocculants

Manufacturer of Polymer: SNF

Brand: Brennfloc CP9821

Fixed price per pound for 12-month period from date of award \$ \$1.895/LB

Are you willing to consider an extension of the award beyond an initial 12-month period?

Yes

will need to be addressed within 30-60 days of the contract end date.

Are the terms and conditions for extending an award attached? _____

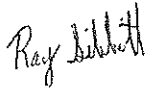
Have you attached the product specifications? Yes

Acknowledgement of Addenda N/A, _____, _____

In compliance with this Invitation for Bid for Cationic Polymer Flocculants and subject to all conditions thereof, the undersigned offers and agrees to furnish any or all items and/or services upon which prices are quoted, at the price quoted as specified above. My signature certifies that the accompanying bid is not the result of or affected by, any act of collusion with another person or company engaged in the same line of business or commerce, or any act of fraud punishable under the Laws of the State of Tennessee or the United States. Furthermore, I understand that fraudulent and collusive bidding is a crime and can result in fines, prison sentences, and civil damage awards. I hereby certify that I am authorized to sign this bid for the bidder.

Company Name: Brenntag Mid-South Inc

**Signature of
Vendor**



Name (type/print): Ray Sibbitt

Title: Director of Mini-bulk/Municipal Development

Date: 1/4/2023

BRENNTAG CUSTOMER APPLICATION

Please complete all applicable information and attach documentation noted.

Brenntag's Privacy Policy can be found at:

USA: <https://www.brenntag.com/en-us/about/privacy-policy/index.jsp>

Application Type

Select One

☒ New Customer

Please fill in all relevant sections, unless otherwise noted

New Delivery Address

Please fill in only the following sections, as applicable: Tax Information, Contact Information, Shipping/Receiving Information, Restricted Products

New Bill-To

Please fill in only the following section, as applicable: Billing Information

Change

Please limit the form to only what you wish to change

Reactivation

Please fill in all relevant sections, unless otherwise noted

Customer Profile

Attach W9 Form

Business Name:

(input the legal name of the company)

Physical Address 1:

Physical Address 2:

Physical Address 3:

City:

State:

Postal Code:

Who is your Brenntag Sales Contact?

Does your company do business with another Brenntag company?

No

Yes, which one?

Website:

Emergency Contact Phone Number:

Tax Information

Sales Tax Exempt? No ☒ Yes

Note: Copy of tax exemption certificate is required. Sales taxes will be charged if valid tax exemption documentation is not provided.

Exemption Type: Resale Entity Activity

☒ Other

Exemption Number:

Billing Information

Payment Method: Prepayment ACH/EFT ☒ Other

How are invoices paid? ☒ Local office Parent office

Estimated Monthly Volume (used for credit limit assessment):

Accept Invoice by Email? No ☒ Yes

DUNS Number:

Parent Company DUNS Number (if applicable):

SIC:

EIN Number:

Parent Company EIN:

Leave name/address blank if the same as Customer Profile

Business Name:

Address 1:

Address 2:

City:

State:

Postal Code:

INTERNAL USE ONLY Sub SIC:

Business Background Information

Not Required for Prepayment Customer

Describe the nature of the business:

Type of products sold:

Number of Employees: Years Established: Annual Sales:

CEO Name: CEO Email: CEO Phone:

CFO Name: CFO Email: CFO Phone:

Organizational Structure

Structure: ☐ Corp. ☐ Partnership ☐ Proprietorship ☐ LLC

State: Start Date:

Ownership: ☐ Private ☐ Public If public, what exchange? Ticker?

Related Companies: Subsidiaries:
(Attach list if applicable) (Attach list if applicable)

Do any of the related companies or subsidiaries already have accounts set up with Brenntag?

No ☐ Yes, list them

Other

Have you ever filed the following? ☐ Bankruptcy ☐ Receivership ☐ Liquidation ☐ Other form of insolvency

Have you ever done business under another name?

INTERNAL USE ONLY

Is this customer also a supplier? ☐ Yes ☐ No

Is this customer domestic business or foreign business? ☐ Domestic ☐ Foreign

How was the customer's identity verified? ☐ D&B ☐ Computer Search ☐ Applied Knowledge ☐ Other

Name of Verifying Employee: Order Pending? Amount:

Bank References

Not Required for Prepayment Customer

Name: Contact Bank Officer: Email:

Account(s): Phone: Fax:

Trade Credit References

You may attach your standard credit data/information sheet with references (if applicable)

Not Required for Prepayment Customer

Company Name: Contact Person: Email*:

Account: Phone: Fax:

Company Name: Contact Person: Email*:

Account: Phone: Fax:

Company Name: Contact Person: Email*:

Account: Phone: Fax:

Company Name: Contact Person: Email*:

Account: Phone: Fax:

*Email address should be the contact person listed or the reference's credit department

Contact Information

Name: Sommar Jaynes	AP Contact	Billing/Invoice Contact	☒ Pricing Notification Contact
Email: sjaynes@columbiatn.com	Additional Pricing Contact	☒ Purchasing Contact	COA Contact
Phone: 931-560-1580 Fax: 931-381-7722	SDS Contact	Order Acknowledgement Contact	Receiving/Delivery Contact
	Product Recall Contact		
Name: Bonnie Froehlich	☒ AP Contact	☒ Billing/Invoice Contact	Pricing Notification Contact
Email: bfroehlich@columbiatn.com	Additional Pricing Contact	Purchasing Contact	COA Contact
Phone: 931-560-1580 Fax: 931-381-7722	SDS Contact	Order Acknowledgement Contact	Receiving/Delivery Contact
	Product Recall Contact		
Name:	AP Contact	Billing/Invoice Contact	Pricing Notification Contact
Email:	Additional Pricing Contact	Purchasing Contact	COA Contact
Phone: Fax:	SDS Contact	Order Acknowledgement Contact	Receiving/Delivery Contact
	Product Recall Contact		
Name:	AP Contact	Billing/Invoice Contact	Pricing Notification Contact
Email:	Additional Pricing Contact	Purchasing Contact	COA Contact
Phone: Fax:	SDS Contact	Order Acknowledgement Contact	Receiving/Delivery Contact
	Product Recall Contact		
Name:	AP Contact	Billing/Invoice Contact	Pricing Notification Contact
Email:	Additional Pricing Contact	Purchasing Contact	COA Contact
Phone: Fax:	SDS Contact	Order Acknowledgement Contact	Receiving/Delivery Contact
	Product Recall Contact		

Shipping/Receiving Information

If requesting multiple Shipping Locations, please attach list

Leave name/address blank if the same as Customer Profile

Company Name:	SDS required with each shipment? Yes No
Delivery Address 1:	Certificate of Analysis required with each shipment? Yes No
Delivery Address 2:	Accepts backorders? Yes No
City: State:	Accepts partial orders? Yes No
Postal Code:	
Website:	

Fill in if applicable

Pallets Required: Yes No	Delivery Truck Size (select one): 40'+ Box Trailer Less than 40' Box Trailer Bob Tail
Stretch Wrapped: Yes No	Bulk Unloading: Yes No
Power Tailgate: Yes No	Bulk Unloading (select one): Pump Air Hose Extra Hose
Fork Lift: Yes No Weight Rating:	Number of Bulk Tanks:
Dock (select one): Ground level Truck level	Bulk Fill: Outside Inside
Receiving Hours: By appointment only	Product Specifications Required: Yes, pallet size is x (attach documentation if required)
From to	No specifications required
Loaned Equipment Needed: Yes No	Special Delivery Requirements:

INTERNAL USE ONLY	Ship Via:	Warehouse:
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Restricted Products

Customers must be registered with US Federal agencies and submit valid documentation in order to receive restricted products from Brenntag. Please attach any or all of the following documentation if ordering restricted products. Without valid documentation these products will not be approved nor shipped: CI Questionnaire (Chlorine), DEA Registration, ATF (Alcohol/Tabacco/Firearms) Registration, EDSP (Endocrine Disruptor Screening Program) Form, or DHS Form.

Customer Agreement – Terms and Conditions of Sale

Your signature below means that in consideration of Brenntag North America, Inc., on behalf of itself and its subsidiaries, (collectively "Brenntag"), you agree to the following terms:

1. That the information provided in this application is complete and correct.
2. To Brenntag's Terms and Conditions found at:
 - US: <http://bna.brenntag.com/Terms/Terms/Termsoe.htm?req=OE>.

The following terms apply if Brenntag is extending credit to you:

3. The undersigned consents to Brenntag: (i) obtaining credit and/or personal information, at any time, in connection with the credit hereby applied for, including any renewal or extension thereof, and (ii) disclosing any credit information concerning the undersigned to any credit reporting agency or to any person with whom the undersigned has or proposes to have financial relations.
4. Brenntag has the right to reduce or withdraw your credit privileges under this application at any time in its discretion.
5. In the event collection efforts become necessary, you shall be responsible for all collection costs and fees, including reasonable attorney fees, which shall be added to your account.
6. In the event of your default under this application or any other agreement between you and Brenntag, Brenntag and/or any of its affiliates or subsidiaries may offset any amounts owing to you against any amounts due to Seller and/or its affiliates or subsidiaries, whether or not arising hereunder.
7. The acceptance by Brenntag of any payment after the specified due date shall not constitute a waiver of the your obligation to make further payments on the specified due dates.
8. Brenntag has the right to suspend deliveries in the event that applicant fails to pay for any one shipment when due or if applicant exceeds the extended credit limit.
9. Unless otherwise stated in writing by Seller in any quote, acknowledgement, or similar document, payment terms are net thirty (30) days.
10. The undersigned further represents and warrants that he/she has the authority to bind the applicant.

Company Representative Name

Company Representative Title

Company Representative Signature

Date Signed

Credit Information

INTERNAL USE ONLY

Credit Limit: Terms:
Approved By

Commercial Sales Information

INTERNAL USE ONLY

Please provide names of all individuals listed below as part of the new customer profile set up.

Sales Representative Name

Division/District

Territory/District Manager

Sales Manager

Lead Campaign/Source (if applicable):

CONTRACT

JENNIFER GRISHAM (Artist) and the CITY OF COLUMBIA (Buyer) enter into the following agreement:

1. JENNIFER GRISHAM shall provide one life-size bronze statue of James K. Polk in a standing pose.
2. Description of Artist's Obligations:
Process for Completion:

Artist will contract with a 3D imaging company to generate a digital file of the model already approved by the Buyer. The 3D imaging company will create a slightly larger than life-size foam core for the sculpture.

Artist will reassemble foam core, add clay to this core and rework the surface finish to refine the details. After Buyer has approved the finished life-size clay sculpture, Artist will contract with a bronze foundry company that will come to the Artist's studio to make flexible molds with rigid back up molds of the piece.

The foundry will reassemble the molds at their location to contain a pour of hot wax.

Artist will visit the foundry to refine the surface features on the wax. Buyer will have final approval of the surface features.

The wax sculpture will then be dipped in a ceramic slurry and the wax burned out at the foundry. The void left will be filled with molten bronze.

Artist will visit the foundry again at this point to approve the bronze casting and arrange for the patina. The finished sculpture will be transported to the city of Columbia, Tennessee and installed by the foundry.

Throughout this process Buyer's visits to the Artist's studio can be arranged to view and document the work in process.

Timeline:

The timeline quoted to Artist by Du Chateau Sculpture Services is 1 month for 3D imagining and cutting the core sculpture in styrofoam
The timeline quoted by the Inferno Art Foundry is 5 months for mold making and bronze casting.

3. Description of Buyer's Obligations:

Prior to completion Buyer will contract, or legally secure a space for the life-size bronze statue to be installed along with enough ground to accommodate commemorative plaques, donor bricks, and any other signage needed to mark the location.

4. Compensation and Terms:

Buyer agrees to pay the Artist a total of \$85,000.00 in three installments.

\$28,333.00 as a retainer upon signing of this contract

\$28,333.00 when the life-size clay sculpture is approved

\$28,334.00 when the finished bronze piece is installed in the location secured by the Buyer.

5. Contingency:

In case of accidents, sickness, inclement weather or any other circumstance, event or act of God beyond the Artist's control which does or would significantly impact the ability of the Artist to perform under this contract, every attempt shall be made to reschedule a revised timeline convenient to both parties. Should both parties, having done due diligence, fail to establish a new timeline, the above-stated obligations of both parties will be cancelled and all unencumbered funds shall be returned to Buyer along with the sculpture in whatever state of completion it is.

6. Totality of Agreement

Both parties acknowledge the above represents the entire agreement between the parties and that no oral modifications have been made. Any amendments of this agreement shall only be binding on the parties if in writing and signed by both parties.

7. Copyright and Image Usage

Both parties agree that the Artist shall own the copyright to this artwork during her lifetime; subsequently the copyright reverts to Buyer for the remainder of the time until passing into public domain.

Replication of the statue (in any scale) by Buyer will occur with express contractual agreement with Artist.

Artist gives Buyer consent to photograph, video and otherwise produce images of the statue for use in promotional purposes into perpetuity.

8. Attorney Fees: If either party breaches their obligations under this contract, the breaching party will be responsible for the other party's reasonable attorney fees and court costs.

ENTERED THIS _____ day of _____, 2023

Artist Jennifer Grisham

Jennifer Grisham
440 Oakwood Drive
Columbia, TN 38401

Buyer

City of Columbia
Charles (Chaz) M. Molder

Approved as to Legal Form:

By: C. Tim Tisher
C. Tim Tisher, City Attorney

SALES QUOTE

FORD OF MURFREESBORO

SWC 209 NO. 75348

TO:
City of Columbia

DATE: 2/20/2023
QUOTE ID: COL018

QUANTITY	CODE	DESCRIPTION	UNIT PRICE	TOTAL
1	K8B	Explorer 4x4	\$34,729.00	\$34,729.00
1	OPT	Optional Factory Equipment		
		Please sign and return this quote and attached vehicle information with a signed PO to place your order.		
Total Price			\$34,729.00	\$34,729.00



Prepared by: Jason McCullough

02/20/2023

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2023 Explorer 4dr 4x4 Base (K8B)

Price Level: 345

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

K8B	Base Vehicle Price (K8B)	\$38,760.00
-----	--------------------------	-------------

Packages

100A	Equipment Group 100A	N/C
------	----------------------	-----

Includes:

- Engine: 2.3L EcoBoost I-4

Includes auto start-stop technology.

- Transmission: 10-Speed Automatic

- 3.58 Non-Limited-Slip Rear Axle Ratio

- GVWR: 6,160 lbs

- Tires: P255/65R18 AS BSW

Includes mini spare.

- Wheels: 18" 5-Spoke Silver-Painted Aluminum

- Cloth Captain's Chairs

Includes 8-way power driver's seat with power function for tilt and recline, 4-way manual front passenger seat with fore/aft and recline and 2-way manually adjustable driver and front passenger head restraints.

- Radio: AM/FM Stereo

Includes MP3 capability, 6 speakers, speed-compensated volume and SiriusXM, if equipped, includes a 3 month prepaid subscription. Service is not available in Alaska and Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM radio inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM customer agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Trial subscriptions not available in Alaska and Hawaii.

- FordPass Connect

Includes 4G LTE Wi-Fi hotspot connects up to 10 devices with wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford, remotely start, lock and unlock vehicle, schedule specific times to remotely start vehicle, locate parked vehicle and check vehicle status (FordPass Connect, the Ford Pass App., and Complimentary Connected Services are required for remote features (see FordPass terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot.). Note: Ford Telematics and data services prep included for fleet only: FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-Ford. (833-327-3673).

- SYNC 3 Communications & Entertainment System

Includes enhanced voice recognition, 8" LCD capacitive touchscreen in center stack with swipe capability, AppLink, 911 Assist, Apple Car Play and Android Auto compatibility and 1 "A" and 1 "C" USB ports in the media hub.

Powertrain

99H	Engine: 2.3L EcoBoost I-4	Included
	Includes auto start-stop technology.	
44T	Transmission: 10-Speed Automatic	Included
STDAX	3.58 Non-Limited-Slip Rear Axle Ratio	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Jason McCullough

02/20/2023

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2023 Explorer 4dr 4x4 Base (K8B)

Price Level: 345

As Configured Vehicle (cont'd)

Code	Description	MSRP
STDGV	GVWR: 6,160 lbs	Included
Wheels & Tires		
STDTR	Tires: P255/65R18 AS BSW <i>Includes mini spare.</i>	Included
STDWL	Wheels: 18" 5-Spoke Silver-Painted Aluminum	Included
Seats & Seat Trim		
7	Cloth Captain's Chairs <i>Includes 8-way power driver's seat with power function for tilt and recline, 4-way manual front passenger seat with fore/aft and recline and 2-way manually adjustable driver and front passenger head restraints.</i>	Included
Other Options		
PAINT	Monotone Paint Application	STD
119WB	119.1" Wheelbase	STD
STDRD	Radio: AM/FM Stereo <i>Includes MP3 capability, 6 speakers, speed-compensated volume and SiriusXM, if equipped, includes a 3 month prepaid subscription. Service is not available in Alaska and Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM radio inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM customer agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Trial subscriptions not available in Alaska and Hawaii.</i> <i>Includes:</i> - FordPass Connect <i>Includes 4G LTE Wi-Fi hotspot connects up to 10 devices with wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford, remotely start, lock and unlock vehicle, schedule specific times to remotely start vehicle, locate parked vehicle and check vehicle status (FordPass Connect, the Ford Pass App., and Complimentary Connected Services are required for remote features (see FordPass terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot.). Note: Ford Telematics and data services prep included for fleet only: FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-Ford. (833-327-3673).</i> - SYNC 3 Communications & Entertainment System <i>Includes enhanced voice recognition, 8" LCD capacitive touchscreen in center stack with swipe capability, AppLink, 911 Assist, Apple Car Play and Android Auto compatibility and 1 "A" and 1 "C" USB ports in the media hub.</i>	Included
Emissions		
425	50 State Emissions System	STD

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Prepared by: Jason McCullough

02/20/2023

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2023 Explorer 4dr 4x4 Base (K8B)

Price Level: 345

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles with the 3.3L Ti-VCT V6 FFV engine.	
Interior Color		
7N_01	Sandstone w/Cloth Captain's Chairs	N/C
Fleet Options		
YZ_02	Oxford White Fleet only.	N/C
SUBTOTAL		\$38,760.00
Destination Charge		\$1,595.00
TOTAL		\$40,355.00

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Prepared by: Jason McCullough
02/20/2023

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2023 Explorer 4dr 4x4 Base (K8B)

Price Level: 345

Major Equipment

(Based on selected options, shown at right)
10-speed automatic

- * 18 x 7.5-inch front and rear silver aluminum wheels
- * Overdrive transmission
- * Transmission electronic control
- * Terrain Management System all-speed ABS and driveline traction control
- * Battery run down protection
- * Driver selectable drivetrain mode
- * 8 inch primary LCD display
- * Bluetooth wireless audio streaming
- * Seek scan
- * Internal storage capability
- * 3 month satellite trial subscription
- * Wheelbase: 119"
- * Standard ride suspension
- * Rear window defroster
- * Manual folding door mirrors
- * LED daytime running lights
- * Deep tinted windows
- * Speed sensitive wipers
- * Manual rear child safety door locks

Exterior: Oxford White
Interior: Sandstone w/Cloth Captain's Chairs

- * P255/65RH18 AS BSW front and rear tires
- * Lock-up transmission
- * Stainless steel quasi-dual exhaust
- * Lead acid battery
- * Auto stop-start engine
- * Fuel tank capacity: 17.91 gal.
- * Steering wheel mounted audio controls
- * SiriusXM AM/FM/Satellite radio
- * SYNC 3 external memory control
- * Internet radio capability
- * Vehicle body length: 199"
- * Interior cargo length: 84 "
- * Trip computer
- * Power door mirrors
- * DRL preference setting
- * LED brake lights
- * Variable intermittent front windshield wipers
- * AdvanceTrac w/Roll Stability Control electronic stability control system with anti-roll
- * Driver front impact airbag

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE	\$38,760.00
Equipment Group 100A	N/C
Engine: 2.3L EcoBoost I-4	Included
Transmission: 10-Speed Automatic	Included
3.58 Non-Limited-Slip Rear Axle Ratio	Included
GVWR: 6,160 lbs	Included
Tires: P255/65R18 AS BSW	Included
Wheels: 18" 5-Spoke Silver-Painted Aluminum	Included
Cloth Captain's Chairs	Included
Monotone Paint Application	STD
119.1" Wheelbase	STD
Radio: AM/FM Stereo	Included
50 State Emissions System	STD
FordPass Connect	Included
SYNC 3 Communications & Entertainment System ..	Included
Oxford White	N/C
Sandstone w/Cloth Captain's Chairs	N/C
SUBTOTAL	\$38,760.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Jason McCullough
02/20/2023

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2023 Explorer 4dr 4x4 Base (K8B)

Price Level: 345

Major Equipment

- | | |
|---|--|
| * Seat mounted side impact driver airbag | * Passenger front impact airbag |
| * Seat mounted side impact front passenger airbag | * Airbag occupancy sensor |
| * 8 airbags | * SecuriLock immobilizer |
| * Automatic climate control | * Dual-zone front climate control |
| * Rear under seat climate control ducts | * Cloth rear seat upholstery |
| * Carpet third-row seatback upholstery | * Fixed third-row seats |
| * 50-50 folding third-row passenger seat | * Third-row bench seat |
| * Front facing third-row seat | * Manual fold into floor third-row seat |
| * Height adjustable third-row head restraints | * Manual third-row head restraint control |
| * 2 third-row head restraints | * Fixed second-row seats |
| * 35-30-35 folding second-row seats | * Manual reclining second-row seats |
| * Split-bench second-row seat | * Front facing rear seat |
| * Fold forward second-row seatback | * Second-row seats with manual fore and aft |
| * Height adjustable rear seat head restraints | * Manual rear seat head restraint control |
| * 3 rear seat head restraints | * Bucket front seats |
| * Driver seat with 8-way directional controls | * Front passenger seat with 4-way directional controls |
| * Height adjustable front seat head restraints | * Manual front seat head restraint control |
| * Front seat center armrest | * Power reclining driver seat |
| * Power height adjustable driver seat | * Power driver seat fore/aft control |
| * Power driver seat cushion tilt | * Manual reclining passenger seat |
| * Manual passenger seat fore/aft control | * Cloth front seat upholstery |
| * Cloth front seatback upholstery | * 4-wheel disc brakes |

As Configured Vehicle

MSRP

Destination Charge \$1,595.00

TOTAL \$40,355.00

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Prepared by: Jason McCullough
02/20/2023

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2023 Explorer 4dr 4x4 Base (K8B)

Price Level: 345

Major Equipment

- | | |
|---------------------------------|----------------------------|
| * 4-wheel antilock (ABS) brakes | * Electronic parking brake |
| * Brake assist system | * Hill Descent Control |

Fuel Economy

City
20 mpg



Hwy
27 mpg

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



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

Statewide Multi-Year Contract Issued to:

TT of F Murfreesboro Inc
1550 NW Broad St

Murfreesboro, TN 37129

Vendor ID: 0000141024

Contract Number: 0000000000000000000072320

Title: SWC209 Vehicles

Start Date : September 28, 2021 End Date: December 31, 2023

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:
Fax: 615-741-0684

Line Information

Line 1

Item ID: 1000179934
Police, Vehicles, Ford, Generic SWC209 Asset
Unit of Measure: EA
Vendor Item/Part #: SWC209-COBB-001
Manufacturer Item #:
Unit Price: \$ 0

Line 2

Item ID: 1000179935
Sedans, Ford, Generic SWC209 Asset
Unit of Measure: EA
Vendor Item/Part #: SWC209-COBB-002
Manufacturer Item #:
Unit Price: \$ 0

Line 3

Item ID: 1000179936
Minivan and Full-size Vans, Ford (Passenger, Cargo, Cut-Away), Generic SWC209 Asset
Unit of Measure: EA
Vendor Item/Part #: SWC209-COBB-003
Manufacturer Item #:
Unit Price: \$ 0

Line 4

Item ID: 1000179937
Sport Utility Vehicles, Ford (SUVs), Generic SWC209 Asset
Unit of Measure: EA
Vendor Item/Part #: SWC209-COBB-004
Manufacturer Item #:
Unit Price: \$ 0

Line 5

Item ID: 1000179938
Light Trucks, Ford (Class 1,2,3,4,5) Pickup or Chassis Cab, Generic SWC209 Asset
Unit of Measure: EA
Vendor Item/Part #: SWC209-COBB-005
Manufacturer Item #:
Unit Price: \$ 0

Line 6

Item ID: 1000179939
Medium Trucks, Ford (Class 6,7) Pickup or Chassis Cab, Generic SWC209 Asset
Unit of Measure: EA
Vendor Item/Part #: SWC209-COBB-006
Manufacturer Item #:

Unit Price: \$ 0

Line 7

Item ID: 1000179941

Optional Equipment, Generic SWC209 Asset

Unit of Measure: EA

Vendor Item/Part #: SWC209-COBB-008

Manufacturer Item #:

Unit Price: \$ 0

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

**MEMORANDUM OF UNDERSTANDING
FOR THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AT INTERSECTION
OF COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY**

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is entered into as of February 28, 2023 (the "Effective Date"), by and between Vulcan Construction Materials, LLC, a Delaware limited partnership ("Vulcan"), and the City of Columbia, Tennessee, acting by and through the Board of Zoning Appeals (the "City"), in connection with certain infrastructure improvements as described below.

WHEREAS, Vulcan operates a rock quarry located outside the corporate limits of the City at 642 Theta Pike, Columbia, Tennessee 38401 (the "Quarry"), as more particularly described on Exhibit A.

WHEREAS, Vulcan, through its affiliates, owns additional property located both adjacent to the Quarry and within the corporate limits of the City that Vulcan desires to utilize in its mining operations, as more particularly described on Exhibit B (the "Expansion Property"); and

WHEREAS, the Expansion Property does not abut a public right of way and can only be accessed via the existing Quarry; and

WHEREAS, the Expansion Property is bordered on two sides by the quarry pit on the adjacent property, making use of the Expansion Property for purposes other than use as a quarry impractical; and

WHEREAS, in order to conduct mining operations on the Expansion Property, Vulcan applied for a conditional use permit ("CUP") from the Columbia Board of Zoning Appeals (the "BZA") on June 21, 2022, pursuant to Section 8.3.1.C of the then-current City of Columbia Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, City planning staff reviewed Vulcan's CUP Application and issued Staff Report No. 22-0183 (the "Staff Report") to the BZA recommending approval of the CUP Application subject to certain conditions, a copy of which is attached hereto as Exhibit C; and

WHEREAS, the Board of Zoning Appeals approved Vulcan's CUP Application at its regularly scheduled meeting on January 19, 2023, subject to the conditions set forth in the Staff Report; and

WHEREAS, as one of the conditions of approval, Vulcan is required to make all improvements necessary to realign Columbia Rock Road (the "Road Improvements"), and install a traffic signal at the intersection of Nashville Highway (the "Traffic Signal") on or before February 28, 2024, or such later date as approved by the City Engineer (collectively, the "Infrastructure Project"); and

WHEREAS, the City has previously acquired all right-of-way property necessary to complete the Road Improvements, as shown in more detail on Exhibit D; and

WHEREAS, the City has previously required that the adjoining property owner construct the subbase of the Road Improvements in compliance with City standards, and Vulcan is relying on the adequacy of the subbase construction in preparing its cost estimate for the construction of the Road Improvements; and

WHEREAS, completion of the Infrastructure Project will benefit the parties and the general community of the City and Maury County, Tennessee; and

WHEREAS, Vulcan and the City hereby enter into this MOU in order to memorialize their agreements and understandings with respect to the Infrastructure Project.

NOW, THEREFORE, for and in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Vulcan and the City agree as follows:

ARTICLE I VULCAN OBLIGATIONS

1.1 Preliminary Letter of Credit. Prior to design completion of the Infrastructure Project, Vulcan has obtained an initial estimate of the cost of the Infrastructure Project for One Million Five Hundred Thousand Dollars (\$1,500,000) (the "Initial Cost Estimate"). On or before February 28, 2023, Vulcan shall post an irrevocable letter of credit in favor of the City in an amount consistent with the Initial Cost Estimate in order to guarantee the completion of the construction of the Infrastructure Project consistent with the terms of this MOU (the "Letter of Credit").

1.2 Infrastructure Project Design. The City and Vulcan agree that Vulcan is now authorized to proceed with the design of the Infrastructure Project by a licensed engineer. The plans and specifications for the Infrastructure Project (the "Plans") shall be subject to the approval of the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed so long as the Infrastructure Project shown thereon is designed so that the same will comply with the applicable standards of the Tennessee Department of Transportation ("TDOT") and the City. Following approval by the City Engineer in accordance with Section 2.1, Vulcan shall obtain approval of the Plans by TDOT. For purposes of this MOU, the version of the Plans approved by the City Engineer and TDOT are referred to as the "Approved Plans."

1.3 Letter of Credit Adjustment. Prior to commencing construction of the Infrastructure Project, Vulcan shall notify the City of the final estimated cost of construction (the "Final Cost Estimate") and provide the City Engineer with adequate documentation to support such Final Cost Estimate. Following approval of the Final Cost Estimate by the City Engineer, the amount of the Letter of Credit shall be either increased or decreased, as applicable, to conform with the Final Cost Estimate for the Infrastructure Project.

1.4 Compliance with Legal Requirements. Vulcan shall be responsible for complying with all Legal Requirements in connection with the design, acquisition, installation and construction of the Infrastructure Project. For the purposes of this MOU, "Legal Requirements" shall mean all applicable governmental laws, statutes, codes, acts, ordinances, rules, regulations,

orders, judgments, decrees and judicial decisions, including, but not limited to, the terms of all applicable governmental permits, licenses and approvals and all applicable environmental laws.

1.5 Completion of the Infrastructure Project. Vulcan shall complete the Infrastructure Project on or before February 28, 2024, provided that Vulcan has the right to request three (3) sixty-day extensions of such completion deadline from the City Engineer prior to the expiration of the current completion deadline. The City Engineer is authorized to grant the extensions provided that Vulcan is working expeditiously to complete the construction of the Infrastructure Project. Any additional extensions of the deadline to complete the construction of the Infrastructure Project must be approved by the BZA.

1.6 Landscape Buffer. Vulcan shall submit a landscape plan depicting a berm and landscape buffer along the eastern boundary of the site to the City Zoning Administrator no later than July 1, 2023 (the "Landscape Plan"). The City Zoning Administrator shall review and approve the Landscape Plan no later than fourteen (14) days following submittal by Vulcan.

ARTICLE II CITY OBLIGATIONS

2.1 Approval of the Infrastructure Project. The City shall approve the Plans for the Infrastructure Project no later than seven (7) business days following submittal by Vulcan to the City Engineer.

2.2 Inspection and Acceptance of the Infrastructure Project. The City shall have the right of being present while Vulcan or Vulcan's contractor is installing the Infrastructure Project for purposes of inspecting and testing the same, provided the City shall not materially interfere with or delay the construction and completion of the Infrastructure Project. Within fifteen (15) days of Vulcan providing notice to the City that the Infrastructure Project is complete, the City shall inspect the Infrastructure Project for compliance with the Approved Plans and notify Vulcan in writing of any material nonconformities that must be corrected prior to acceptance. Vulcan shall cause such nonconforming matters to be corrected in a timely manner. Within thirty (30) days of Vulcan notifying the City that such corrections have been made, the City shall accept the Infrastructure Project.

2.3 Operation and Maintenance. Upon completion and installation of the Traffic Signal by Vulcan, the City shall be immediately responsible for the operation and performance of all repairs, maintenance and replacements necessary to keep the Traffic Signal in good working order. Upon completion of the Road Improvements, Vulcan shall be responsible for maintaining the Road Improvements for one-year following the date of completion, from and after such date the City shall be responsible for the operation of the Infrastructure Project and performing all repairs, maintenance and replacements necessary to keep the Infrastructure Project in good working order.

2.4 Letter of Credit Reduction. Following acceptance of the Road Improvements by the City, the City shall cause the Letter of Credit to be reduced to an amount equal to ten percent (10%) of the cost of the Road Improvements for maintenance in accordance with City guidelines.

2.5 Utility Relocation. The City shall cooperate with and render reasonable assistance to Vulcan in connection with any relocation of utilities required to complete the Infrastructure Project, provided that Vulcan shall be responsible for all costs related to any utility relocation.

ARTICLE III
MISCELLANEOUS

3.1 Cooperation. Vulcan and the City agree that:

(a) Each of the parties shall cooperate with the other parties to provide such assistance as may reasonably be requested in connection with the fulfillment of each of their respective obligations under this MOU. Each of the parties shall keep the other parties informed of its actions taken in connection with this MOU.

(b) Each of the parties agrees that in exercising any rights of approval or consent it may have under this MOU, it shall act in good faith.

3.2 Governing Law. This MOU shall be governed and construed under and in accordance with the procedural and substantive laws of the State of Tennessee without giving effect to its principals of conflicts of laws. Venue and jurisdiction in respect of this MOU and all related matters shall be in the Chancery Court for Davidson County, Tennessee.

3.3 Assignment. This MOU shall not be assigned by any party hereto without the written consent of the other parties, whose consent shall not be unreasonably withheld.

3.4 Notices. Whenever any notice is required or permitted hereunder, such notice shall be in writing and shall be sent by hand delivery, nationally recognized overnight courier or U.S. Certified Mail (Return Receipt Requested), postage prepaid, to the addresses set forth below or at such other addresses as are specified by written notice delivered in accordance herewith:

Vulcan: Vulcan Construction Material, L.P.
1200 Urban Center Drive
Birmingham, AL 35242
Attention: Jimmy Fleming, Jr.

With a copy to: Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203
Attention: James L. Murphy III

City: The City of Columbia, Tennessee
700 N. Garden Street
Columbia, Tennessee 38401
Attn: Development Services

3.5 Entire Agreement. This MOU constitutes the final, complete and entire understanding of the City and Vulcan with respect to the Infrastructure Project and may not be amended except by a written instrument signed by the parties hereto.

3.6 Counterparts. This MOU may be executed in separate counterparts. It shall be fully executed when each party whose signature is required has signed at least one (1) counterpart even though no one (1) counterpart contains the signatures of all of the parties to this MOU. Facsimile transmission or scanned (pdf) copy via email of any executed original of this MOU shall be deemed to be the same as the delivery of an executed original. Additionally, the parties agree that such documents may be signed by electronic signature (e.g., DocuSign or similar electronic signature technology) and thereafter maintained in electronic form and such electronic record shall be valid and effective to bind the party so signing as if it were a paper copy bearing such party's hand-written signature.

3.7 Severability. This MOU is intended to be performed in accordance with and only to the extent permitted by applicable law. If any provisions of this MOU or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this MOU and the application of such provision to other persons or circumstances shall not be affected thereby so long as the invalidity or unenforceability does not destroy the basis of the bargain between the parties hereunder. This MOU shall be enforced to the greatest extent permitted by law.

3.8 No Third-Party Beneficiary. This MOU is made solely and specifically between and for the benefit of the parties hereto and their respective successors and permitted assigns, and no other person whatsoever shall have any rights, interest, claims or benefits under or on account of this MOU as a third-party beneficiary or otherwise.

3.9 Schedules/Exhibits. The parties hereto acknowledge and agree that all schedules and exhibits referenced in this MOU are attached hereto and incorporated herein by reference.

3.10 Business Days. If any date specified in this MOU for the performance of an obligation, the giving of a notice or the expiration of a time period falls on a day other than a Business Day, then this MOU shall be automatically revised so that such date falls on the next occurring Business Day.

3.11 Remedies. In the event of a breach of this MOU, the non-breaching party shall be entitled to all remedies available at law or in equity; it being specifically agreed by the parties hereto that they shall have the right to obtain specific performance of this MOU and to enjoin any violation or threatened violation of the terms hereof; provided in no event shall this MOU be terminated as a result of any breach unless such breach is not cured within thirty (30) days after the non-breaching party notifies the breaching party thereof, in writing.

3.12 Captions Not Controlling. All captions, headings, paragraph and subparagraph numbers and letters are solely for the purpose of facilitating reference to this MOU and shall not supplement, limit or otherwise vary in any respect from the text of this MOU.

3.13 Relationship. The relationship of Vulcan and City is solely that of independent third parties engaged in an arm's length transaction. Nothing contained herein shall be deemed or construed as creating a partnership, joint venture, agency relationship or other similar relationship between Vulcan and the City.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed all as of the date above first written.

VULCAN:

Vulcan Construction Materials, LLC,
a Delaware ~~limited liability~~ company

By: [Signature]
Name: Brent Goudsell
Title: President - Central Division

CITY:

City of Columbia, Tennessee

By: [Signature]
Name: CHRISTOPHER MORDEN
Title: Mayor

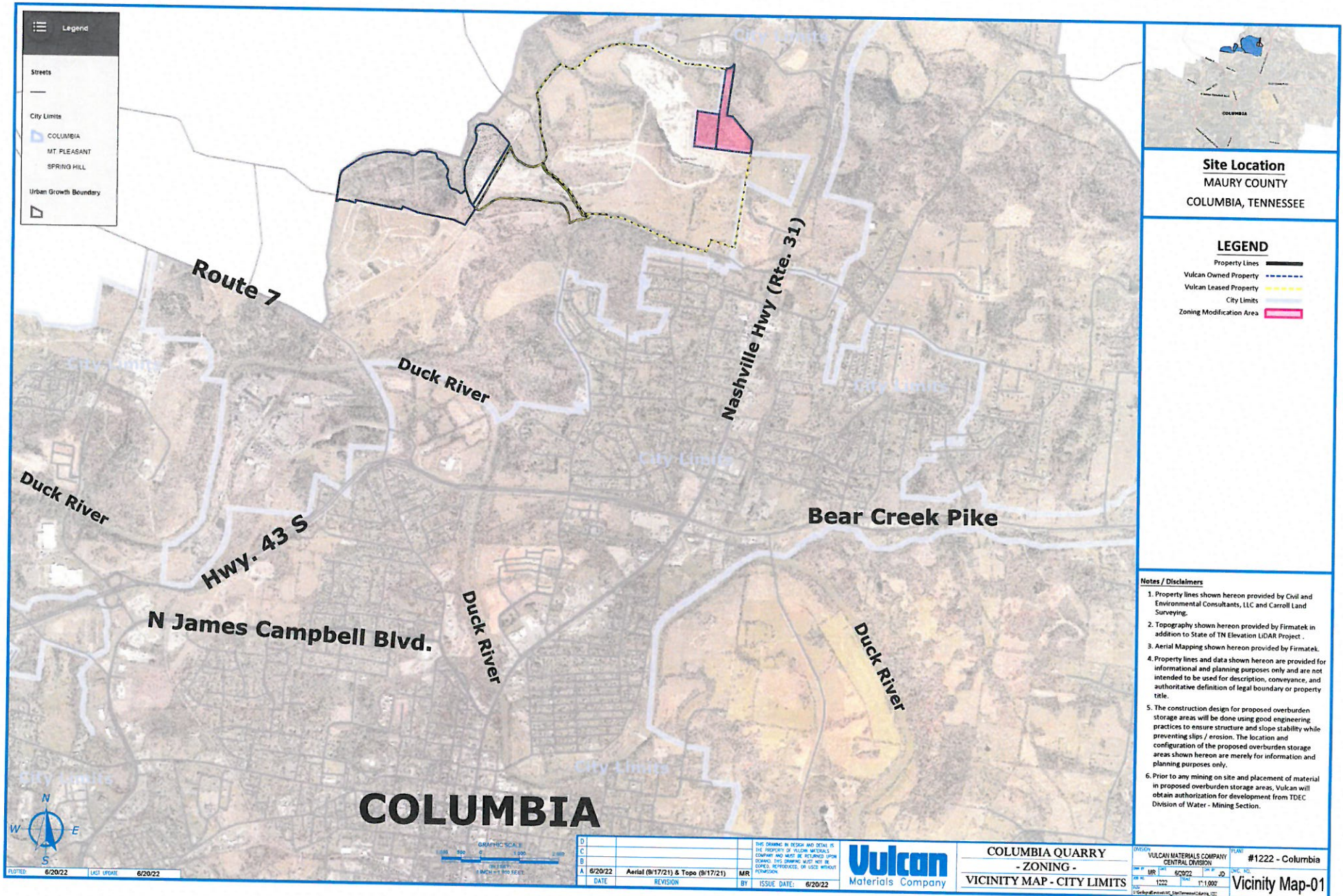
Attested by: [Signature]
3-1-22

Approved as to Legal Form:

By: C. Tim Fisher
C. Tim Fisher, City Attorney

SIGNATURE PAGE TO MOU

EXHIBIT A
QUARRY PROPERTY



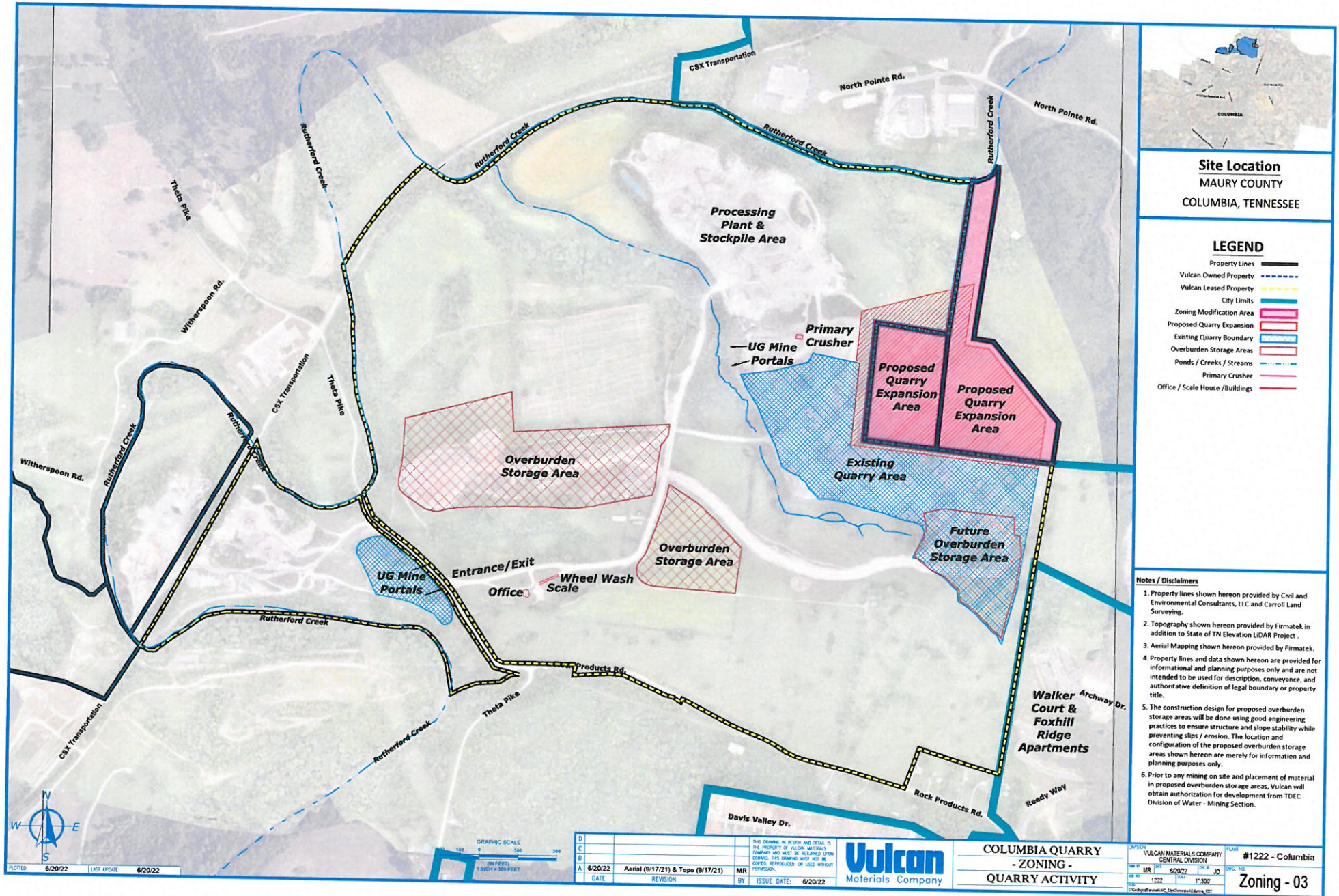


EXHIBIT B

EXPANSION PROPERTY

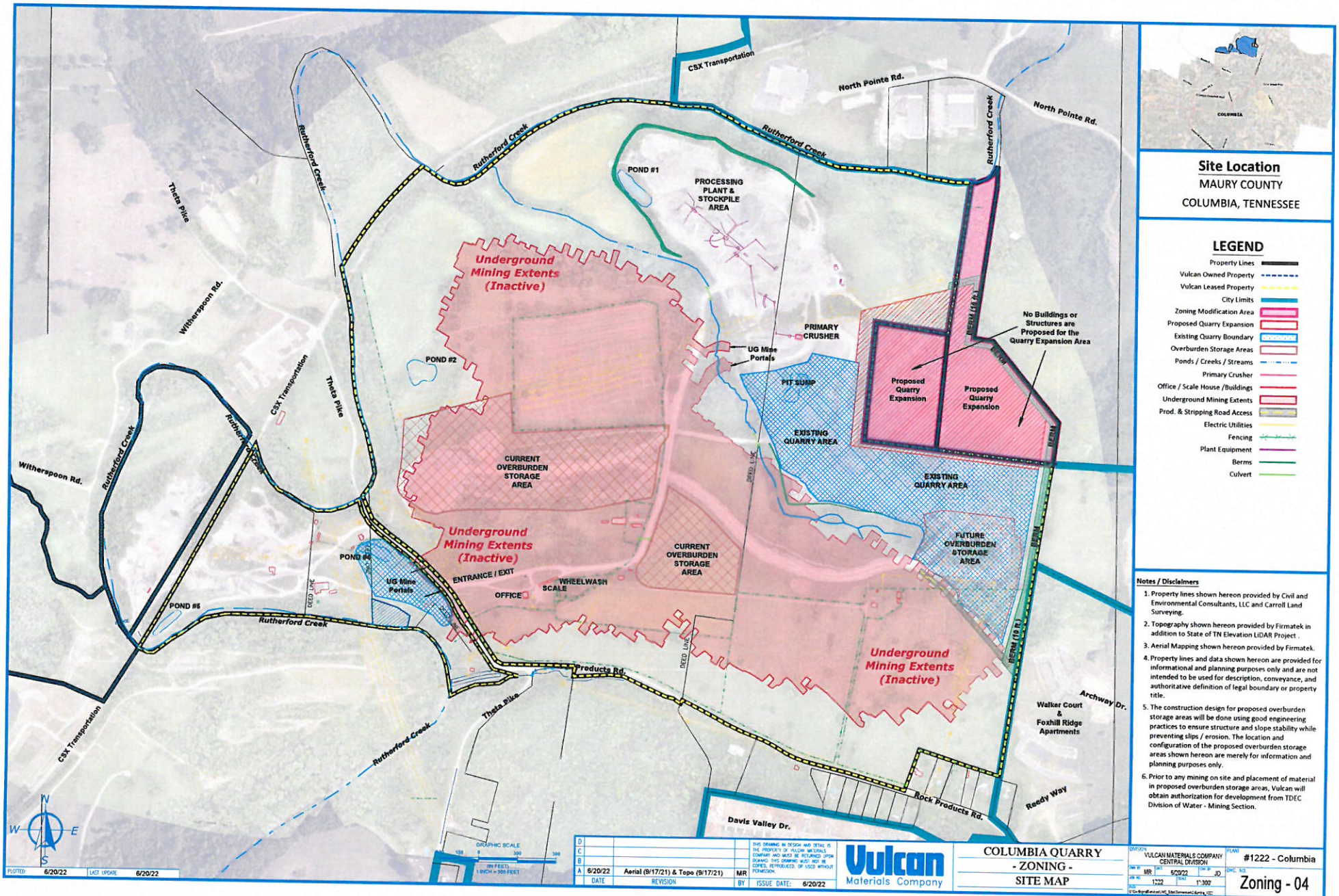


EXHIBIT C

BZA STAFF REPORT NO. 22-0183

CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, AICP, Planning Associate II, kmccarthy@columbiatn.com 931-560-1531

**DOCKET/CASE/APPLICATION
NUMBER**

22-0183

APPLICANT/ PROPERTY OWNER

**Jim Fleming Jr./ Vulcan Lands Inc.
& CalMat Co.**

PUBLIC HEARING DATE

July 14, 2022

PROPERTY ADDRESS/LOCATION

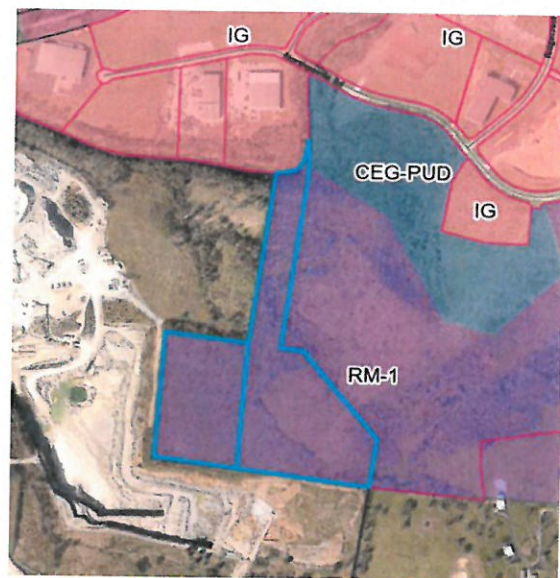
Tax Map 66 Parcels 20.25 & 20.26

**REQUEST: Conditional Use (Extractive Use in
an RS-40 Zone)**

The applicant requests the Board's approval of a Conditional Use permit to allow expansion of an existing mining facility into a low-density residential zone. The subject property is located immediately adjacent to the existing mine and inside the City. The City Council approved a comprehensive Plan Amendment and Rezoning of the subject property earlier in 2022. The existing facility is located in Maury County outside the corporate limits of Columbia.

The subject property is zoned RS-40. Extractive uses are not permitted by right in any zone district; they are only permitted in an RS-40 zone as a Conditional Use. Extractive uses are prohibited in every other zone district.

Section 8.3.1.C. of the Zoning Ordinance prescribes specific standards and technical requirements for extractive uses. In addition to these standards, the Board may impose restrictions and conditions which ensure compatibility with surrounding properties and minimize any injurious effect of the land use.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RS-40 (Single Family Low Density Residential)	Vacant	General Industrial/ RM-1 (Vacant)/CEG-PUD (Vacant)/County	Expansion of Quarry	31 ± acres



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DEVELOPMENT STATUS & HISTORY:

Previous Requests/Approval:

Comprehensive Plan Amendment and Rezoning

February 2022 – Planning Commission
Recommended Approval

April 2021 – City Council Approved

Conditions of Previous Approval:

N/A

REVIEW & ASSESSMENT:

Subject Site:

The subject site is comprised of two undeveloped parcels acquired by the current owner in 2020 and 2021. The parcels are immediately adjacent to an existing quarry operated by Vulcan Materials. Surrounding properties consist of an existing quarry under the control of the applicant, commercial uses, and vacant land. The site is currently zoned low-density residential (RS-40) with a future land use classification of Rural Countryside. Prior to April of 2022, the property was zoned High-Density Residential with a future land use classification of Employment District.

The subject site is immediately adjacent to incompatible land uses. The property immediately to the east of the subject is zoned High Density Residential (RM-1). Although the site is currently vacant, there is a high likelihood that it will be developed as a residential use during the life of the proposed mining operation. The immediate adjacency of a high-density residential land use and an extractive land use creates the greatest risk of incompatibility. This is discussed in greater detail below. Other adjoining properties have established industrial and extractive uses which are likely to continue.

Rutherford Creek flows along the northern boundary of the subject parcel. Consequently, a small portion of the property is within an AE flood zone with a 1% chance of annual flooding. The Ordinance requires additional review procedures when a requested conditional use is located in a floodplain. These requirements are discussed under Other Considerations below.

The subject parcel does not abut a public right of way and the creek limits potential access to the site from the north. The site can only be accessed via the existing quarry. Theta Pike and Columbia Rock Road provide vehicle access to the existing quarry. Trucks exiting the site primarily utilize Columbia Rock Road to access Nashville Highway (US 31) and the regional roadway network. Residential construction is currently underway on either side of Columbia Rock Road near the intersection with Nashville Highway. Expansion of the quarry will extend the life of the mining operation and the related impacts to local roadways.



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Zoning Ordinance:

Staff reviewed the request for a Conditional Use permit for conformity with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

3.15.8 ACTION BY BOARD OF ZONING APPEALS

- A. The Board of Zoning Appeals shall conduct a public hearing.
- B. After conducting the public hearing, and considering the recommendations of the Zoning Administrator and the requirements listed below (Conditional Use Permit- Sec. 3.15.9, Variance- 3.15.10), the Board of Zoning Appeals shall:
 - 1. Approve the request;
 - 2. Approve the request with conditions.
 - 3. Deny the request; or
 - 4. Continue the hearing.

3.15.9 REQUIREMENTS CONDITIONAL USE PERMIT

- A. General Requirements
 - 1. The proposed use is listed as a permitted Conditional Use within the district applied to the property in question.
 - 2. **Conforms to any additional standards listed in Sec. 8.3**, Conditional Use Standards, for the proposed use;
 - 3. **Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;**
 - 4. **Will not adversely affect other property in the area in which it is located;**
 - 5. Is within the provision of "Conditional Uses" as set forth in this ordinance;
 - 6. Conforms to all applicable provisions of this ordinance for the district in which it is to be located.

B. Additional Requirements

The Board may impose such **other conditions and restrictions upon the premises benefited by a conditional use permit** as may be **necessary to reduce or minimize the injurious effect** of such conditional use **upon [surrounding properties] and ensure**



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compatibility with surrounding properties. The Board may establish dates for the expiration of any conditional use permit as a condition of approval.

8.3.1.C EXTRACTIVE USES

Extractive uses may be permitted in accordance with the use table in Sec. 8.1, subject to the following:

1. The application for the use shall include a plan for restoration procedures once the operation ceases.
2. When the use is located within a Residential district, the requirements of Sec. 6.3.6, Neighborhood Commercial shall not apply.
3. The location of such an activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated;
4. Any permit issued hereunder shall be based on a site plan or other documents submitted with an application which shall provide for the following:
 - a. Existing contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two-foot intervals.
 - b. Location of the area in which the proposed quarrying activity is to be conducted.
 - c. Location of all proposed buildings, crusher and screening equipment, roadways, and other facilities proposed on the site.
 - d. Proposed method of drainage of the quarry area.
 - e. Proposed fencing of the quarry area. Fencing shall be provided around all open excavations.
 - f. Methods proposed for blasting. Open blasting commonly referred to as “pop shots” shall be prohibited.
 - g. Methods proposed to control noise, vibration and other particulate matter in order to meet the performance standards as set out in this ordinance.
 - h. Finished contours of the site after the quarrying operation has been terminated. The site shall be graded and / or filled so as to be in substantial conformity with the topography of the surrounding lands. All fill material shall be nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.
5. Approval for mining and quarrying activity may also include accessory concrete batching plants, asphaltic cement mixing plants and/ or rock crushing activities on the same zone lot or adjoining zone lots which may have directly opposing frontages on the same public street. If such accessory activities are included on the quarry site, the total site must meet all the special condition requirements for mining and quarrying activities; however, in conditions of multiple zone lots, the outer perimeter of the site shall be considered the lot line;
6. Before issuing a permit the Board of Appeals shall require the owner of the quarry facility to execute a bond not less than \$1,000 per acre or more than \$2,000 per acre



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- of active quarry throughout a five-year period to restore the lands in the manner prescribed herein, including the removal of all structures and machinery;
7. Any permit issued hereunder shall not be for a period exceeding five years. After the expiration date of such special permit, the Board may review and grant an extension of time in the manner and procedure as prescribed for an original application.

Staff Comment:

Section 3.15.9 of the Zoning Ordinance tasks the Board with confirming that the limited use standards are met; ensuring that the proposed use is designed, located and operated in a manner that protects the public health, safety and welfare; and, to impose any other conditions necessary to ensure compatibility with surrounding properties and minimize any injurious effect to neighbors. Staff analysis and recommendation is provided below to assist the Board in its review of the proposed expansion of the existing mining operation.

General Requirements (3.15.8.A)

The Use Table at Section 8.1.1 of the Zoning Ordinance lists “All Extractive Uses” as a Conditional Use in a low density residential (RS-40) zone. Section 8.2.2.B defines an Extractive Use as those which “extract minerals and other solids or liquids from the earth.” The Ordinance provides the specific example of “sand, stone, or gravel quarrying” as a principal use within this category.

Section 8.2.2.B also makes clear that “stockpiling of sand, gravel, and or aggregates” is not a principal or accessory use within the Extractive Use classification. The Ordinance classifies storage of these materials as a Warehouse and Freight Movement use, which is prohibited in an RS-40 zone. The site plan provided by the applicant depicts these uses on other parts of the larger site, outside of the city. Staff recommends that the Board make clear that these activities may not occur on the subject site.

Section 8.3.1.C of the Ordinance imposes limited use standards on Extractive Uses. Those standards are discussed below.

Attributes of the use which may harm the public health, safety, and welfare are discussed below.

Expansion of the use is may adversely affect other properties in the area. The use is well established on the existing quarry site. However, the subject site is immediately adjacent to a parcel zoned for high-density residential development. It is likely that homes will be built on the site before the expanded quarry is exhausted. This will result in immediately adjacent incompatible land uses. Staff recommends that the Board craft conditions of

approval to ensure the expanded mining operation is designed and operated to mitigate harm to the adjacent RM-1 zoned property.

Additional Requirements (8.3.1.C)

Restoration of the Site

The Zoning Ordinance requires that every mining operation established in the city provide a plan for restoration of the site (8.3.1.C.1). The applicant's plan is illustrated at Exhibit I of the submittal and further described in the letter from the applicant's representative. Specifically, the applicant proposes to reduce the slope of the site using fill materials. The remaining "pit" will become a water feature and the site will be planted with native foliage. The Ordinance does not prescribe technical requirements for restoration of the site. The applicant's proposal appears to be in keeping with industry standard and the common practice for retiring exhausted quarries across Tennessee.

Buildings and Improvements

The applicant does not propose to erect any permanent structures on the subject site; therefore, bulk standards are not applicable.

Sparsely Developed Area

The Ordinance requires that extractive uses be located in sparsely developed areas for the duration of the quarrying activity (8.3.1.C.3). This provision is clearly intended to ensure that extractive uses are not established where they will conflict with incompatible surrounding land uses. The applicant anticipates the mining operation will continue for at least 25 years. The existing quarry borders the site to the west and south. The property to the north is likely to continue to be utilized for warehouse and industrial uses. It is also separated from the subject by Rutherford Creek. The property immediately to the east is zoned High-Density Residential (RM-1).

The area is not likely to remain sparsely developed for the duration of the quarrying activity. The applicant describes the property as "undeveloped and agricultural in nature." However, the RM-1 district "is designed to provide suitable areas for high density development" (Zoning Ordinance 5.5.5). The property is one of few large tracts remaining in the city already zoned for high-density residential development with access to urban services. It is likely that homes will be built on the site long before the quarry is exhausted. Consequently, the quarry will be located immediately adjacent to the least compatible land use, high-density household living. This could be a basis for denial. Alternatively, the Board may craft conditions of approval to alleviate the incompatibility. Specifically, staff recommends that the Board require the applicant to provide a high-opacity landscape buffer.

Article 11 of the current Zoning Ordinance provides a standard for landscape buffers with widths and opacities which vary based on the degree of incompatibility between adjacent land uses. In general, buffers are installed over time as the City approves vertical



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improvements on each site. The Ordinance permits multiple buffering alternatives. Developers may elect different approaches to accomplish the required opacity level. Staff recommends that the Board prescribe the 0.80 opacity Alternative 3 at 11.2.7.B of the Ordinance. This will require the applicant to construct a solid 6-foot wall, or similar barrier, along the eastern boundary of the property with a 15-foot side heavily planted buffer on the eastern side of the wall.

Detailed Site Plan

The Ordinance requires that a detailed site plan accompany every request to establish or expand a quarry operation (8.3.1.C.4). The applicant has provided a site plan comprised of Exhibits A through I of the submittal. The plan depicts the existing contours of the site and its vicinity at 2-foot intervals (8.3.1.C.4a and b), the method of drainage (8.3.1.C.4d), and the plan for restoring the site (8.3.1.C.1 and 8.3.1.C.4d).

The Ordinance requires that all open excavations be fenced (8.3.1.C.4e). The applicant indicates that barbed wire fencing will be used. The Zoning Ordinance prohibits barbed wire fencing in all residential districts (12.4.2.B). Staff recommends the use of a solid 6-foot wall and other permissible fence types.

Blasting

The letter submitted with the application described the methods proposed for blasting (8.3.1.C.4f). The Ordinance prohibits open blasting ("pop shot") methods. The applicant's standards and procedures for blasting are detailed in Exhibit J. All blasting is conducted according to state and federal regulations. The seismographic impacts on residences are monitored by a third party. This may be a matter for discussion between the Board and the applicant to craft appropriate conditions of approval. Staff recommends that the Board require the applicant to share the seismographic data it collects with City of Columbia Department of Development Services.

Noise, Dust, Pollution

The Ordinance requires quarry operations to provide detailed plans for the control of noise, vibration, and pollution (8.3.1.C.4). The applicant's letter describes Vulcan's processes for avoiding and mitigating pollution. The subject site will be included under the applicant's existing permits with the Tennessee Department of Environmental Conservation (TDEC). The operation is regularly monitored and inspected by TDEC. Staff recommends that the Board require the applicant to provide results of this monitoring and to inform the City Engineer of any incident of non-compliance with state or federal regulations.

Surety

The Ordinance requires the applicant to provide a surety in an amount between \$1,000 and \$2,000 per acre to guarantee that the land will be restored after the mining operation ceases (8.3.1.C.6). The applicant has agreed to this requirement. Restoration of the land may cost much more than \$2,000 per acre in the event that the applicant becomes insolvent or



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prematurely abandons the site. Therefore, staff recommends the Board require the maximum bond amount of \$62,000. The Ordinance requires that the Board impose this requirement before issuing a Conditional Use permit. Accordingly, staff recommends establishing the effective date of approval as March 1, 2023 and directing staff to coordinate with the applicant to receive the financial surety.

Expiration

The Ordinance establishes a maximum duration of 5 years for any Conditional Use permit associated with an extractive use. The applicant must request an extension of the Conditional Use approval from the Board before the expiration date. Staff recommends that the approval expire on February 28, 2028. At the discretion of the Board, the authorization may automatically renew provided the operation remain in compliance. The Board may establish a shorter duration if it finds that circumstances are likely to change prior to that date.

Other Considerations

Rutherford Creek

A small portion of the property is within an AE flood zone with a 1% chance of annual flooding. The applicant intends to leave this portion of the property undisturbed and is not requesting a variance from the floodplain protections under Article 9 of the Ordinance. However, the Zoning Ordinance also includes special requirements for all requests for approval of a conditional use within a floodplain. The Zoning Administrator or his designee must forward a copy of the application and all supporting documents to the City Engineer for comment related to flood protection, erosion, drainage, and other technical matters. Moreover, the Ordinance requires that the Board consider the technical evaluation of the City Engineer and the criteria listed at 3.15.8.C.3. These criteria are all redundant with the protections of the City's floodplain protection ordinance (Article 9 of the Zoning Ordinance). Staff will apply these standards through a process of administrative review should the applicant ever proposes to erect structures in the floodplain. The City engineer has reviewed the application and advised Planning staff on the recommended conditions of approval. However, if the Board finds that the proposed Conditional Use increases the risk of flooding or otherwise poses a special risk to Rutherford Creek, it may impose additional conditions of approval to mitigate those impacts.

Roadway Impacts

The proposed expansion of the quarry will have a significant impact on Columbia's roadways. Extending the life of the quarry, and related truck traffic, will reduce the level of service at the intersection of Columbia Rock Road and Nashville Highway. Currently, trucks exiting the quarry primarily utilize Columbia Rock Road to access Nashville Highway (US 31) and the regional roadway network. A significant portion of this traffic turns left in order to travel north on Nashville Highway. Left turns at the intersection are uncontrolled.



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The current condition is unsafe. The intersection is the site of frequent traffic accidents, some fatal. Trucks leaving the quarry and entering Nashville Highway have been involved in traffic incidents at the intersection. Residential construction is currently underway on either side of Columbia Rock Road near the intersection with Nashville Highway. Expansion of the quarry will extend the life of the mining operation and the related impacts to the intersection.

Historically, the quarry has operated outside the corporate limits of the city and has not been subject to its development standards. If the original quarry had been established within the jurisdiction of Columbia, the city would have required off-site improvements to protect public safety and maintain an acceptable level of service at the intersection.

The city plans to realign the intersection and install a traffic light at the intersection of Columbia Rock Road/Baker Road and Nashville Highway. Other land users, in order to mitigate the impacts of their developments, have already installed the roadbed required to realign Columbia Rock Road. Staff strongly recommends that the Board require the applicant to complete the realignment of Columbia Rock Road and install the signal necessary to control northbound left turns from Columbia Rock onto Nashville Highway, as well as any ancillary improvements deemed necessary by the City Engineer. Extending the life of the quarry without these improvements will inevitably result in avoidable traffic incidents.

RECOMMENDATION:

Approval of Conditional Use Request Subject to Conditions.

Recommended Motion:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0183 subject to the following conditions:

1. That no Warehouse and Freight Management uses, including stockpiling of sand, gravel, and aggregate, be performed on the subject site;
2. That the applicant installs a landscaped berm or other physical barrier along the eastern boundary of the site that, as determined by the Zoning Administrator, equals or exceeds the all-seasons buffering accomplished by the 0.80 opacity Alternative 3 described at Section 11.2.7.B of the Zoning Ordinance (3638);
3. That no barbed wire fencing be used on the subject site;
4. That, upon request of the City Engineer, the applicant provides updates on the status of permits issued by the Tennessee Department of Environmental Conservation;
5. That, for the duration of the Conditional Use permit, the applicant reports any incident of non-compliance with state and federal regulations pertaining to the quarry's operation to the City Engineer;
6. That, upon request of the City Engineer, the applicant provide the results of all water quality monitoring;
7. That, for the duration of the Conditional Use Permit, the applicant provides the Zoning Administrator with the results of any seismographic data collected in connection with blasting activities at the site; data shall include decimal degree coordinates to the 6th decimal place in a format acceptable to the Zoning Administrator;
8. That the applicant provides an automatically-renewing financial surety in the amount of \$62,000 no later than February 28, 2023 that is deemed satisfactory by the City Attorney and the City Engineer in form, sufficiency, and manner of execution;
9. That the applicant ensures the financial surety does not expire prior to February 28, 2028;
10. That the applicant executes an agreement to make all improvements necessary to realign Columbia Rock Road and install a signal at the intersection of Nashville Highway before February 28, 2024; the applicant shall coordinate with the City Engineer, Zoning Administrator, and City Attorney to establish the exact scope of work and financial commitment; the applicant shall provide financial surety in a form acceptable to the City Engineer and City Attorney to ensure these improvements are completed; the City Engineer is authorized to grant sixty-day extensions of this deadline provided the applicant is working expeditiously; cumulative extensions shall not exceed 180 days without Board approval;
11. That the Conditional Use approval shall become effective on March 1, 2023, provided the Zoning Administrator or his designee determine that all other conditions of approval have been met; execution of a binding Memorandum of Understanding to perform required tasks shall be sufficient to establish the proposed use; and
12. That the Conditional Use approval shall expire on February 28, 2028;



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13. That the Conditional Use approval shall automatically renew for a period of five years, for up to four renewals, provided the Zoning Administrator finds that operation remains in compliance with these conditions; and
14. That the Conditional Use approval shall expire on February 28, 2048, at which time the mining operation must cease, absent approval of an extension by the City of Columbia Board of Zoning Appeals.

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0183 subject to the following conditions: *[list conditions of approval]*.

Alternative Motion [Approve]:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0183.

Alternative Motion [Deny]:

Move to deny the proposed Conditional Use having found *[list reasons for denial]*.

Alternative Motion [Defer]:

Move to find that there is insufficient information to make a decision, continue the hearing, and request that the [applicant/staff] provide: *[list additional information]* for review at a future meeting.

EXHIBIT D

INFRASTRUCTURE PROJECT RIGHT-OF-WAYS

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

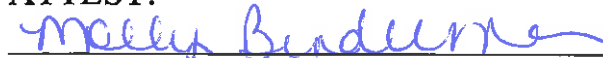
WHEREAS, the International Church of the Foursquare Gospel is executing a quitclaim deed of .53 acres of the land located at the corner of Nashville Highway and Columbia Rock Products Road in the City of Columbia, Tennessee.

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.

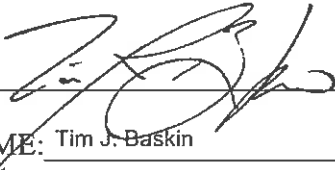
Grantor further grants unto Grantee two (2) fifty (50) foot wide temporary construction easements along the northern and southern boundaries of the above-described property for the purpose of installation and/or relocation of Columbia Rock Products Road.

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.

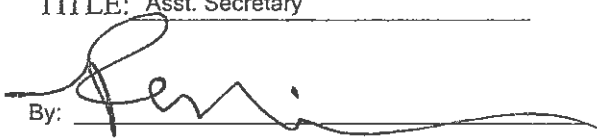
In Witness Whereof, Grantor has set its hand(s) the date first above-written.

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

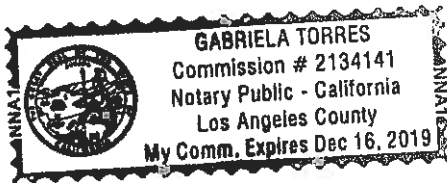
CIVIL CODE § 1189

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 [Handwritten 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)

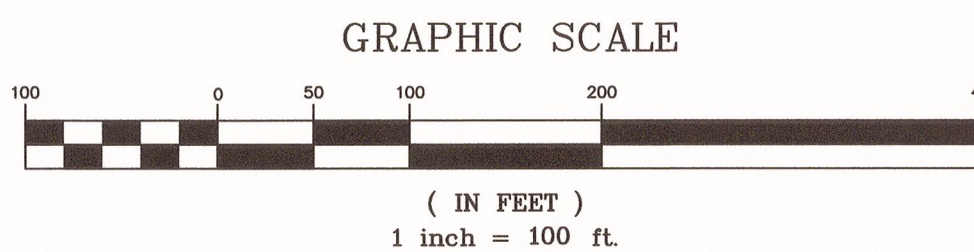
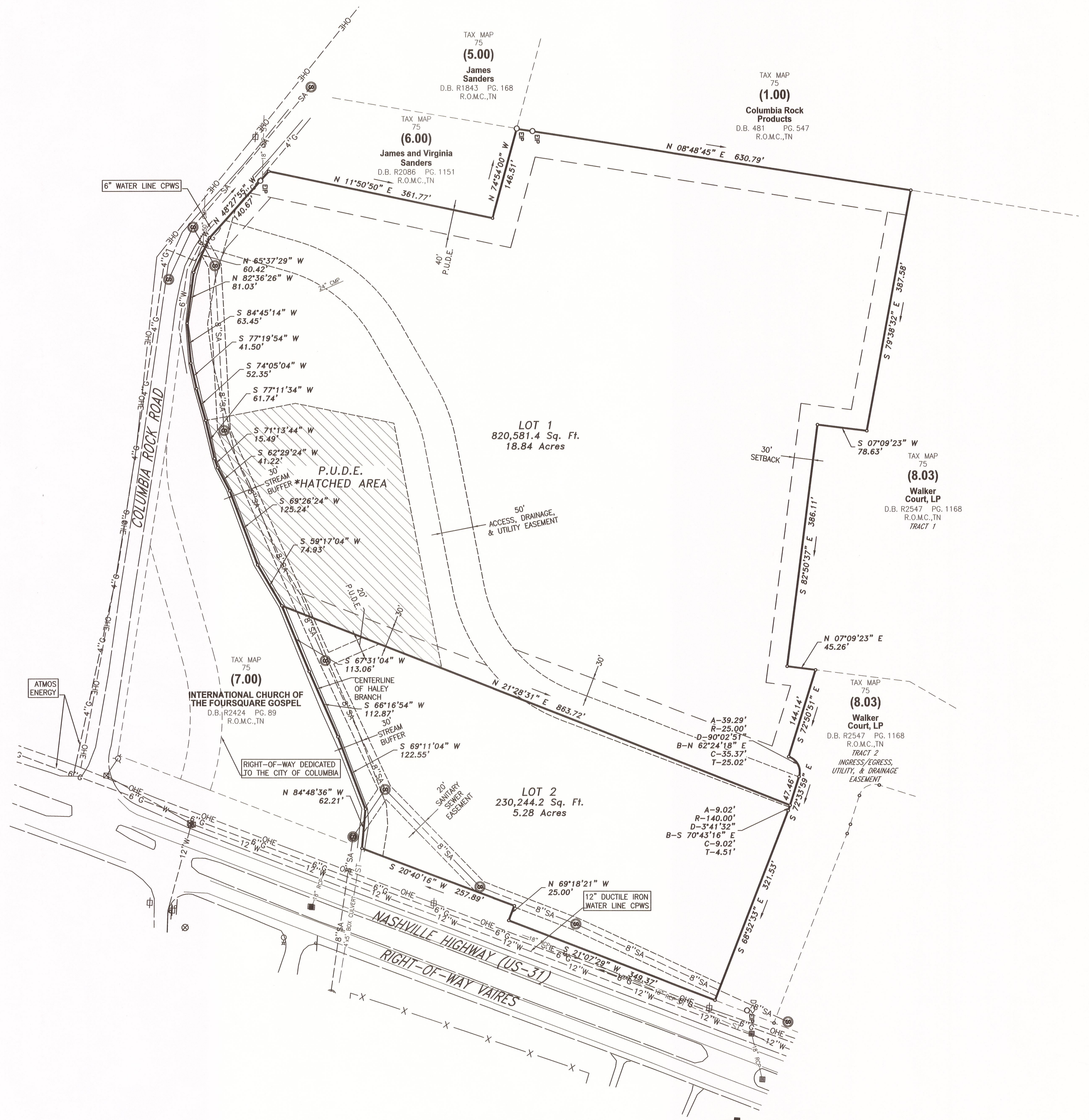
Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Dean Dickey, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Donna K. Morris 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

TN GRID NORTH



Legend

EIP Iron Rod Found
 P.F. Iron Rod Set
 AXLE Axle Found
 ECEM Concrete Monument Existing
 P.K.F. PK Nail Found
 P.K.S. PK Nail Set
 R.R.S. Railroad Spike Found
 R.R.S.S. Railroad Spike Set

Bench Mark
 Stake Found
 Fire Hydrant
 Water Meter
 Water Valve
 Water Reducer
 Clean Out
 Sanitary Sewer Manhole
 Storm Sewer Manhole

Catch Basin
 Curb Inlet
 Storm Pipe
 Cable Manhole
 Electric Manhole
 Telephone Manhole
 Light Pole
 Power Pole
 Telephone Pole
 Guy Pole

Electric Riser
 Telephone Riser
 Telephone Booth
 Gas Valve
 Light Pole
 Power Pole
 Telephone Pole
 Guy Pole

Adjoining Property Line
 Subject Property Line
 Easement Line
 Building Setback Line
 Centerline
 Edge of Pavement
 Edge of Gravel
 Fence Line
 Landscape
 Woods / Tree Line

Edge of Water
 Ditch / Creek Centerline
 Minor Contour Line
 Index Contour Line
 Gas Line
 Sanitary Sewer Line
 Water Line
 Storm Sewer Line
 Overhead Utility Line
 Overhead Cable Line

OHE Overhead Electric Line
 OHT Overhead Telephone Line
 UG Undergroud Utility Line
 UGC Undergroud Cable Line
 UGE Undergroud Electric Line
 UGT Undergroud Telephone Line
 FM Forced Main Line

Evergreen Tree
 Deciduous Tree
 Bush
 Sign

PARCEL NUMBER: TAX MAP 75, PCL 8.02
 DEED BOOK: R1917, PAGE 546
 PLAT BOOK: P17, PAGE 209

PARCEL ADDRESS: NASHVILLE HWY
 COLUMBIA, TENNESSEE 38401

EXISTING ZONING: CEG-PUD

BUILDING SETBACKS: STREET - 20'
 SIDE ADJACENT TO RESIDENTIAL - 15'
 REAR - 25'
 * SEE ZONING ORDINANCE FOR ADDITIONAL INFORMATION

ACREAGE OF PARCEL: ±24.12 ACRE (1,050,825.6 SQFT) TOTAL
 ±18.84 ACRE (820,581.4 SQFT) TRACT 1
 ±5.28 ACRE (230,244.2 SQFT) TRACT 2

PROPERTY OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
 1910 W SUNSET BLVD, STE 200
 LOS ANGELES, CA 90026

PURPOSE NOTE:
 The purpose of this final plat is to create 2 tracts from the existing parcel.

GENERAL NOTE:
 THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS PLAT OF RECORD IN PLAT BOOK P17, PAGE 209 AS SHOWN HEREON.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R1917, Page 546, 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: 8-22-2019
 Signature: [Signature]
 Title: International Church of the Foursquare Gospel
 Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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: 8/29/19
 Signature: [Signature]
 Title: Director of Wastewater Department
 Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Foursquare Gospel Property 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: 9/4/2019
 Signature: [Signature]
 Title: Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME, STREET NAMES, AND STREET SIGNS

Subdivision name and street names approved by the City Engineering Department and by E-011 Maury County.

Date: 8/26/19
 Signature: [Signature]
 Title: Maury County E-011
 Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date: 9/5/19
 Signature: [Signature]
 Title: City Engineer
 Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon 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: 9/5/19
 Signature: [Signature]
 Title: Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "T" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

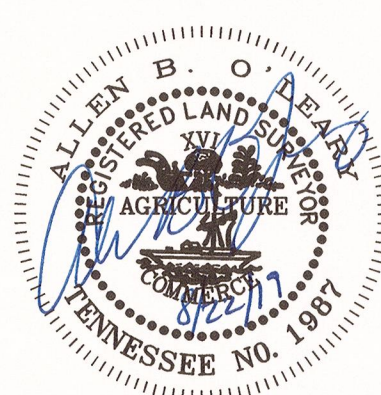
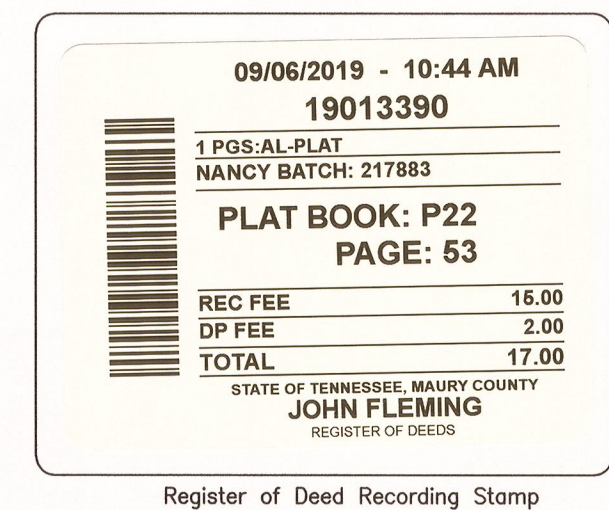
Date: 8/22/19
 Signature: [Signature]
 Title: TN RLS #1987
 Number

Location Map



Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcels as shown hereon is 24.12 Acres.
- This property currently identified as Tax Map No. 75 Parcel No. 8.02, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
- Plat reference: Book R2424 Page 89
- Deed reference: Book R2424 Page 89
- Bearings based on: Tennessee State Plane, Fipzone 4100.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, and shown hereon graphically.
- There exists a 5' P.U.D.E. for all adjacent/abutting property lines and a 10' P.U.D.E. parallel to the public Right-of-Way.



© 2019

WES E NGINEERS & S SURVEYORS
 CIVIL ENGINEERS & LAND SURVEYORS
 2488 NASHVILLE HIGHWAY
 COLUMBIA, TN 38401
 PHONE: (631) 388-2329
 www.wesengineers.com

WESA
 ENGINEERS & SURVEYORS

Client
 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
 1910 W SUNSET BLVD, STE 200
 LOS ANGELES, CA 90026

DATE
 08-22-2019

COMMENTS
 CITY COMMENTS ADDRESSED

FINAL PLAT
 FOURSQUARE GOSPEL PROPERTY
 NASHVILLE HWY, COLUMBIA, TN 38401

Drawn: EB
 Checked: AQ
 Approved: AQ
 Date: July 8, 2019

Job no.: 16660
 Scale: Vertical: Horizontal: T=100

1 of 1

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 SCHEDULE "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the _____ day of _____, 2023.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. TIM TISHER, CITY ATTORNEY

TAX CORRECTIONS
RESOLUTION NO. 23-14

1. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF LATEEF MARTIN. MAP 009 B F 002.00 P 001, 708 IRON BRIDGE RD. PROPERTY VALUE \$10,000.00, ASSESSED VALUE \$3,000.00, AND TAXES \$25.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
2. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF INGRAM STEYER LLC. MAP 075 M B 024.00 P 001, 712 CHEAIRS CIR. PROPERTY VALUE \$32,515.00, ASSESSED VALUE \$9,755.00, AND TAXES \$80.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
3. DELETE 2022 PROPERTY TAX IN THE NAME OF THE P & L DEVELOPMENT LLC. MAP 114 019.00, SIDCO DR. PROPERTY VALUE \$75,500.00, ASSESSED VALUE \$18,875.00, AND TAXES \$156.00. DUE TO PARCEL WAS SPLIT OUT TO A SUBDIVISION AND RESULTED IN A DOUBLE ASSESSMENT PER MAURY COUNTY TAX ASSESSOR.
4. DELETE 2021 PERSONAL PROPERTY TAX IN THE NAME OF HORST BROTHERS CONSTRUCTION LLC. MAP 075 008.02 P 001, 1683 NASHVILLE HWY. PROPERTY VALUE \$11,500.00, ASSESSED VALUE \$3,450.00, AND TAXES \$40.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
5. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF HORST BROTHERS CONSTRUCTION LLC. MAP 075 008.02 P 001, 1683 NASHVILLE HWY. PROPERTY VALUE \$13,225.00, ASSESSED VALUE \$3,968.00, AND TAXES \$33.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
6. DELETE 2021 PERSONAL PROPERTY TAX IN THE NAME OF REUBEN'S PAINTING. MAP 075 I C 004.00 P 001, 413 CALDWELL DR, APT 17. PROPERTY VALUE \$20,905.00, ASSESSED VALUE \$6,272.00, AND TAXES \$73.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.

7. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF REUBEN'S PAINTING. MAP 075 I C 004.00 P 001, 413 CALDWELL DR, APT 17. PROPERTY VALUE \$24,041.00, ASSESSED VALUE \$7,212.00, AND TAXES \$60.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
8. DELETE 2021 PERSONAL PROPERTY TAX IN THE NAME OF TRIPT SKATEBOARDS. MAP 051 A A 018.00 P 001, 2608 CHESTERFIELD LN. PROPERTY VALUE \$2,500.00, ASSESSED VALUE \$750.00, AND TAXES \$9.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
9. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF TRIPT SKATEBOARDS. MAP 051 A A 018.00 P 001, 2608 CHESTERFIELD LN. PROPERTY VALUE \$2,875.00, ASSESSED VALUE \$863.00, AND TAXES \$7.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
10. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF MCDONALD'S OF COLUMBIA #1, C/O GINAMARIE BASTONE WOLFE. MAP 100 J D 031.02 P 500, 1225 TROTWOOD AVE. PROPERTY VALUE \$1,538.00, ASSESSED VALUE \$461.00, AND TAXES \$4.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
11. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF WALKER CARS. MAP 099 H C 006.00 P 002, 702 E 9TH ST. PROPERTY VALUE \$2,500.00, ASSESSED VALUE \$750.00, AND TAXES \$6.00. PICKUP PER KEYING ERROR FOR 2022 TAX ROLL PER MAURY COUNTY TAX ASSESSOR.
12. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF TN FARMERS MUTUAL INS CO, C/O PATRICK BELL. MAP 090 008.00 P 503, 147 BEAR CREEK PIKE. PROPERTY VALUE \$129,200.00, ASSESSED VALUE \$38,760.00, AND TAXES \$320.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

13. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF TN FARMERS LIFE INS CO, ATTN: TARA BOLTON. MAP 090 008.00 P 500, 147 BEAR CREEK PIKE. PROPERTY VALUE \$4,259.00, ASSESSED VALUE \$1,278.00, ASSESSED VALUE WITH EQ FACTOR \$1,115.00 AND TAXES \$13.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
14. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF TN FARMERS LIFE INS CO, ATTN: TARA BOLTON. MAP 090 008.00 P 501, 147 BEAR CREEK PIKE. PROPERTY VALUE \$4,379.00, ASSESSED VALUE \$1,314.00, AND TAXES \$11.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
15. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF MID STATE FORESTRY MULCHING LLC, C/O PADGETT BUSINESS SERVIES. MAP 090 P A 031.01 P 503, 26 N JAMES M CAMPBELL BLVD. PROPERTY VALUE \$347,796.00, ASSESSED VALUE \$104,339.00, AND TAXES \$861.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
16. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF MID STATE FORESTRY MULCHING LLC, C/O PADGETT BUSINESS SERVIES. MAP 090 P A 031.01 P 502, 26 N JAMES M CAMPBELL BLVD. PROPERTY VALUE \$51,940.00, ASSESSED VALUE \$15,582.00, AND TAXES \$181.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
17. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF VILLAGE ROOFING CO INC. MAP 113 080.40 P 501, 2403 PARK PLUS DR. PROPERTY VALUE \$8,999.00, ASSESSED VALUE \$2,700.00, AND TAXES \$22.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
18. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF VILLAGE ROOFING CO INC. MAP 113 080.40 P 500, 2403 PARK PLUS DR. PROPERTY VALUE \$57,019.00, ASSESSED VALUE

\$17,106.00, ASSESSED VALUE WITH EQ FACTOR \$14,920.00 AND TAXES \$173.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

19. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF EYECARE PLUS CA PLLC, C/O MARCUM LLP, ATTN: BRENT PATTERSON. MAP 100 N L 007.01 P 501, 816 S JAMES M CAMPBELL BLVD. PROPERTY VALUE \$30,684.00, ASSESSED VALUE \$9,205.00, AND TAXES \$76.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
20. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF EYECARE PLUS CA PLLC, C/O MARCUM LLP, ATTN: BRENT PATTERSON. MAP 100 N L 007.01 P 500, 816 S JAMES M CAMPBELL BLVD. PROPERTY VALUE \$28,572.00, ASSESSED VALUE \$8,572.00, ASSESSED VALUE WITH EQ FACTOR \$7,476.00 AND TAXES \$87.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
21. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF THE SURGICAL CLINIC PLLC, ATTN: BRANDY RIGSBY. MAP 100 J D 037.00 P 501, 1222 TROTWOOD AVE, STE 200. PROPERTY VALUE \$27,753.00, ASSESSED VALUE \$8,326.00, AND TAXES \$69.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
22. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF THE SURGICAL CLINIC PLLC, ATTN: BRANDY RIGSBY. MAP 100 J D 037.00 P 500, 1222 TROTWOOD AVE, STE 200. PROPERTY VALUE \$25,826.00, ASSESSED VALUE \$7,748.00, ASSESSED VALUE WITH EQ FACTOR \$6,758.00 AND TAXES \$78.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
23. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF THE FOOD LION #801, ATTN: ALEAH HANCOCK. MAP 112 019.11 P 500, 5021 TROTWOOD AVE, STE D. PROPERTY VALUE \$10,080.00, ASSESSED VALUE \$3,024.00, ASSESS VALUE WITH EQ FACTOR \$2,638.00 AND TAXES \$31.00. PICKUP PER

AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

24. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF THE FOOD LION #801, ATTN: ALEAH HANCOCK. MAP 112 019.11 P 501, 5021 TROTWOOD AVE, STE D. PROPERTY VALUE \$25,937.00, ASSESSED VALUE \$7,781.00, AND TAXES \$64.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
25. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF ROSS DRESS FOR LESS #1042, ATTN: NICOLE MALOY. MAP 100 N M 001.01 P 501, 821 S JAMES M CAMPBELL BLVD, STE A. PROPERTY VALUE \$85,708.00, ASSESSED VALUE \$25,712.00, AND TAXES \$212.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
26. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF ROSS DRESS FOR LESS #1042, ATTN: NICOLE MALOY. MAP 100 N M 001.01 P 500, 821 S JAMES M CAMPBELL BLVD, STE A. PROPERTY VALUE \$112,253.00, ASSESSED VALUE \$33,676.00, ASSESSED VALUE WITH EQ FACTOR \$29,372.00 AND TAXES \$341.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
27. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF COLUMBIA HOSPITAL FOR ANIMALS PC, ATTN: MATTHEW VAUGHN. MAP 075 026.03 P 500, 1502 NASHVILLE HWY. PROPERTY VALUE \$9,566.00, ASSESSED VALUE \$2,870.00, ASSESSED VALUE WITH EQ FACTOR \$2,503.00 AND TAXES \$29.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
28. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF COLUMBIA HOSPITAL FOR ANIMALS PC, ATTN: MATTHEW VAUGHN. MAP 075 026.03 P 501, 1502 NASHVILLE HWY. PROPERTY VALUE \$18,976.00, ASSESSED VALUE \$5,693.00, AND TAXES \$47.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

29. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF NORTHSIDE MEDICAL PROFESSIONALS, ATTN: LIBBY WHITE. MAP 075 034.01 P 500, 1605 NASHVILLE HWY, STE 200. PROPERTY VALUE \$14,393.00, ASSESSED VALUE \$4,318.00, ASSESSED VALUE WITH EQ FACTOR \$3,766.00 AND TAXES \$44.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
30. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF NORTHSIDE MEDICAL PROFESSIONALS, ATTN: LIBBY WHITE. MAP 075 034.01 P 501, 1605 NASHVILLE HWY, STE 200. PROPERTY VALUE \$45,594.00, ASSESSED VALUE \$13,078.00, AND TAXES \$108.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
31. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF POPLAR ESTATES RETIREMENT CENTER, ATTN: DAWN ROWE. MAP 100 J D 029.12 P 500, 1310 ROSEWOOD DR. PROPERTY VALUE \$19,745.00, ASSESSED VALUE \$5,924.00, AND TAXES \$69.00. PICKUP PER AUDIT FOR 2019 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
32. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF POPLAR ESTATES RETIREMENT CENTER, ATTN: DAWN ROWE. MAP 100 J D 029.12 P 501, 1310 ROSEWOOD DR. PROPERTY VALUE \$2,500.00, ASSESSED VALUE \$750.00, AND TAXES \$9.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
33. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF POPLAR ESTATES RETIREMENT CENTER, ATTN: DAWN ROWE. MAP 100 J D 029.12 P 502, 1310 ROSEWOOD DR. PROPERTY VALUE \$7,250.00, ASSESSED VALUE \$2,175.00, AND TAXES \$18.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
34. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF PEDEN CONSTRUCTION LLC. MAP 089 M B 044.00 P 500, 205 HILL ST. PROPERTY VALUE \$408,713.00, ASSESSED VALUE \$122,614.00, ASSESSED VALUE WITH EQ FACTOR \$106,944.00

AND TAXES \$1,240.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

35. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF PEDEN CONSTRUCTION LLC. MAP 089 M B 044.00 P 501, 205 HILL ST. PROPERTY VALUE \$317,945.00, ASSESSED VALUE \$95,384.00, AND TAXES \$787.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

36. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF O'REILLY AUTOMOTIVE STORES INC #1328, ATTN: HONEY SWALI. MAP 113 D G 010.00 P 500, 2300 CARMACK BLVD. PROPERTY VALUE \$8,704.00, ASSESSED VALUE \$2,611.00, ASSESSED VALUE WITH EQ FACTOR \$2,277.00 AND TAXES \$26.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

37. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF O'REILLY AUTOMOTIVE STORES INC #1328, ATTN: HONEY SWALI. MAP 113 D G 010.00 P 501, 2300 CARMACK BLVD. PROPERTY VALUE \$4,391.00, ASSESSED VALUE \$1,317.00, AND TAXES \$11.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

38. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF NASHVILLE QUALITY LLC, ATTN: JOSH LUCE. MAP 073 018.16 P 500, 1564 BEAR CREEK PIKE. PROPERTY VALUE \$23,200.00, ASSESSED VALUE \$6,960.00, ASSESSED VALUE WITH EQ FACTOR \$6,071.00, AND TAXES \$26.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

39. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF NASHVILLE QUALITY LLC, ATTN: JOSH LUCE. MAP 073 018.16 P 501, 1564 BEAR CREEK PIKE. PROPERTY VALUE \$20,548.00, ASSESSED VALUE \$6,164.00, AND TAXES \$118.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.

40. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF COLUMBIA NEON CO INC, ATTN: SHANNON STOFEL. MAP 090 P B 029.00 P 500, 102 NASHVILLE HWY. PROPERTY VALUE \$118,711.00, ASSESSED VALUE \$35,613.00, ASSESSED VALUE WITH EQ FACTOR \$31,062.00, AND TAXES \$360.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
41. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF COLUMBIA NEON CO INC, ATTN: SHANNON STOFEL. MAP 090 P B 029.00 P 501, 102 NASHVILLE HWY. PROPERTY VALUE \$124,598.00, ASSESSED VALUE \$37,379.00, AND TAXES \$308.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
42. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF AMERICAN BANK NOTE CO, ATTN: HONG ZHENG. MAP 101 034.05 P 500, 711 ARMSTRONG LN. PROPERTY VALUE \$72,883.00, ASSESSED VALUE \$21,865.00, AND TAXES \$254.00. PICKUP PER AUDIT FOR 2020 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
43. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF AMERICAN BANK NOTE CO, ATTN: HONG ZHENG. MAP 101 034.05 P 501, 711 ARMSTRONG LN. PROPERTY VALUE \$139,051.00, ASSESSED VALUE \$41,715.00, ASSESSED VALUE WITH EQ FACTOR \$36,384.00 AND TAXES \$422.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
44. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF AMERICAN BANK NOTE CO, ATTN: HONG ZHENG. MAP 101 034.05 P 502, 711 ARMSTRONG LN. PROPERTY VALUE \$601,208.00, ASSESSED VALUE \$180,362.00, AND TAXES \$1,488.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
45. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF TALLGRASS MEAT CO LLC, ATTN: CASEY WEBER. MAP 090 P B 022.00 P 500, 510 N GARDER ST, STE G. PROPERTY VALUE

- \$251,915.00, ASSESSED VALUE \$75,575.00, AND TAXES \$876.00. PICKUP PER AUDIT FOR 2021 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
46. PICKUP PERSONAL PROPERTY TAXES IN THE NAME OF TALLGRASS MEAT CO LLC, ATTN: CASEY WEBER. MAP 090 P B 022.00 P 501, 510 N GARDER ST, STE G. PROPERTY VALUE \$180,524.00, ASSESSED VALUE \$54,157.00, AND TAXES \$447.00. PICKUP PER AUDIT FOR 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
47. REFUND 2022 PERSONAL PROPERTY TAX IN THE NAME OF MULE TOWN MULCH AND ROCK. MAP 143 1.08 P 003, 2770 BRISTOW RD. PROPERTY VALUE \$30,000.00, ASSESSED VALUE \$9,000.00 AND TAXES \$74.00. REFUND DUE TO KEYING ERROR PER MAURY COUNTY TAX ASSESSOR.
48. REFUND 2022 PROPERTY TAX IN THE NAME OF VILLAGE AT CARTER'S STATION DEV LLC. MAP 051 22.02, NAPA VALLEY WAY. PROPERTY VALUE \$140,400.00, ASSESSED VALUE \$35,100.00 AND TAXES \$290.00. REFUND DUE TO A COMMON AREA WITH NO VALUE AND SHOULD NOT HAVE BEEN ON TAX ROLL PER MAURY COUNTY TAX ASSESSOR.
49. REFUND 2022 PROPERTY TAX IN THE NAME OF SULLIVAN PATRICK ETUX MELISSA. MAP 113 B B 008.00, ALPINE DR. PROPERTY VALUE \$52,500.00, ASSESSED VALUE \$13,125.00 AND TAXES \$108.00. REFUND DUE TO PARCEL WAS COMBINED WITH ANOTHER PARCEL AND RESULTED IN A DOUBLE ASSESSMENT PER MAURY COUNTY TAX ASSESSOR.

**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)**

WHEREAS, the City of Columbia has confirmed sponsorships totaling \$19,000.00 from the following, 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; and

WHEREAS, the sponsorship donations will be used for the cost of meals and services related to the games.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that such City does hereby endorse the efforts of the City of Columbia by accepting this sponsorship donations to cover the cost of meals and services. PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of March, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. TIM TISHER, CITY ATTORNEY

A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWERIMPROVEMENTS SERVING DRUMWRIGHT, PHASE 1, REVISION –
WARD 5

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 8224 linear feet of 8" gravity sewer serving Drumwright, Phase 1, Revision; 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 Drumwright, Phase 1, Revision.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of March, 2023.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:

TIM TISHER - CITY ATTORNEY

Date: 16 February 2023

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 Drumwright Phase 1 Revision in the amount of 8,224 linear feet.

You have been provided with as-built drawings of the project and all inspections and testing has been completed, and have been provided a one-year maintenance surety in the amount of \$199,432.00, 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,

A handwritten signature in black ink, appearing to read "Nicholas Brown". The signature is fluid and cursive, with the first name "Nicholas" and last name "Brown" clearly distinguishable.

Nicholas Brown

RESOLUTION REQUESTING THE GENERAL ASSEMBLY TO INCLUDE A
PORTION OF THE DUCK RIVER AS A SCENIC RIVER AND TO AMEND THE
SCENIC RIVERS ACT

WHEREAS, Columbia has a unique asset in the Duck River which flows through the City limits; and

WHEREAS, pursuant to the Tennessee Scenic Rivers Act of 1968, the State Legislature has already designated the Duck River as a Class II Pastoral River from the Marshall County line at river mile 173.7 to Iron Bridge Road at mile 136.4 (T.C.A. §11-13-104); and

WHEREAS, the Duck River is an important source of water, educational opportunities and recreation for the citizens of Columbia and has been a major influence on the history of the region from the earliest habitation by native Americans, through the early settlers, to today's 21st century inhabitants; and

WHEREAS, the Duck River provides many educational and recreational opportunities because it possesses abundant scenic, ecological, cultural, and historical values and is home to many species of rare and endangered plants and animals; and

WHEREAS, over 500 species of aquatic plants, fish, and invertebrates have been documented in the section of the Duck River that has previously been designated as a state scenic river alone, including at least 39 mussel and 84 fish species; and

WHEREAS, the Duck River is clearly one of the most biologically rich and diverse rivers in North America and was recently featured in National Geographic's "one Cubic Foot" article (January/February 2010 issue); however, many of its species are endangered and in need of protection; and

WHEREAS, the Duck River has already lost at least 35 species of mussels, and the Upper Duck River Watershed contains the second highest number (33) of at-risk fish and mussel species, as well as the second highest number (13) of federally endangered fish and mussel species in the nation; and

WHEREAS, the Duck River is also home to the endangered Pygmy Madtom, found only in the Duck and Clinch Rivers. This small, black and white catfish is an indicator species

for river conditions, as it is very sensitive to toxic chemicals and increased sedimentation; and

WHEREAS, the Duck River is the sole source of drinking water for the City of Columbia, City of Spring Hill and many of the residents of Maury County; and

WHEREAS, the City of Columbia has its sewer treatment facility located adjacent to the Duck River; and

WHEREAS, the Tennessee Duck River Development Agency (DRA) was created by the Tennessee General Assembly as a comprehensive regional development agency; and

WHEREAS, the DRA completed a Comprehensive Regional Water Supply Plan (Plan) in March 2012 for Bedford, Coffee, Marshall, Maury and southern Williamson Counties to address future water needs and concerns regarding possible water shortages brought on by drought conditions; and

WHEREAS, the Plan addresses water needs in the central Tennessee region through a 50-year planning period with a 100-year planning horizon and provides direction to the DRA for the management of available water resources, including the implementation of specific water supply infrastructure projects; and

WHEREAS, the Plan identified creating a new intake in the Duck River, downstream of Columbia, as a key of the recommended water supply alternative for the future water demands and needs of Columbia, Spring Hill and Maury County, even during drought years, while taking into account Columbia's sewer treatment facility; and

WHEREAS, the future downstream intake would be located in the western part of the County after the Duck River has traversed through over sixty (60) miles of Maury County; and

WHEREAS, landfills create risks to the water in Tennessee and have polluted several streams and rivers in this State; and

WHEREAS, it is the desire of the City of Columbia to protect the future water supply for the City, City of Spring Hill and Maury County, Tennessee from any possible harm or degradation or pollution caused by landfill operations; and

WHEREAS, it is the desire of the City of Columbia to protect the ecological environment found in the Duck River for recreation and educational purposes from any possible harm or degradation or pollution caused by landfill operations; and

WHEREAS, it is the desire of the City of Columbia for the Tennessee State Legislature to protect the future water needs of communities including, but not limited to,

water treatment facilities and water harvesting projects by public utilities, within the watershed either individually or collectively and regional water resource projects identified by the Duck River Agency and Tennessee Valley Authority in their Regional Water Supply Plans and Studies; and

WHEREAS, in accordance with the purpose and intent of the Tennessee Scenic Rivers Act of 1968 ("the Act"), the City of Columbia requests the Tennessee Legislature to amend the Act in accordance with the attached proposed legislation.; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City requests the Tennessee Legislature to amend the Tennessee Scenic Rivers Act of 1968 in accordance with the attached proposed legislation that would designate the Duck River as a Class II Pastoral River beginning at Industrial Park Road approximately at river mile 128 extending continuously to a point downstream to the boundary of Hickman County at approximately river mile 98 downstream from the Natchez Trace River Bridge.

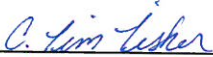
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of March, 2023.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

**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**

WHEREAS, new development in the City of Columbia requires an increase in the capacity of the City's sanitary sewer system to serve the new development; and

WHEREAS, such new development now requires larger water meters; 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 sewer customers to serve the demand for sanitary sewer system capital facilities and public improvements; and

(C) ensure that new sanitary sewer 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 sanitary sewer impact fee pursuant to Private Chapter 194, Senate Bill 2905, a private act passed by the Tennessee Legislature on April 20, 1994. This 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.

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

Section 1: That the City of Columbia Municipal Code is hereby amended by deleting Title 18, Chapter 1, Section 18-105 in its entirety and adding a new Title 18, Chapter 1, Section 18-105 as follows:

18-105 Sanitary Sewer Impact Fee. The provisions of this section shall apply to all of the territory within the jurisdiction of the City of Columbia and areas outside of the City's jurisdiction where the City provides wastewater treatment and sanitary sewer service.

(A) Definitions

When used in this section, the terms listed below shall have the following meanings unless the context requires otherwise. Singular terms shall include their plural.

“City” means the incorporated City of Columbia.

“City Council” means the governing body of the incorporated City of Columbia.

“Eligible Improvements” means improvements that enhance the capacity of the sanitary sewer system, including planning, engineering, acquisition, construction and interest on debt incurred to finance improvements and additions to the capacity of the City Sanitary Sewer System, but does not include the routine maintenance of existing improvements.

“Sanitary Sewer System” means the set of facilities owned by the City of Columbia that convey and treat sewage generated by the system’s customers.

“Technical Report” means the “City of Columbia, Tennessee Wastewater Impact Fee Study” prepared by Duncan Associates in August 2021, as revised by the “City of Columbia, Tennessee revised Wastewater Impact Fee Study” prepared by Duncan Associates in October 2022, or a subsequent similar study, which serves as the basis for the calculation of the sanitary sewer impact fees.

(B) Fee Assessment and Collection

(1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable sanitary sewer 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 sanitary sewer impact fee schedule.

Meter Size	Meter Type	Impact Fee
5/8" x 3/4"	Disc	\$ 1,196
3/4"	Disc	\$ 1,674
1"	Disc ultrasonic	\$ 3,349
2"	Disc ultrasonic	\$ 11,960
3"	Compound ultrasonic	\$ 23,920
4"	Compound ultrasonic	\$ 47,840

6"	Compound ultrasonic	\$ 76,544
8"	Ultrasonic	\$133,952
10" or 12"	Ultrasonic	\$263,120

(2) In the event of the replacement of an existing water meter with a larger one, the applicable impact fee shall be the difference between the two meter sizes.

(3) In the event that the proposed water meter size and type is not shown in the schedule set forth in subsection (B) (1) above, the City shall calculate the appropriate impact fee using the same methodology used in the Technical Report.

(4) No sanitary sewer impact fee shall be assessed for meters that are dedicated exclusively for irrigation purposes.

(C) Accounting and Expenditure of Funds

(1) An "impact fee fund" that is distinct from the general fund of the City is created, and the impact fees received shall be deposited in the interest-bearing account of the impact fee fund, along with accrued interest.

(2) The money in the impact fee account shall be used only for the following purposes:

(a) to acquire or construct Eligible Improvements which the City has determined will be limited to capacity adding improvements to the sanitary sewer treatment plant;

(b) to pay debt service on the portion of any current or future general obligation bond or revenue bond used to finance Eligible Improvements and attributable to excess capacity available to serve new sanitary sewer customers;

(c) to pay fees to an independent qualified professional, who is not an employee of the City, for the preparation or updating of the Technical Report; or

(d) to make refunds pursuant to subsection (D).

(3) The City shall maintain accurate records of the impact fees paid, including the name of the person paying the fees, the tax parcel number and address for which the fees were paid, the date of payment of each fee, the amounts received in payment for each fee, the amount of any credits provided against the fees or refunds paid and any other information the city deems appropriate or necessary for the accurate accounting of the fees. Records shall be available for review by the public during normal business hours and with reasonable advance notice.

(D) Refunds

(1) Fees not spent within ten years after the date on which the fee was paid shall be eligible for refund according to the following provisions:

(a) Upon the request of an owner of the property for which an impact fee has been paid, any money in the impact fee fund paid for that property that has not been spent within ten years after the date on which the fee was paid shall be returned to the current owner of record as listed with the county property assessor with interest since the date of payment.

(b) Money in each impact fee account shall be considered to be spent in the order collected on a first in/first out basis.

(c) Requests shall be filed with the City within thirty days of the eligibility for the refund.

(d) Response to a request for a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the current owner of the property within thirty days of the date the refund was requested.

(e) All refunds shall be made to the current owner of the property at the time the refund is paid.

(2) If an applicant has paid an impact fee required by this Section and the building permit later expires

without the possibility of further extension, and the development activity for which the impact fee was imposed did not occur and no impact has resulted, the applicant who paid the fee is entitled to a refund of 97 percent of the fee paid, without interest. To be eligible to receive such refund, the applicant who paid the fee must submit an application for the refund within thirty days after the expiration of the permit or extension for which the fee was paid.

Section 2: 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 ____ day of _____, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

City of Columbia, Tennessee Revised Wastewater Impact Fee Study



**October 2021
with
October 2022 Revisions**

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prepared by
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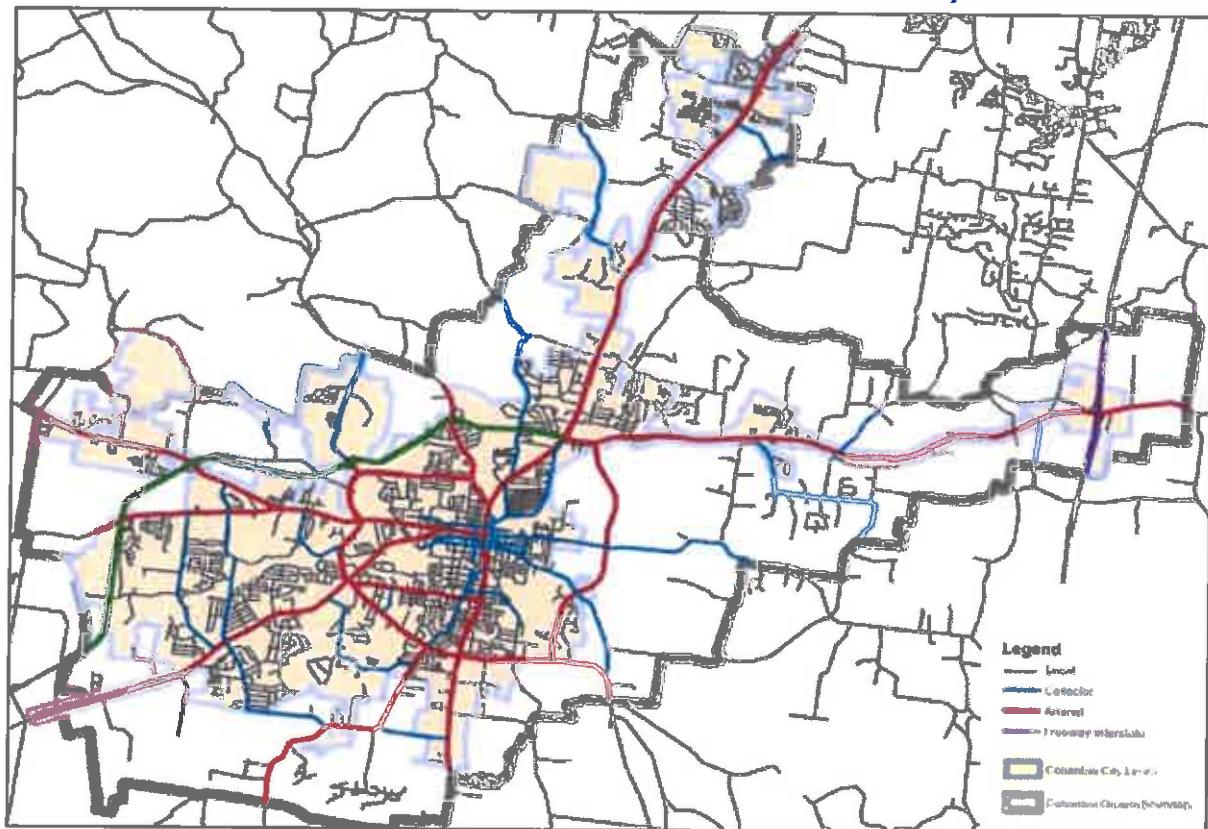
INTRODUCTION

The original wastewater impact fee study for the City of Columbia was completed on October 4, 2021. This revised study updates the meter capacities, adds fees for larger meter sizes, and adjusts the fees to account for cost inflation over the intervening year. In other respects, the 2021 study is unchanged.

An impact fee is a fee assessed on new development activity, typically at time of building permit issuance or connection to the wastewater system, to help cover the cost of the additional capital investment the local government will need to make to accommodate that new development. The City is authorized to levy such a fee by a private act of the state legislature.

Columbia, the seat of Maury County, is a city of about 40,000 people located approximately 50 miles south of Nashville. The city grew by almost 6,000 residents during the last decade. The City operates a municipal wastewater system. The treatment plant is reaching the end of its useful life, and needs to be replaced in the near future. The City plans to reconstruct the plant, and at the same time expand its capacity. Imposition of a wastewater impact fee on new customers provides an additional source of funding to cover the growth-related costs of accommodating increased sewage flows.

Figure 1. Columbia City Limits and Urban Growth Boundary



LEGAL FRAMEWORK

Impact fees are a way for local governments to require new developments to pay a proportionate share of the infrastructure costs they impose on the community. In contrast to traditional “negotiated” developer exactions, impact fees are charges that are assessed on new development using a standard formula based on objective characteristics, such as the number and type of dwelling units constructed. The fees are one-time, up-front charges, with the payment usually made at the time of building permit issuance or water meter purchase. Essentially, impact fees require that each new development project pay its pro-rata share of the cost of new capital facilities required to serve that development.

Authority

The City is authorized to enact wastewater impact fees by a private act that was adopted by the Tennessee legislature in 1994 (see Appendix A). The “City of Columbia and Areas Served by the City of Columbia Impact Fee Act” grants the City the authority to “establish a regulatory procedure or system to collect fees from the developer of any new land development activity” to “share in the burdens of growth by paying a pro rata share for the reasonably anticipated expansion cost of public improvements generated by the new land development activity.” Public improvements are defined as those related to sanitary sewer and/or potable water. The City cannot require the payment of the fee prior to the issuance of the building permit. The fees collected shall be kept in a separate fund and used for the improvements for which they were collected. The act does not provide any additional guidance on how the impact fees should be calculated. For that guidance it is necessary to look to the principles laid down by the courts.

Fee Calculation Principles

Because impact fees were pioneered in states that at the time lacked specific enabling legislation, such fees have generally been legally defended as an exercise of local government’s broad “police power” to regulate land development in order to protect the health, safety and welfare of the community. State courts developed guidelines for constitutionally-valid impact fees to distinguish them from unauthorized taxes.¹ The standards essentially require that the fees must be proportional to the need for additional infrastructure created by the new development, and must be spent in such a way as to provide that same type of infrastructure to benefit new development. Our understanding of the principles arising from impact fee case law and their application to impact fee calculations are described below.

¹ Seminal cases include *Associated Home Builders, etc., Inc. v. City of Walnut Creek* (CA 1971); *City of Dunedin v. Contractors and Builders Association of Pinellas County* (FL 1975); *Banberry Development Corp. v. South Jordan City* (UT 1981); and *Hollywood, Inc. v. Broward County* (FL 1983).

Level of Service

One of the most fundamental principles arising out of case law is that impact fees should not charge new development for a higher level of service than is provided to existing development. While impact fees can be based on a higher level of service than the one existing at the time of the adoption of the fees, two things are required if this is done. First, another source of funding other than impact fees must be identified and committed to fund the capacity deficiency created by the higher level of service. Second, the impact fees must generally be reduced to ensure that new development does not pay twice for the same level of service, once through impact fees and again through general taxes that are used to remedy the capacity deficiency for existing development. In order to avoid these complications, the general practice is to base the impact fees on the existing level of service.

A corollary principle is that new development should not have to pay more than its proportionate share when multiple sources of payment are considered. There are some additional considerations for determining what types of revenue used to fund capital facilities warrant credits against the fee, as described below.

Debt Credit

As noted above, if impact fees are based on a higher-than-existing level of service, the fees should be reduced by a credit that accounts for the contribution of new development toward remedying the existing deficiencies. A similar situation arises when the existing level of service has not been fully paid for. Outstanding debt on existing facilities that are counted in the existing level of service will be retired, in part, by revenues generated from new development. Given that new development will pay impact fees to provide the existing level of service for itself, the fact that new development would also be retiring debt on the facilities that provide that level of service for existing development would result in new development paying more than its proportionate share. Consequently, impact fees should be reduced to account for future payments that will retire outstanding debt on existing facilities that are serving existing development.

Other Revenue Credits

The issue is less clear-cut when it comes to other types of revenue that may be used to make capacity-expanding capital improvements of the same type being funded by impact fees. Such funding may come in the form of State/Federal funding, governmental or non-profit sector grants, or local discretionary or dedicated funds.

The clearest case occurs when local general fund tax revenues are programmed for capacity-expanding improvements on an “as available” basis because impact fees are insufficient to fund all needed growth-related improvements. Any future capacity-adding projects that may be funded with non-impact fee dollars will be paid for by both existing and new development, and will increase the overall level of service for both existing development and future growth. If credit is provided for anticipated general funding based on historical trends, this would be equivalent to the jurisdiction saying the intent of the funding is to subsidize new development’s share of the cost to maintain the current level of service, rather than to raise the level of service.

The same considerations apply to dedicated local funding sources, such a motor fuel tax that can only be used for transportation or a special sales tax dedicated to park improvements. Like discretionary revenue, these types of revenue sources are often not dedicated only for capacity-expanding improvements, and even if they are, their use to fund capacity-related improvements improves the level of service for both existing and new development.

A stronger case can be made for providing credit for outside funding under certain circumstances. One example would be a credit for State/Federal funding in the case of a road impact fee that includes State or U.S. highways in the road impact fee calculations. That type of special case aside, sporadic funding or grants for other types of capacity improvements do not warrant a credit. In addition to the arguments presented above (i.e., such funding raises the level of service and benefits both new development and existing development), two additional arguments can be made against applying credit for such funding. First, new development in a community does not directly pay for State and Federal funding or grants in the same way they pay local gasoline and property taxes. Second, future grant funding is far more uncertain than dedicated revenue streams.

In sum, credits are normally required only for outstanding debt on existing facilities providing service to existing development.

METHODOLOGY

This chapter describes the fundamentals of how impact fees are calculated in accordance with the legal principles discussed in the previous chapter. Key components of an impact fee methodology include the following:

- the set of facilities for which the impact fees are charged,
- the geographic area served by that set of facilities (“service area”),
- the measure of demand on those facilities (“service unit”),
- the amount of demand generated by a unit of development for a particular land use type (“demand schedule”),
- the cost per service unit to accommodate new development at the appropriate level of service,
- the amount by which the cost per service unit should be reduced to account for future revenues attributable to new development that will pay for the same facilities or existing deficiencies (known as a “revenue credit”), and
- the combination of the components to produce the impact fee schedule.

While it gets more complicated in its application, the basic impact fee formula is simple. The cost per service unit is reduced by the revenue credit per service unit to determine the net cost per service unit, which is then multiplied by the number of service units generated by a land use per development unit (e.g., dwelling, 1,000 square feet of building area) to determine the net cost per development unit.

$$\text{Fee} = \text{Service Units Generated} \times \text{Net Cost per Service Unit}$$

where

$$\text{Net Cost per Service Unit} = \text{Cost per Service Unit} - \text{Revenue Credit per Service Unit}$$

Below, we review each of the components for Columbia’s wastewater impact fee.

Set of Facilities. The set of facilities that the fees are designed to expand to accommodate growth are limited in this study to the wastewater treatment plant.

Service Area. The service area is the area where the Columbia Wastewater System provides service. Most City wastewater customers are located in the incorporated area, but there are a few located outside the city limits in the urban growth area.²

² Currently only five of just under 20,000 customers are outside the city limits, per Columbia Wastewater System, April 23, 2021.

Service Unit. The demand associated with different types of customers must be expressed in a common unit of measurement, called a “service unit.” The service unit for the City’s wastewater impact fees is an “equivalent dwelling unit” (EDU). An EDU is a single-family dwelling unit or its equivalent in terms of maximum water demand. The average water demand per EDU is calculated in Table 3.

Demand Schedule. Wastewater customers are assessed based on the size and capacity of their water meter. The number of service unit (EDUs) associated with each meter size and the total number of existing service units can be found in Table 1.

Cost per Service Unit. The portion of the cost of the planned improvements to the treatment plant available to serve new customers is divided by the capacity added to determine the cost per service unit in Table 6.

Revenue Credit. A revenue credit to account for outstanding debt on existing facilities is calculated and subtracted from the cost per service unit to determine the net cost per service unit in Table 7.

Net Cost Schedule. The wastewater impact fees designed to cover the proportionate fair-share of new customer capital costs are provided in Table 8.

FEE CALCULATIONS

The City provides wastewater service to new development within its jurisdiction. The City's facilities include a treatment plant and the system to convey sewage flows to the plant. This chapter calculates potential wastewater impact fees that are based only on the costs of wastewater treatment. To make the fee calculations in this report easier to follow, numbers in a table that are inputs into another table are highlighted in red.

Service Units

To calculate wastewater impact fees, the demand associated with different types of customers must be expressed in a common unit of measurement, called a "service unit." The service unit for the wastewater impact fees is an "equivalent dwelling unit" (EDU). An EDU is a single-family dwelling unit or its equivalent in terms of maximum water demand. Because wastewater generation is not typically metered, water demand is used as a reasonable proxy for wastewater demand. Maximum wastewater demand is defined by the capacity of the water meter (excluding irrigation-only meters, because that water usage does not become sewage).

Potential maximum water demand is defined by the capacity of the water meter. Single-family homes typically use the smallest meter size, which for Columbia is 5/8" x 3/4", so this meter size is assigned a value of one EDU. Other meters represent multiple EDUs, based on their relative meter capacities. The number of EDUs associated with each water meter are shown in Table 1.

Potable water service in Columbia is provided by the Columbia Power & Water Systems (CPWS), a regional publicly-owned utility serving the City of Columbia and surrounding area. All the City's wastewater customers are also CPWS water customers. CPWS does the City's billing for its wastewater service and provided data on the number of existing wastewater customers by water meter size.

Multiplying current customers by the number of EDUs relative to their meter capacity and summing for all meter sizes yields the total number of wastewater service units. The City's current wastewater customer base consists of 43,998 EDUs, as shown in Table 1 on the following page.

Table 1. Existing Wastewater Service Units

Meter Size	Meter Type	Capacity (gpm)	EDUs/Meter	Current Customers	Current EDUs
5/8"x3/4"	Disc	25	1.0	15,134	15,134
3/4"	Disc	35	1.4	1,047	1,466
1"	Ultrasonic	70	2.8	1,637	4,584
2"	Ultrasonic	250	10.0	1,299	12,990
3"	Ultrasonic	500	20.0	72	1,440
4"	Ultrasonic	1,000	40.0	200	8,000
6"	Ultrasonic	1,600	64.0	6	384
8"	Ultrasonic	2,800	112.0	0	0
10" or 12"	Ultrasonic	5,500	220.0	0	0
Total				19,395	43,998

Note: meter capacities in gallons per minute are maximum safe continuous flow rates

Source: Meter size, type, and capacity from Columbia Power & Water Systems, October 26, 2022; existing customers from CPWS, July 7, 2021; EDUs per meter is ratio to capacity of smallest meter; current EDUs is product of current customers by meter size and EDUs per meter by size.

Cost per Service Unit

The capital cost to expand system capacity to accommodate new wastewater customers at the existing level of service is based on the replacement cost of existing capacity, the percentage of existing capacity that is serving existing customers, and the number of existing customers served by the utilized facilities. There are two components to the City's wastewater system: treatment and conveyance. However, only treatment costs are addressed by the fees.

The City's existing wastewater treatment plant is nearing the limits of its capacity and end of its useful life. The City is planning to essentially replace it with a new plant on the same site. The City's treatment plant must be able to accommodate design flows during the peak winter months. Current design winter flow, based on 83rd percentile flows during the winter months, averaged over 2016-2019, is estimated to be 11.6 million gallons per day (mgd), as shown in Table 2. Design winter flow is anticipated to increase to 17.2 mgd by 2040. The plant, after completion of the planned improvements, is designed to accommodate the projected 2040 flow of 17.2 mgd. The precise capacity of the existing plant, which was originally designed prior to its construction in 1978 and was most recently expanded in 2003, is difficult to determine. The current winter flow of 11.6 mgd can be used as a reasonable approximation of the existing plant's capacity.

Table 2. Current and 2040 Treatment Plant Flows (mgd)

83rd Percentile Flows	Summer (May-Oct.)	Winter (Nov.-Apr.)
Current Flow (MGD)	6.6	11.6
Projected 2040 Flow MGD	9.8	17.2

Source: J.R. Wauford & Co., Preliminary Engineering Report related to the Columbia Wastewater System, Wastewater Treatment Plant Improvements for Columbia, Tennessee, July 2021, Tables IV-7 and IV-8.

The average demand generated by an equivalent dwelling unit (EDU) is estimated by dividing current demand by existing EDUs. A wastewater service unit (EDU) generates 264 gallons of sewage per day during the winter months, as shown in Table 3.

Table 3. Daily Wastewater Demand per Service Unit

Current Gallons/Day, Winter Months	11,600,000
+ Existing Equivalent Dwelling Units (EDUs)	43,998
Winter Daily Gallons per EDU	264

Source: Current demand from Table 2; existing EDUs from Table 1.

The project will increase the biological capacity of the wastewater treatment plant to 17.2 mgd to better accommodate winter conditions. The reconstructed plant will include a new headworks with mechanically cleaned fine screens and grit removal. Biological treatment is proposed to be accomplished utilizing new oxidation ditch structures with separate aerobic, anoxic, and anaerobic zones, followed by new secondary clarifier structures, and a new ultraviolet disinfection facility. Biosolids are proposed to be aerobically digested utilizing existing tankage with new coarse bubble diffusers and then dewatered utilizing mechanical dewatering equipment housed in a new biosolids dewatering building. Other improvements include a new 60' by 80' maintenance building, a new sewage pumping station, a new electrical/chemical feed building, miscellaneous site improvements, miscellaneous new piping, and demolition of existing structures.

The estimated construction cost of the project is \$65 million. The City plans to finance \$50 million of the construction cost with a 30-year bond, to be issued within about a year at an anticipated interest rate of 2.25 percent, resulting in a cumulative interest cost of \$19.3 million. Preliminary engineering and design costs and construction-related engineering costs are estimated to be \$3.9 million. The total cost of the project is estimated to be \$88.2 million, as summarized in Table 4.

Table 4. Treatment Plant Project Cost

Estimated Construction Cost of Treatment Plant Project	\$65,000,000
Interest on \$50 Million, 30-Year Construction Bond at 2.25%	\$19,299,487
Estimated Design/Engineering Cost	\$3,870,000
Total Cost of Treatment Plant Project	\$88,169,487

Source: Construction cost estimate from J.R. Wauford & Co., *Preliminary Engineering Report related to the Columbia Wastewater System, Wastewater Treatment Plant Improvements for Columbia, Tennessee*, July 2021, p. CD-1; estimated interest rate in one year and total interest cost on \$50 million, 30-year bond from Raymond James for City of Columbia on September 8, 2021; engineering cost estimate from J.R. Wauford & Co., October 4, 2021 communication.

The share of the cost of the project attributable to growth is based on the portion of the completed project that is attributable to the new capacity added to serve new customers. 32.6% of the total capacity will be new and available to accommodate growth, which accounts for \$28.7 million of the \$88.2 million total cost, as calculated in Table 5.

Table 5. Growth Share of Treatment Plant Cost

Capacity of Completed Treatment Plant Project (gpd)	17,200,000
– Existing Plant Capacity (gpd)	-11,600,000
New Capacity Added by Plant Improvements (gpd)	5,600,000
+ Total Capacity of Completed Project (gpd)	17,200,000
New Capacity as Percent of Total Capacity	32.6%
x Total Project Cost	\$88,169,487
Growth Share of Project Cost	\$28,707,985

Source: Capacity of existing plant and completed project from Table 2; total project cost from Table 4.

Dividing the growth share of the cost by the new capacity, factoring up that 2021 cost by one year of cost inflation, and multiplying by the daily gallons per service unit (equivalent dwelling unit, or EDU) yields the current treatment plant cost per new service unit of \$1,431 per EDU, as shown in Table 6.

Table 6. Wastewater Cost per Service Unit

Growth Share of Treatment Project Cost	\$28,707,985
+ New Capacity Created (gpd)	5,600,000
Growth Cost per Gallon per Day	\$5.13
x 2021-2022 Inflation Factor	1.057
2022 Growth Cost per Gallon per Day	\$5.42
x Daily Gallons of Wastewater per Service Unit (EDU)	264
Treatment Cost per New Service Unit	\$1,431

Source: Growth share of cost and capacity from Table 5; daily gallons per service unit from Table 3; 2021-2022 inflation factor is the ratio of the *Engineering News-Record* Construction Cost Index for October 2022 (13,175) to October 2021 (12,464).

Net Cost per Service Unit

As explained in the legal framework chapter, impact fees should sometimes be reduced to account for outstanding debt on existing facilities. The City has \$10.32 million in outstanding wastewater facility debt service. Most of the debt is related to past improvements to the treatment plant, but it is not clear how much of it is related to past capacity-expanding improvements. Debt attributable to past maintenance, repair, renovation, or replacement of existing capacity is the responsibility of the entire rate base, and does not warrant a credit against the cost per service unit. Because of the difficulty of identifying the portion of the outstanding debt attributable to capacity improvements, this study makes the conservative assumption the all the debt is attributable to capacity. Some of the utility rate revenue paid by new customers will be used to retire this debt. A straight-forward approach to calculating the credit is to divide the amount of the outstanding debt service by the number of existing service units (EDUs). This puts new customers on an equal footing with existing customers in the share of the cost of capacity they will consume that is funded with debt paid by the entire rate base. Subtracting the credit from the cost per service unit results in a net cost per service unit of \$1,196, as summarized in Table 7.

Table 7. Wastewater Net Cost per Service Unit

Outstanding Debt Service, G.O. Refunding Bonds, 2015	\$211,460
Outstanding Debt Service, G.O. Refunding Bonds, 2016	\$5,552,269
Outstanding Debt Service, G.O. Refunding Bonds, 2020	\$4,555,653
Total Outstanding Wastewater Debt Service	\$10,319,381
+Existing Service Units	43,998
Debt Credit per Service Unit	\$235
Cost per Service Unit	\$1,431
- Credit per Service Unit	-\$235
Net Cost per Service Unit	\$1,196

Source: Outstanding debt service as of June 30, 2022 from City of Columbia, June 8, 2021; existing service units from Table 1; cost per service unit from Table 6.

Net Cost Schedule

The revised wastewater impact fees shown in Table 8 are derived by multiplying the number of service units (EDUs) associated with each meter size and type by the net cost per EDU.

Table 8. Wastewater Net Cost Schedule

Meter Size	Meter Type	EDUs/ Meter	Net Cost/ EDU	Net Cost/ Meter
5/8"x3/4"	Disc	1.00	\$1,196	\$1,196
3/4"	Disc	1.40	\$1,196	\$1,674
1"	Ultrasonic	2.80	\$1,196	\$3,349
2"	Ultrasonic	10.00	\$1,196	\$11,960
3"	Ultrasonic	20.00	\$1,196	\$23,920
4"	Ultrasonic	40.00	\$1,196	\$47,840
6"	Ultrasonic	64.00	\$1,196	\$76,544
8"	Ultrasonic	112.00	\$1,196	\$133,952
10" or 12"	Ultrasonic	220.00	\$1,196	\$263,120

Source: EDUs per meter from Table 1; net cost per EDU from Table 7.

APPENDIX: COLUMBIA IMPACT FEE ACT

CHAPTER NO. 194

SENATE BILL NO. 2905

By Jordan

Substituted for: House Bill No. 2923

By Napier

AN ACT Relative to the authority of the City of Columbia to levy and collect impact fees against new land development in order to provide that new development contributes its fair share of the cost of providing public improvements and services.

WHEREAS, Orderly growth patterns within the City of Columbia, and within the area in which the City of Columbia provides urban-type services, are essential to the welfare of the City and its citizens; and

WHEREAS, Tremendous growth in the construction of houses, apartments and businesses is occurring in the City of Columbia and the areas in which the City of Columbia provides urban-type services; and

WHEREAS, The construction of new residences and businesses and the expansion of existing businesses has created and imposed, and will create and impose, severe financial pressure on the City of Columbia to provide urban-type services, such as water and sewer, to the City of Columbia and to the areas in which the City of Columbia provides urban-type services; and

WHEREAS, Columbia lacks the financial base capable of generating the funds required to provide services and capital improvements to new residences and businesses that such new growth demands; and

WHEREAS, In order to protect the public health, safety and general welfare of the citizens and residents of Columbia, it is necessary that an additional method of financing public improvements for urban-type services be granted and that Columbia be authorized to levy impact fees upon such developments, with the fees collected to be earmarked for the funding of such services necessitated by the new development; now, therefore,

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. This act shall be known and may be cited as "City of Columbia and Areas Served by the City of Columbia Impact Fee Act".

SECTION 2. As used in this act, unless a *different* meaning appears from the context:

- (a) "Governmental entity" means the incorporated City of Columbia.
- (b) "Governing body" means the governing body of the incorporated City of Columbia.
- (c) "Capital or public improvements" means the construction, building, replacement, extension or enlargement of any waterworks, water distribution system, sewer or sewerage system authorized by the governing body of the governmental entity; and includes any one (1) or more or any combination of these public improvements.
- (d) "Developer" means the person, corporation, partnership or other entity responsible for any new land development.
- (f) "Area in which urban type services are provided by the City of Columbia" means the areas provide sanitary sewer and/or potable water by the City of Columbia.
- (e) "Urban-type services" means sanitary sewer and potable water services.
- (g) "Public Improvements" means sanitary sewer and/or potable water.

SECTION 3. It is the intent and purpose of this act to grant to the Colombia governing body the authority to establish a regulatory procedure or system to collect fees from the developer of any new land development activity so as to require the developer to share in the burdens of growth by paying a *pro rata* share for the reasonably anticipated expansion cost of public improvements generated by the new land development activity.

SECTION 4. The governing body of the City of Columbia may perform or order the construction, building, replacement, extension or enlargement of any capital or public improvements and provide for the payment of the cost of any such public Improvements by levying and collecting an impact fee on new land development.

SECTION 5. When the governing body of Columbia determines to make any public improvement authorized by this act and defray the expense thereof by an impact fee, the governing body shall adopt an ordinance to so declare by stating the nature of the proposed public improvement. The ordinance shall establish the portion of the expense to be paid by the impact fee, the manner in which the impact fee shall be made and when the impact fee is to be paid. The governing body shall establish an impact fee formula that requires the developer to pay an impact fee that does not exceed a *pro rata* share of the reasonably anticipated cost for the public improvements created by the new land development activity.

SECTION 6. The governing body shall provide a schedule and method for the payment of the fees in a manner appropriate to the particular circumstances of the proposed new development. The ordinance may not require the payment of an impact fee before a building permit is issued. The governing body shall require security ensuring payment of the fees subsequent to the issuance of a building permit. The security may be in the form of a cash bond, security bond, an irrevocable letter of credit or a lien or mortgage on the lands to be covered by the building permit.

SECTION 7. The impact fees collected by the City of Columbia pursuant to this act shall be kept in a separate fund from other revenue of the governmental entity. Funds collected by impact fees shall be used for the acquisition, expansion and development of the capital or public improvements for which they were collected and shall be withdrawn and expended as may be designated by ordinance of the governing body.

SECTION 8. The provisions of this act shall in no manner repeal, modify or interfere with the operation of any general abutting property law or any specie/ or local assessment or abutting property law enacted for the benefit of the City of Columbia. This act shall be deemed to create an additional and alternative method for the City of Columbia to collect fees for the purpose of defraying the costs of capital or public improvements.

SECTION 9. If any word, phrase, sentence, paragraph or other provision of this act or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other word, phrase, paragraph or other provision or application of this act which can be given effect without the invalid provision or application, and to that end the provisions of this act are declared to be severable.

SECTION 10. This act shall have no effect unless it is approved by two-thirds (2/3) vote of the city council of the City of Columbia. Its approval or nonapproval shall be proclaimed by the mayor of the city council and certified to the Secretary of State.

SECTION 11. For the purpose of approving or rejecting the provisions of this act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective upon being approved as provided in Section 10.

PASSED: April 20, 1994


JOHN S. WILDER,
SPEAKER OF THE SENATE


JIMMY NAIFEH, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 9 day of May 1994

**AN ORDINANCE AMENDING PLANNING AND ENGINEERING FEES OF
THE CITY OF COLUMBIA, TENNESSEE.**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 8th day of February, 2023, the Planning Commission reviewed and recommended specific changes, in accordance to Section 8.5.4.C.3 of the Zoning Ordinance regarding development fees. Proposed fee schedules as identified in Exhibit “A” are attached hereto and incorporated herein for reference. Said recommendation is being considered after a public hearing held on the 13th day of April, 2023, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

COLUMBIA, TENNESSEE, this the 13th day of April, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

PLANNING FEE SCHEDULE
Payable upon Submission of Application
Non-refundable Except as Provided in Refund Policy

Comprehensive Plan Amendment (Must Accompany a Request for Rezoning)

Submittal Fee	\$ 300
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Annexation with CD-3L Base Zoning

Submittal Fee (10 acres or less); plus	\$ 300
Next 90 acres or fraction thereof	\$20/acre
All over 100 acres or fraction thereof	\$3/acre
Additional Advertising and Processing Fee; plus	\$ 145
Mailing and Processing Fee	\$9/adjacent parcel

Zoning Amendment (§8.5.19)

Map Amendment (Rezoning)

Submittal Fee (10 acres or less); plus	\$ 450
Next 90 acres or fraction thereof; plus	\$30/acre
All over 100 acres or fraction thereof; plus	\$5/acre
Additional Advertising and Processing Fee; plus	\$ 145
Mailing and Processing Fee	\$9/adjacent parcel

Planned Unit Development (§8.5.21)

Preliminary Development Plan

Submittal Fee (PUD-R and PUD-MU); plus	\$ 500
PUD-R and PUD-MU; and/or	\$25/dwelling unit
PUD-MU (non-residential acreage)	\$50/acre
Additional Advertising and Processing Fee (Preliminary Master Plan); plus	\$ 145
Mailing and Processing Fee	\$9/adjacent parcel

Final Development Plan

PUD-R	\$ 250
PUD-MU	\$ 300
Additional Advertising and Processing Fee (Final Master Plan); plus	\$ 70
Mailing and Processing Fee	\$9/adjacent parcel

Revision of a Master Plan requiring Planning Commission Approval; plus	100% of original fee
Additional Advertising and Processing Fee (Final Master Plan); plus	\$ 70
Mailing and Processing Fee	\$9/adjacent parcel



Heavy Manufacturing Permit (§8.5.22)

Submittal Fee	\$ 300
Additional Advertising and Processing Fee; plus	\$ 145
Mailing and Processing Fee	\$9/adjacent parcel

Site Development Plan (§8.5.6)

New Multi-Family Residential Sites, Buildings, and Additions

Submittal Fee; plus	\$ 500
Residential Units; plus	\$10/unit
Additional Advertising and Processing Fee	\$ 70.00

New Non-Residential and/or Mixed-Use Sites, Buildings, and Additions

Submittal Fee; plus	\$ 500
First 10,000 square feet of all floor area; plus	\$0.05/square foot
All floor area over 10,000 square feet; plus	\$0.02/square foot
Additional Advertising and Processing Fee	\$ 70.00

Development Plan submitted with Preliminary Plat \$10/unit

Administrative Development Plan Approval (§8.5.6.R) \$500

Revision of Plan Requiring Planning Commission Approval (§8.5.6.D.3); plus 50% of original fee
Additional Advertising and Processing Fee \$ 70.00

Renewal of Expiring Site Plan without Changes (§8.5.6.D.1-2)¹ 100% of original fee
Additional Advertising and Processing Fee \$ 70.00

Board of Zoning Appeals (§8.5.16/8.5.17)

Appeal Of Planning Department Determination ²	\$ 300
Zoning Variance Owner-Occupied Residential	\$ 200
Zoning Variance	\$ 400
Conditional Use	\$ 300
Additional Advertising and Processing Fee; plus	\$ 35
Mailing and Processing Fee	\$9/adjacent parcel

Architectural Design Reviewed Team (§8.5.15)

Design Review for Planned Unit Development	\$ 150
Design Review for structures in Special Districts (SD-LI, SD-HI, SD-INT)	\$ 100
Additional Advertising and Processing Fee	\$ 35
No-Show Deferrals/Multiple Reviews	\$35

¹ Paid with building permit or site construction plan review, as applicable. Per unit/sq. ft. fee and advertising fees apply when Zoning Administrator refers application to Planning Commission.

² Refunded if the BZA finds in favor of the applicant.

Historic Zoning Commission (§8.5.13)

Non-Residential/Non-Owner-Occupied Residential/Signs	
Certificate of Appropriateness - Commission; plus	\$ 150
Additional Advertising and Processing Fee	\$ 35
Certificate of Appropriateness - Administrative	\$ 75
Owner-Occupied Residential	
Certificate of Appropriateness - Commission	\$ 25
Additional Advertising and Processing Fee	\$ 35
Certificate of Appropriateness - Administrative	No Charge
After the Fact Request for Certificate of Appropriateness/Multiple Reviews ³	\$300

Subdivision (§8.5.24 and SubRegs)

Minor Subdivisions	
Referred to Planning Commission Approval ⁴	\$ 500
Staff-Approved	\$ 250
Preliminary Plat (Must Accompany a Development Plan)	
Submittal Fee; plus	\$ 500
Per Lot; plus	\$ 25
Final Plat	
Submittal Fee	\$ 500
Per Lot	\$ 25

Zoning Fees

Zoning Verification Letter Basic	\$ 50
Zoning Verification Letter Detailed / Zoning Administrator's Determination	\$ 75
Home Occupation Permit	\$ 25
Mobile Vending Permit	\$ 50
Receipt of Plans Conforming to PUD or Site Development Plan	\$ 100
Engineering/Planning Reinspection ⁵	\$ 50
Zoning Compliance - Residential ⁶	\$ 100
Zoning Compliance - Commercial/Industrial ⁴	\$ 300

³ This fee applies to all requests for approval for work already completed as well as requests which follow a Stop Work order. The fee also applies to second and subsequent requests to revise previous Commission-level approvals. The Zoning Administrator may charge the regular application fee in cases of bona fide hardship.

⁴ Referred at the discretion of the Zoning Administrator or City Engineer. Fee may be reduced to \$250 at the discretion of the Zoning Administrator or City Engineer when minimal additional staff time is required to process the request.

⁵ If associated with Preliminary Plat, Site Plan, PUD or other PC, BZA, HZC, Design Review

⁶ Paid with building permit.



Additional Fees

Preapplication Meeting ⁷	\$ 225
Additional Advertising and Processing Fee for Items Deferred at Applicant's Request (when item has already been advertised) ⁸ ; plus	\$ 35
Mailing and Processing Fee	\$9/adjacent parcel
Additional Fees for Multiple Technical Reviews ⁹	50% of original fee
Technology Fee	\$20

Refund Policy

All advertising and processing fees are non-refundable.

All mailing fees are non-refundable.

Fees for Planning Commission items may be refunded, less a \$100 processing fee if the applicant withdraws the application at least twenty-four hours prior to the meeting of the Development Review Committee when the request is scheduled for its first technical review. Fees for Planning Commission items are non-refundable at any later point.

Fees for Board of Zoning Appeals may be refunded, less a \$50 processing fee if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Board of Zoning Appeals items are non-refundable at any later point.

Fees for Historic Zoning Commission items may be refunded if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Historic Zoning Commission items are non-refundable at any later point.

Fees for Architectural Design Review Team items may be refunded if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Architectural Design Review Team items are non-refundable at any later point.

Zoning fees are non-refundable.

⁷ Only applies to proposed comprehensive plan amendments, zoning map or text amendments, planned unit developments, site plans approved by Planning Commission, and preliminary plats. Fee is only charged when the City Engineer, Fire Marshall, and Zoning Administrator (or their designees) are each in attendance. The fee may be waived at the discretion of the Director of Development Services. The fee may be credited to one subsequent related application for Planning Commission review received within six months of the meeting date.

⁸ Applies to items appearing before Planning Commission. May be waived at discretion of the Director of Development Services and/or the Planning Commission.

⁹ Applicable to Planned Unit Developments, Site Development Plan, and Preliminary Plats which the Zoning Administrator deems noncompliant after two reviews by the Development Review Committee (DRC), and to applications referred back to the DRC due to technical deficiencies. May be waived at discretion of the Director of Development Services and/or the Planning Commission.



Engineering Fee Schedule

Site Construction Plans Review and Land Disturbance Permit

Fee Amount	Fee Description
\$500	Land Disturbance Fee
\$200 per acre	Site Construction Plan Review and Inspection Fee
\$2 per LF	Roadway Inspection Fee

1. All fees are non-refundable.
2. Acreage is the total disturbed area rounded to the nearest whole number
3. Roadway inspection fees required for all public or private roadways including streets, thoroughfares, alleys, and internal drives. \$50 fee per failure area.
4. Additional \$25 per acre for the fourth and subsequent reviews.

Mass Grading and Land Disturbance Permit

Fee Amount	Fee Description
\$500	Land Disturbance Fee
\$25 per acre	Site Construction Plan Review and Inspection Fee

1. All fees are non-refundable.
2. Acreage is the total disturbed area rounded to the nearest whole number.
3. Additional \$25 per acre for the fourth and subsequent reviews.

Driveways and Street Cut Permit

Fee Amount	Fee Description
\$100 / 50 LF	Street Cut Fee
\$100 / curb cut	Curb Cut/Driveway Fee

1. A \$5000 surety will be required for all street cuts.
2. Fees doubled for pavements less than 2 years old
3. Linear feet rounded up, multiples of 50.
4. Penalty: failure to obtain a street cut permit prior to commencing work will result in double fees
5. Driveways require a permit if not covered by an existing building permit
 - a. An apron is required for all drives (residential, commercial, and industrial).
 - b. A concrete apron is required on all curbed streets and;
 - c. An asphalt apron may be allowed on streets that are not curbed.

STAFF REPORT CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER
N/A

APPLICANT/PROPERTY OWNER
Development Services

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
N/A

Summary of Request

The current development review fee schedule has been in place for more than five years. During that time Columbia has experienced significant growth. Requests for development review have increased in both volume and complexity. Although the city has added capacity in the Development Services department, it continues to lag the level of professional review services provided by other Middle Tennessee communities experiencing similar growth rates.

In order to provide the professional services necessary to maintain the city's high standards for the built environment, it may be necessary to update the development review fee schedule. An updated fee structure will allow the city to provide more thorough analysis and increase the level of public engagement in the review process. Staff requests that the Planning Commission study the issue and make a recommendation to City Council. A proposed fee schedule is provided with this report (Attachment A).

Background

Prior to 2017, the city utilized a development review fee schedule adopted in 1987. In May of 2017, the Planning Commission directed staff to research whether fees remained adequate to offset the cost of development review.¹ Staff presented a proposed fee schedule to the Planning Commission in July of 2017. The Planning Commission recommended adoption. City Council approved the current fee schedule in September of 2017.²

Columbia's Peers Provide a Higher Level of Development Review Services

Development Services is composed of three divisions, two of which perform development review. The planning division currently consists of two planners who are members of the American Institute of Certified Planners (AICP), an additional planning associate, and an administrative assistant. The Engineering division is currently comprised of the City Engineer and the Assistant City Engineer, who are both licensed Professional Engineers (P.E.), as well as one inspector.

No Two Organizational Charts are the Same

It is difficult to make apples-to-apples comparisons of staffing levels across jurisdictions. While their counterparts in other jurisdictions are specialists, Columbia's development review staff are generalists. Nonetheless, it is possible to identify roughly equivalent staff positions who perform or support planning

and engineering functions across municipalities. For example, Murfreesboro employs staff engineers in both the Planning & Zoning Department and the Engineering Department who perform similar functions to the professionals in the engineering division within Columbia's Department of Development Services.³ Many of the zoning administration tasks performed by planners in Columbia (e.g. issuing permits for signs and food trucks), are carried out by technicians in Murfreesboro's Building & Codes Department.⁴ Several cities utilize dedicated zoning enforcement officers (e.g. Hendersonville, Gallatin, and Franklin).⁵ A few other cities in the area have planning positions which are wholly or partly dedicated to long-range planning, design review, and historic preservation (e.g. Franklin and Clarksville).⁶ Similarly, some jurisdictions separate the functions of subdivision review, storm water management, access management, and capital planning that are performed by Columbia's engineering division. Many cities have dedicated GIS (Geographic Information Systems) technicians. In Columbia, planning related GIS functions are performed by planners and engineers.

Columbia Lags Peer Cities' Staffing Levels for Planning & Engineering

Table 1 compares the population and staffing levels of five municipalities of comparable size in Middle Tennessee. Columbia is the second fastest growing city in the quintet, trailing only Gallatin. The other cities all have slower rates of growth. However, each of the other cities maintains higher levels of professional and administrative staff to support development review. Columbia's planning and engineering divisions provides 0.16 full time positions per one thousand residents. The next lowest ratio, Hendersonville, is 0.21 positions per one thousand residents, more than 30% greater than Columbia. Within the quintet, Gallatin and Columbia are the outliers. Cookeville, Hendersonville, and Brentwood each utilize development review staffing ratios between 0.20 and 0.30 positions per one thousand residents.

Table 1 – Equivalent Professional Services for Middle Tennessee Jurisdictions

	2021 Population	2010 Population	Annualized Rate of Growth	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville ⁷	35,138	30,435	1.4%	10	0.28
Gallatin ⁸	46,902	30,278	5.0%	22	0.47
Hendersonville ⁹	62,257	51,372	1.9%	15	0.24
Brentwood ¹⁰	45,491	37,060	2.1%	11	0.24
Columbia	43,340	34,681	2.3%	7	0.16

Table 2 compares the physical expansion of the same five cities between the two most recent decennial censuses. Again, Columbia is the second fastest growing city in the quintet, this time trailing only Cookeville. The disparity emphasizes the strain on staff in the engineering division. While Columbia has begun to transition to infill development, it continues horizontal expansion that requires the design

review and inspection of new roads, sidewalks, and stormwater facilities. It also requires the calculation and tracking of financial sureties provided by developers.

Table 2 – Physical Expansion of Middle Tennessee Jurisdictions¹¹

	2010 Square Miles	2020 Square Miles	Expansion	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville	32.6	35.7	9.5%	10	0.28
Gallatin	31.2	32.1	2.9%	22	0.47
Hendersonville	31.3	31.4	0.3%	13	0.21
Brentwood	41.1	41.1	0.0%	11	0.24
Columbia	31.54	33.10	4.9%	7	0.16

Review Fees Fund Development Services

Greater than 100% Cost Recovery in 2021-22

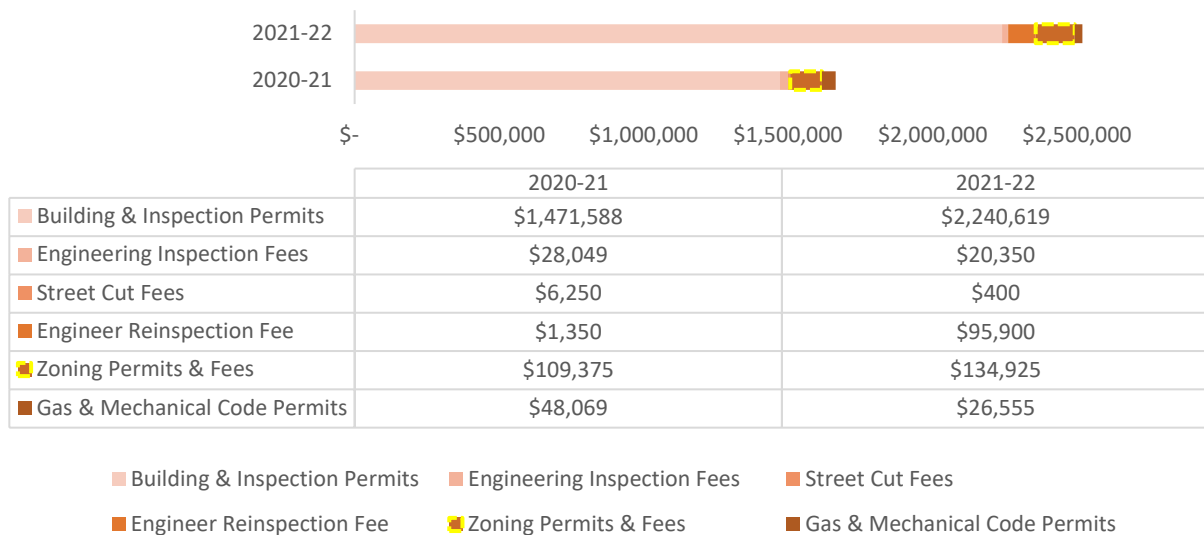
Unlike many government services, development review generates revenue which provides at least partial cost recovery. In Fiscal Year 2020-21, the Department of Development Services collected fees and pass-through revenue which offset 98% of the expenses generated by the department.¹² The following year, the department generated revenues significantly in excess of its expenses (**information subject to final audit signoff**).¹³ As shown in Chart 1 below, the lion's share of the revenue is generated in the last stages of development through permitting and inspection fees collected by the building and codes division. Some of that fee revenue pays for reviews performed by planning & zoning staff. The level of cost recovery is much lower for front-end development review.

Development Review Generates Greater Expenses but Contributes Smaller Share of Revenue

When developers and other applicants request reviews by the Planning Commission and the Board of Zoning Appeals, they pay a fee to the City Recorder. The recorder's office codes these payments as Zoning Permits & Fees, outlined in yellow on Chart 1.¹⁴ Zoning Permits & Fees accounts for just 5.4% of the department's revenue. The account also includes some fees for administrative review (e.g. mobile vending permits). No fee is charged for review by the Architectural Design Review Team or the Historic Zoning Commission. There is also no fee for preliminary analyses in the form of zoning verification letters, consultation with applicants, or repeated technical reviews resulting from deficient submittals.

As detailed below, most of the expenses generated by the engineering and planning divisions relate to analysis and administrative support for deliberative bodies engaged in development review. The department's ability to cover its expenses without burdening other sources of revenue results more from lean operations than a robust fee schedule.

Chart 1 – Department of Development Services Revenues¹⁵



Cost Recovery: What Development Review Fees Provide

The zoning ordinance provides for the establishment of fees to defray the cost of processing applications for development review.¹⁶ The cost of development review generally falls into three categories: 1) human resources in the form of professional services, 2) publication and other administrative costs, 3) general overhead and software costs.

Review Fees Offset the Cost of Professional Services

The Department of Development Services provides administrative and staff support to four deliberative bodies on an ongoing basis.

- The Planning Commission reviews all proposals for annexation, entitlement, and subdivision of land in the city.¹⁷
- The Board of Zoning Appeals (BZA) is a quasi-judicial body that hears all requests for variances from the standards of the ordinance as well as requests to establish conditional uses.¹⁸ The BZA also hears appeals of administrative decisions.
- The Historic Zoning Commission (HZC) is responsible for approving all construction or rehabilitation within Columbia's five historic districts. It also maintains the city's status as a Certified Local Government.¹⁹
- The Architectural Design Review Team functions as Columbia's design review commission and ensures the aesthetic quality of all structures in special districts and planned unit developments.²⁰

Professional and Administrative Services Drive the Review Cycle

Professional and administrative services comprise the primary cost of supporting the work of the deliberative bodies. Each month staff receives and processes applications for development review. The Zoning Administrator and City Engineer evaluate each application for completeness. This often requires timely correspondence with applicants to correct minor deficiencies.

After reviewing applications for completeness, the planning and engineering divisions perform a thorough technical review. Development Services staff then conduct the monthly Development Review Committee (DRC) meeting. The DRC is comprised of staff from various public service providers who provide technical comments on all requests before they are presented to Planning Commission.²¹ Administrative staff compile the technical comments of all reviewers and transmit comment letters to applicants. Staff receives resubmittals, along with new submittals for the next cycle.

Columbia Invests Staff Time Informing the Public and Satisfying Legal Requirements

Administrative staff create and publish the agendas for all meetings of the DRC and the four deliberative bodies. There are at least six of these public meetings each month. This work occurs concurrently with the review cycle. In addition to meeting publication deadlines, staff post signs on properties subject to development review and send certified letters to all adjacent property owners. The same administrative staff prepare minutes for each meeting. They also publish audio and video recordings of the meetings to the city's website. During 2022, the workload associated with these tasks was greatly increased by frequent requests to defer and modify proposals appearing on already published agendas. In an effort to increase public access and match the professionalism of peer cities, Development Services began to post all application materials to the web during 2022. This also increased the administrative workload.

Professional Analysis, Review, and Coordination is Expansive

Development Services provides other review services. The City Engineer and City Planner/Zoning Administrator, as well as other staff by delegation, perform a wide range of administrative review and enforcement tasks. Other key personnel, including the Fire Marshall and Chief Building Official often devote considerable time consulting on current planning reviews. Development Services is aided by staff from the Wastewater department, Public Works and other city departments.

Staff conducts at least one pre-application meeting for each item which may appear before the four deliberative bodies. Most weeks, the entire planning division and at least one-third of the engineering division devote a full working day to these conferences. In addition to these formal meetings, planning and engineering staff respond to an ongoing torrent of correspondence from applicants and potential applicants. In the days before deadlines and meeting dates, each member of the planning staff responds to dozens of complex questions. The same professionals simultaneously manage a near continuous flow of phone calls and walk-ins from the general public.

Unlike many municipalities of Columbia's size and complexity, professional planning and engineering staff review each individual building permits and perform follow-up inspections. Planning staff also perform inspections related to beer permit applications and draft zoning verification letters, for which no fees are collected.

Development Review Requires Specialized Software

Effective development review requires specialized software. As development reviews become more sophisticated, the Department of Development Services must acquire and maintain licenses for specialized applications:

- ArcGIS geographic information systems software used to create and publish maps;
- AutoCAD and InfraWorks used by the engineering division to visualize the design infrastructure;
- Bluebeam to review digital plan sets; and
- Land Management Software (LAMA) to provide an online permitting portal and tracking system.

As the volume and complexity of development proposals increases, additional software is needed to facilitate transparency and public access. The city recently acquired a subscription to CivicClerk, an agenda management platform. Using this platform, staff can more easily post the large volume of documents submitted for review by deliberative bodies. This allows immediate public review. CivicClerk will also allow live streaming of meetings and make recordings of past meetings more accessible to the public.

These applications are indispensable for high quality transparent development review. However, they also generate costs which are recovered through development review fees.

Fees Charged by Peer Cities

Columbia generally charges less than peer cities for comparable levels of review. The tables in this section list the review fees charged by cities across Middle Tennessee.

- Table 4 includes the fees associated with zoning entitlements and subdivisions. This includes annexations, comprehensive plan amendments, and current planning reviews by the Planning Commission. Staff has identified the most equivalent processes and units of measurement. Each jurisdiction calculates fees in its own way. For example, some cities charge a flat fee for a rezoning request while others charge an incremental per acre fee. Some charge a submittal fee plus an incremental fee up to a certain threshold. A few of the cities listed on the table do not have formal processes for comprehensive plan amendments or for planned unit development. The phrase “site plan,” and the associated level of review varies widely. These differences are explained in the notes which follow the table. Chart 2 depicts the fees charged by the same jurisdictions to review a 120-lot subdivision from concept through final plat.
- Table 5 includes the fees for quasi-judicial review by the Board of Zoning Appeals. This includes variances, conditional use requests (sometimes referred to as a special exception or use by appeal), and appeals of administrative determinations.
- Tables 6.a and 6.b shows the fees charged by certified local governments in Middle Tennessee with an active formal process of reviewing requests for certificates of appropriateness by a historic zoning commission (referred to as Historic Preservation Commission or Common Design Review Board in some of the jurisdictions presented).

Identification of Peer Cities

The cities in Table 4 are similar to Columbia in location, character, and population. All seven of the peer cities are located in Middle Tennessee. Five of them, Brentwood, Gallatin, Mt. Juliet, Smyrna, and Spring Hill are within 30% of Columbia's population. Staff identified two other cities meeting the population criterion. However, it was not possible to obtain information needed to compare fees and review processes. Hendersonville, which is larger than the other cities, and Shelbyville, which is less populous, were selected as replacements.

There are fifty certified local governments (CLGs) in Tennessee. Excluding, Nashville and Columbia, sixteen are located in Middle Tennessee. Staff obtained information from nine of them pertaining to fees charged for certificate of appropriateness (CoA) requests.²²

Table 4 – Development Review Fees

	Columbia	Brentwood²³	Gallatin²⁴	Mt. Juliet²⁵	Smyrna²⁶	Spring Hill²⁷	Hendersonville²⁸	Shelbyville²⁹
Annexation with Default Zoning	\$300	\$1,000	\$500	\$100	\$500	\$100	NOTES	\$275
Annexation with Default Zoning > two acres	N/A	N/A	N/A	N/A	N/A	\$300	N/A	\$275
Annexation with Default Zoning > 25 acres	N/A	N/A	N/A	\$200	N/A	N/A	N/A	\$275
Comprehensive Plan Amendment	\$200	N/A	\$500	\$250	N/A	N/A	\$100	\$275
Zoning Text Amendment	\$200	N/A	\$300	\$400	N/A	\$250	\$250	\$275
Rezoning ≤ 10 acres	\$300	\$1,000	\$300	\$500	\$500	\$500	\$500	\$275
Rezoning > 10 acres	\$500	NOTES	NOTES	NOTES	\$500	\$500	NOTES	\$275
Site Plan Review Base	\$200	\$350	\$150	\$500	\$400	\$425	\$150	\$250
Site Plan Review add'l Per Residential Unit	\$5	N/A	N/A	N/A	N/A	\$10	\$10	NOTES
Site Plan Review add'l Per SF of Gross Floor Area	N/A	N/A	N/A	N/A	N/A	\$0.02	NOTES	NOTES
Site Plan Review add'l Per Acre	N/A	\$50	\$10	\$100	N/A	N/A	N/A	NOTES
Zoning Verification Letter	\$0	\$0	\$50	\$25	\$0	\$75	\$25	\$25
Minor Subdivision	\$125	\$350	\$300	\$200	NOTES	\$350	\$75	\$325
Preliminary Plat Submittal	N/A	\$350	\$300	\$500	\$400	\$425	\$150	\$325
Preliminary Plat - Per Lot	\$20	\$50	\$5	\$25	\$75	\$20	\$5	\$50
Final Plat - Submittal	N/A	\$350	\$300	\$200	\$200	\$350	\$150	\$325
Final Plat - Per Lot	\$15	\$50	\$5	\$25	\$50	\$10	\$5	\$50
Preliminary Residential PUD Submittal	\$300	N/A	\$300	\$650	NOTES	\$500	\$500	NOTES
Preliminary Residential PUD Per Lot	\$5	N/A	NOTES	NOTES	NOTES	\$10	NOTES	NOTES
Preliminary Mixed Use PUD Submittal	\$300	N/A	\$300	\$650	NOTES	\$500	\$500	NOTES
Preliminary Mixed Use PUD Per Acre	\$50	N/A	NOTES	\$25	NOTES	N/A	NOTES	NOTES
Preliminary Mixed Use PUD Per SF of Gross Floor Area	N/A	N/A	N/A	N/A	NOTES	\$0.02	NOTES	NOTES

NOTES

Spring Hill

- Spring Hill charges a fee of \$150 - \$200 for extensions of expiring approvals.
- Spring Hill charges \$250 for a "lot split" minor subdivision; in that jurisdiction minor subdivision create four or fewer lots, the fee of \$350 is for 2 - 4 lots.
- Although Spring Hill does not charge for pre-application meetings, the structure is more formal. "Discovery" meetings are held with planning and engineering only. Engineering staff only attends when the project team's civil engineer also attends. A minimum of a "napkin drawing" is required to schedule a discovery meeting. Full pre-apps include the entire technical review team and require full plans for comment.³⁰
- For subdivisions of 25 lots or more, Spring Hill requires applicants to present a "Neighborhood Concept Plan" to Planning Commission for information and guidance before submitting a formal application for preliminary plat. The fee is \$300.³¹ A similar concept plan is required for PUDs;³² the fee is \$250.
- Spring Hill provides optional concept plan review prior to formal application for site plans;³³ the fee is \$225.

Smyrna

- Smyrna charges \$150 for concept plan review prior to review of a site plan.³⁴
- Smyrna charges roads, parks, and public safety impact fees at final plat.³⁵

Mt. Juliet

- Mt. Juliet charges \$250 per property owner for a FLUM amendment.³⁶
- Mt. Juliet charges the cost of fees for advertising and public notice for several processes. For example, annexation requests include a \$75 advertising fee. Rezoning requests require a \$50 advertising fee.
- For rezoning requests, Mt. Juliet charges \$500 for the first 5 acres. For the next 15 acres, there is a charge of \$20 per acre, up to a total of 20 acres. For requests of 20.01 - 100.0 acres, there is an additional charge of \$5 per acre. For larger requests, there is a fee of \$5 for each additional acre over 100 acres.
- Mt. Juliet charges the base submittal fee for site plan reviews up to 3 acres. The additional \$100 per acre fee is charged for each fraction of an acre up to \$3,000.

- Mt. Juliet offers pre-application meetings once per month and limits meetings to 30-minutes.
- Mt. Juliet charges \$50 for a zoning compliance letter.

Gallatin

- Gallatin charges additional fees if a special called meeting is required. For example, a special called BZA meeting requires an additional \$300 fee. The fee for a special called Planning Commission meeting is \$700.³⁷
- Gallatin charges \$300 for a rezoning application for a subject site of up to one acre. The fees increase based on the size of the property to be rezoned up to \$500 for properties greater than 100 acres.
- Gallatin charges \$300 for a planned development application plus \$50 per acre up to \$1,500.
- Gallatin charges \$300 for a minor subdivision plus \$5 per lot. A minor subdivision contains up to 5 lots under the subdivision regulations.

Brentwood

- Brentwood charges \$350 for site plan review within the city's hillside protection overlay.³⁸
- Brentwood's subdivision regulations refer to a preliminary plat as a preliminary plan. Minor subdivisions, under Brentwood's subdivision regulations, are those which do not involve new infrastructure.
- Brentwood allows a limited number of uses by special exception, the fees vary, but the most frequent, for a Bed and Breakfast, is \$200.
- Brentwood charges \$1,000 for rezoning requests up to 25 acres; \$2,000 for sites of 25 to 50 acres; \$3,000 for sites of 50 to 100 acres; \$4,000 for sites of 100 to 200 acres; and \$5,000 for sites greater than 200 acres.
- Brentwood rarely receives requests for FLUM amendments or zoning code text amendments. There is no established fee for these processes.
- Brentwood does not have a formal PUD process. Some developments require planning commission approval of a commercial master plan prior to preliminary plan submittal. The charge is \$350 plus \$50 per lot.³⁹
- Brentwood requires BZA approval of accessory structures greater than 225 square foot. The charge is \$250.
- Brentwood returns the \$250 fee for appeal of an administrative decision if the applicant prevails.⁴⁰

Hendersonville

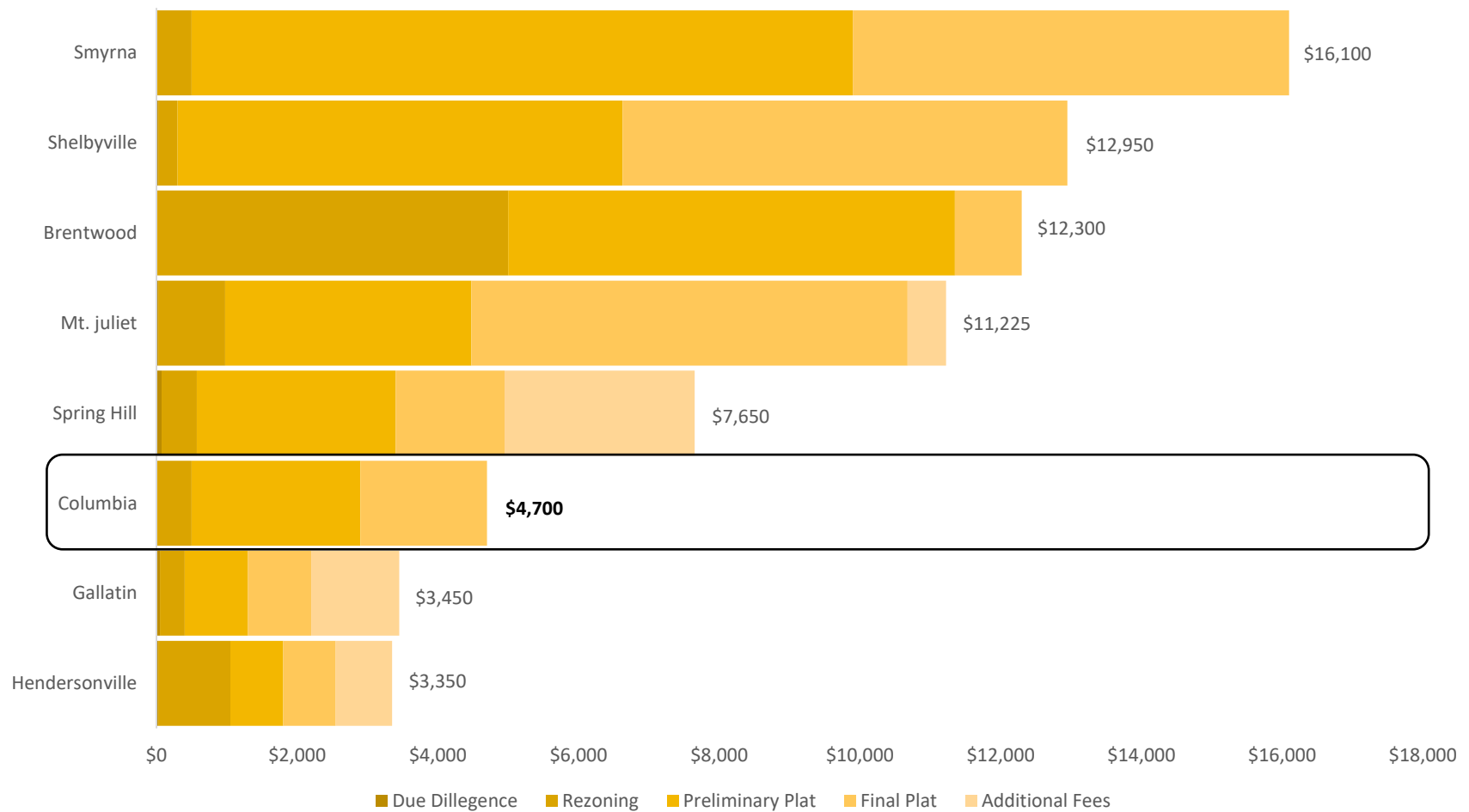
- Hendersonville does not charge a separate fee for annexation requests.⁴¹

- Hendersonville charges a \$100 submittal fee for commercial site plan review, plus \$0.05 per square foot for the first 10,000 square feet, \$0.02 per square foot for the next 90,000 square feet, \$0.01 per square foot over 100,000 square feet.⁴²
- Hendersonville charges a \$50 submittal fee for miscellaneous site plan reviews (New Accessory Commercial, Industrial, Institutional, Multifamily Residential and/or Townhome Buildings, Canopies, Sheds, and Additions). There is an additional fee of \$0.05 per square foot of floor area.
- For site plans requiring design review, Hendersonville charges the same fees for design review as for a site plan. There is a minimum charge of \$250 and a maximum charge of \$1,000.
- Hendersonville charges design review fees for projects which do not require site plan approval. The fees range from \$25 - \$50 for color and lighting. For external modifications exceeding 20% of the appraised value of the structure to be improved, the fee is equal to 15% of the fee that would be charged for a site plan. Design review is performed by staff or by Planning Commission.⁴³
- Hendersonville charges a submittal fee of \$500 for a one acre rezoning plus \$25 per acre for the next 14 acres, \$5 per acre for the next 85 acres, and \$2 per acre for requests over 100 acres.
- Hendersonville charges \$150 for minor subdivisions referred to Planning Commission by staff.
- Hendersonville charges a \$500 submittal fee for a Preliminary PUD of 1 acre. There is an additional charge of \$25 per acre for the next 14 acres, \$10 per acre for the next 85 acres, and \$7 per acre for requests greater than 100 acres.
- Hendersonville charges a \$250 submittal fee for a Final PUD of 1 acre. There is an additional charge of \$10 per acre for the next 14 acres, \$5 per acre for the next 85 acres, and \$3 per acre for requests greater than 100 acres.
- Hendersonville allows up to four renewals of expiring plats. The charge is 50% of the original fee (25% for the 3rd and 4th extensions).

Shelbyville

- Shelbyville charges \$325 plus \$50 per lot for minor subdivision (5 lots or less with no road dedication or off-site improvements).⁴⁴
- Shelbyville does not currently charge for a pre-application meeting but is considering a revised fee schedule that will include a \$200 charge when the prospective applicant requests to meet with departments other than planning.⁴⁵
- Shelbyville charges \$250 for site plan review for proposals under 3 acres; \$300 for proposals between 3.01 and 10 acres; \$400 for proposals between 10.01 and 50 acres; and \$500 for proposals greater than 50 acres.
- Shelbyville charges \$150 per dwelling unit for residential PUD proposals of up to 15 units; the charge is \$100 per dwelling unit above 16 units. For commercial PUDs under 5,000 sf, Shelbyville charges \$300 per 1,000 square feet and \$200 per 1,000 square feet for proposals greater than 5,000 square feet. For Mixed Use PUDs, Shelbyville charges a combination of the commercial and residential PUD fees.
- Shelbyville is currently considering an additional charge for annexation requests.⁴⁶

Chart 2 –Review Fees to Bring a 50 Acre 120 Lot Development from Concept to Final Plat



Architectural Design Review Team

The process of architectural design review varies and is not identified in a separate table. Many cities appoint the planning commission to act as the design review commission. Sometimes the cost of this review is part of the underlying application, other times it is a separate fee. Although design review generates expenses in the form of technical review and public notice, Columbia does not charge a fee for these reviews.

- Hendersonville has the most precise fee structure for design review by planning commission. For most items the fee for design review ranges from \$250 to \$1,000.
- Clarksville-Montgomery County's Common Design Review Board is comprised of the regional planning commission plus four members of the public. The application fee is \$300.

Historic Zoning Commission Reviews

Administrative review, as well as staff support for the Historic Zoning Commission, consumes considerable staff time. Columbia does not charge a fee for these reviews. There is also no cost recovery mechanism for publication of agendas, mailing of notice, or posting of signs.

Table 5 below shows other CLGs in the region. Most of them do not charge a fee the review. Three do charge for the review. Two of those, Clarksville and Murfreesboro are significantly larger than Columbia. Among these cities, Gallatin is most similar to Columbia in terms of physical size, character, and growth. Both cities are county seats that retain a historic core dating back to the early 19th century. Both have grown rapidly due to employment growth and comparatively high quality of life. They face similar challenges and opportunities related to historic preservation. Gallatin charges a modest fee to review CoA request. These fees partially offset the cost of the review.

Table 5 – Historic Zoning Review

	Signs	Administrative Review	HZC Review
Gallatin ⁴⁷	\$25	\$25	\$25
Clarksville/Montgomery County ⁴⁸	\$50	\$100	\$300
Murfreesboro ⁴⁹	\$150	\$75	\$150
Cookeville ⁵⁰	\$0	\$0	\$0
Franklin ⁵¹	\$0	\$0	\$0
Manchester ⁵²	\$0	\$0	\$0
McMinnville ⁵³	\$0	\$0	\$0
Sparta ⁵⁴	\$0	\$0	\$0
Lebanon ⁵⁵	\$0	\$0	\$0

Board of Zoning Appeals

Columbia charges lower fees than its peers for hearings before the BZA. In general, peer cities charge 25% - 50% more than Columbia. The city absorbs additional costs related to BZA for publication of notice and certified mail to adjacent property owners. These costs are compounded by frequent requests to defer items at BZA. For example, an applicant requested a hearing for a conditional use in June of 2022.

The case has appeared on the published agenda for seven consecutive months. Under the current fee schedule, the city must absorb the costs of publication, mailed notice, and additional staff time. Some of the peer cities have developed techniques for recovering costs associated with BZA hearings without shifting the burden to homeowners and genuinely aggrieved applicants.

Owner Occupied Residential Variances

Some jurisdictions in Middle Tennessee charge a reduced fee for variance requests from homeowners. Columbia currently charges the same fee for all variance requests.

Understandably, decision makers may hesitate to update a fee which may prove onerous to homeowners requesting relief from a bona fide hardship. Adopting a reduced fee for variance requests associated with owner-occupied homes may address this concern.

Appeals of Zoning Administrator's Determination

One of the peer jurisdictions charges an elevated fee to hear an appeal of an administrative decision. If the applicant prevails, and the BZA overturns the Zoning Administrator's interpretation of the zoning ordinance, the fee is refunded to the applicant. Adopting this approach could offset the cost of processing meritless appeals while shifting responsibility for administrative errors back onto the city rather than the impacted property owner.

Table 6.a – Board of Zoning Appeals Reviews

	Columbia	Brentwood	Gallatin	Mt. Juliet
Conditional Use	\$200	\$200	\$300	\$150
Variance (Residential)	\$200	\$250	\$300	\$100
Variance (Non-Residential)	N/A	\$250	\$300	\$300
Appeal of Admin. Decision	\$200	\$250	\$300	\$200

Table 6.b – Board of Zoning Appeals Reviews

	Smyrna	Spring Hill	Hendersonville	Shelbyville
Conditional Use	\$300	\$300	\$250	\$200
Variance (Residential)	\$300	\$100	\$250	\$200
Variance (Non-Residential)	N/A	\$300	\$250	\$200
Appeal of Admin. Decision	\$300	\$250	\$50	\$200

Publication Costs

As described in a previous section, tasks associated with public notice generate considerable expense in the form of staff time. Public notice also generates direct costs for the city. The Zoning Ordinance requires published notice for comprehensive plan amendments, text amendments, rezonings, design review, and all hearings before the BZA and Historic Zoning Commission. Posted signs are required for rezoning and heavy use permits. The Ordinance also requires notice of adjacent property owners by certified mail for six different review types. In keeping with best practices for facilitating public engagement, planning staff generally provide more notification than required by the Zoning Ordinance and Tennessee law. For example, planning staff place signs on properties associated with Historic Zoning Commission review. Planning staff also posts all meeting materials to the online agenda center.

Deferrals

Deferrals have become common for most reviews. Applicants request review before they are ready to appear before the deliberative bodies and then request deferrals. When applications do proceed with deficiencies, the deliberative bodies often defer the item to allow the applicant an opportunity to revise the proposal. This practice produces better outcomes. However, it requires further professional analysis and generates additional expense related to public notice and agenda management. The city can partially recover these costs by adding a fee for applicant-initiated deferrals and charging a new fee for post-technical review changes which require fresh analysis by staff.

Administrative Reviews & Inspections

Not all requests for review go before the deliberative bodies. Planning and engineering staff perform reviews which are primarily technical in nature. In addition, the planning division devotes significant staff time to basic zoning administration tasks. Columbia does not currently charge a fee for most of these services.

Zoning Verification Letters

Zoning verification letters consume considerable staff time. These requests vary in complexity and often require extensive research and analysis. Very often, the requests come from due diligence firms who charge their clients for the analysis they obtain from the City of Columbia for free. As shown in Table 7 below, Many of Columbia's peers charge a fee for this service. It costs the City of Columbia money to provide this service. Updating the fee schedule to include a charge for zoning verification letters will allow the city to partially recover this cost. During 2022, planning staff devoted more than 100 hours producing zoning verification letters. This work yielded zero revenue for the city. The neighboring jurisdiction would have recovered more than \$6,000 in costs associated with the same volume of requests.

Table 7 – Zoning Verification Letters

Jurisdiction	Fee
Columbia	\$0
Spring Hill ⁵⁶	\$75
Franklin ⁵⁷	\$50
Murfreesboro ⁵⁸	
Basic	\$25
Expedited	\$50
Detailed	\$100
Gallatin ⁵⁹	\$50
Hendersonville ⁶⁰	\$25
Lebanon ⁶¹	\$25
Mt. Juliet ⁶²	\$25
Nolensville ⁶³	\$50
Goodlettsville ⁶⁴	\$25
Shelbyville ⁶⁵	\$25

As-Approved Review

The planning and engineering divisions also expend resources confirming developments are actually constructed as approved. Design review, planned unit developments, conditional approval by the BZA, Historic Zoning Commission or Planning Commission, and site plan approvals all require follow up review and inspections. During later administrative reviews, considerable staff time is spent confirming that submitted plans match the approval of the deliberative bodies. At this point in the process there is a risk of overlooking modifications made by motion during the review by a deliberative body. A possible solution, utilized by some cities, is to require submittal of a post-approval “as approved” plan set reflecting all changes.

Multiple Re-inspections

Failure to comply with conditions of approval often leads to multiple inspections. While gathering information for this report, staff learned that other jurisdictions are experiencing the same challenges. Those cities are considering additional fees for multiple reviews and reinspection’s that result from deficiencies found in the initial inspection.⁶⁶

Proposed Fee Schedule

The proposed fee schedule is included as Attachment A. This fee structure would bring Columbia closer to its peers in the region. It also includes some critical cost recovery measures to ensure submittals which require repeated advertising and analysis do not burden other revenue sources. Over time, an updated fee schedule will enable the planning and engineering divisions to elevate the quality of services they provide and to expand public participation in the approval process. If adopted, the updated fee schedule will:

- Adjust fees to more closely match other Middle Tennessee jurisdictions;
- Reduce fees for homeowners seeking relief from the BZA;
- Add a cost recovery mechanism for design review and historic zoning reviews;
- Provide Development Services the discretion to recover the costs associated with multiple follow-up inspections and plan reviews,
- Provide Development Services the discretion to recover costs associated with particularly complex preapplication conferences;
- Add a cost recovery mechanism for applicant-requested deferrals and multiple reviews of deficient submittals;
- Provide a cost recovery mechanism for zoning verification letters; and
- Recover costs incurred for publication of notice and certified mail.⁶⁷

Limitations

Review Fees Recover Costs for Direct Professional Services Not Infrastructure Impacts

The scope of this analysis is limited to review fees. Many municipalities in Tennessee, including Columbia, levy impact fees or facilities fees. Impact fees are charges on new development, the proceeds of which flow to dedicated funds which must be used according to a capital improvement plan. Facilities fees are privilege taxes linked to the overall cost of providing public services. Proceeds may be directed to a general fund or to funds linked to specific services.⁶⁸ Both techniques are used to ensure “growth pays for growth” and that expansion of public services and infrastructure occurs concurrently with new development.⁶⁹ The terms are sometimes used interchangeably. Impact fees and facilities fees are generally charged on a per unit basis for residential development and on a square footage basis for non-residential development. Fees are collected at the time of building permit.

Other Communities Utilize Impact and Facilities Fees

Municipalities utilizing Mayor-Aldermanic (TCA § 6-2-201(15)) and City Manager-Council (TCA § 6-33-101) charters have the authority to impose these fees as necessary. Municipalities operating under private act charters, including Columbia, must obtain authorization from the General Assembly to assess such fees. The General Assembly did grant Columbia the authority to charge an impact fee in 1994.⁷⁰ That assessment is limited to funding water and sewer systems.⁷¹ After engaging Duncan Associates to study the issue, City Council authorized the collection for fees to fund wastewater and water improvements in 2021 and 2022.⁷²

This staff report does not address the marginal costs of providing public services related to growth. The fees discussed here are associated with the direct cost of reviewing requests for land entitlement, subdivision, and zoning permissions, as well as administering the zoning and access management ordinances. Appropriate review fees ensure that the applicants who generate these costs bear at least part of the expense for providing these professional services. However, several of the peer cities identified in the analysis utilize facilities fees which may lessen the strain on staff resources and lessen the imperative to recover costs through review fees. Accordingly, Attachment B is included for informational purposes.

¹ Minutes of May 2017, June 2017, and July 2017 Columbia Municipal Planning Commission.

² Ordinance 4160. City of Columbia. 2017.

³ Planning & Zoning Staff Directory. City of Murfreesboro. 2023. Accessed January 3, 2023. <https://www.murfreesborotn.gov/Directory.aspx?DID=20>; Engineering Staff Directory. City of Murfreesboro. 2023. Accessed January 3, 2023. <https://www.murfreesborotn.gov/126/Engineering>

⁴ Building & Codes Staff Directory. City of Murfreesboro. 2023. Accessed January 3, 2023. <https://www.murfreesborotn.gov/Directory.aspx?did=25>

⁵ Planning Department Home Page. City of Hendersonville. 2023. Accessed January 3, 2023. <https://www.hvilletn.org/departments/planning>; Planning Department Home Page. City of Gallatin. 2023. Accessed January 3, 2023. <https://www.gallatintn.gov/301/Planning>; Building and Neighborhood Services Staff Directory. City of Franklin. 2023. Accessed January 3, 2023. <https://www.franklintn.gov/government/departments-a-j/building-and-neighborhood-services/department-operations/building-and-neighborhood-services-staff>

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- ⁶ Planning & Sustainability Department Homepage. 2023. City of Franklin. Accessed January 6, 2023. <https://www.franklintn.gov/government/departments-k-z/planning-and-sustainability>; Staff Contacts. Clarksville-Montgomery Regional Planning Commission. 2023. Accessed January 6, 2023. <https://www.cmcrcpc.com/staff-contacts/>
- ⁷ Planning Department Staff Directory. City of Cookeville. 2023. Accessed January 3, 2023. <https://www.cookeville-tn.gov/directory.aspx?did=22>; Public Works Staff Directory. City of Cookeville. 2023. Accessed January 3, 2023. <https://www.cookeville-tn.gov/directory.aspx?did=25>
- ⁸ Planning Department Home Page. City of Gallatin. 2023. Accessed January 3, 2023. <https://www.gallatintn.gov/301/Planning>; Engineering Department Home Page. City of Gallatin. 2023. Accessed January 3, 2023. <https://www.gallatintn.gov/193/Engineering>
- ⁹ Planning Department Home Page. City of Hendersonville. 2023. Accessed January 3, 2023. <https://www.hvilletn.org/departments/planning>; Telephone Conversation with Planning Assistant for City of Hendersonville. December 27, 2022
- ¹⁰ Planning & Codes Department Home Page. City of Brentwood. 2023. Accessed January 3, 2023. <https://www.brentwoodtn.gov/departments/planning-codes>; Telephone Conversation with Senior City Planner for City of Brentwood. December 16, 2022; Email from Planner II for City of Brentwood. December 20, 2022.
- ¹¹ U.S. Census Bureau, TIGER/Line Shapefiles. U.S. Census Bureau. 2020. Accessed via U.S. Census Bureau Quick Facts on January 3, 2023.
- ¹² Annual Budget 2021-22 Fiscal Year. City of Columbia. 2021. Accessed December 15, 2022. <https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/120>
- ¹³ Annual Budget 2020-2021 Fiscal Year. City of Columbia. 2021. Accessed January 3, 2023. <https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/47>; Email from Assistant Director of Finance for City of Columbia. December 19, 2022.
- ¹⁴ Email from Assistant City Recorder for City of Columbia. December 20, 2022.
- ¹⁵ Annual Budget 2021-22 Fiscal Year. City of Columbia. 2021. Accessed December 15, 2022. <https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/120>; Annual Budget 2020-2021 Fiscal Year. City of Columbia. 2021. Accessed January 3, 2023. <https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/47>
- ¹⁶ Section 8.5.4.C.3 of Ordinance 4400 and § 13-4-102 of the Tennessee Code Annotated authorizes the collection of fees for the purposes of carrying on municipal planning functions.
- ¹⁷ The current planning responsibilities of the Planning Commission are established at TCA § 13-4-104 and 13-4-302 and § 8.3.3 of the Zoning Ordinance.
- ¹⁸ The BZA is created under TCA § 13-7-205 and § 8.3.4 of the Zoning Ordinance.
- ¹⁹ The HZC is created under TCA § 13-7-403 and § 8.3.5 of the Zoning Ordinance. Certified Local Government status makes the community eligible for funding and technical assistance from the state and federal government related to historic preservation.
- ²⁰ The Architectural Design Review Team is authorized by TCA § 6-54-133 and § 8.3.6 of the Zoning Ordinance.
- ²¹ The Development Review Committee (fka Technical Committee) is established by § 8.3.7 of the Zoning Ordinance.
- ²² Hohenwald, Gainesboro, Lynchburg/Moore County, Lawrenceburg and Mount Pleasant did not respond to requests for information. Staff will update this report when additional information is received.
- ²³ Planning Commission 2023 Schedule of Fees. City of Brentwood. 2023. Accessed January 6, 2023 <https://www.brentwoodtn.gov/home/showpublisheddocument/6999/638066317769100000>
- ²⁴ Fee Schedule. City of Gallatin. 2019. Accessed December 12, 2022. <https://www.gallatintn.gov/DocumentCenter/View/1348/Fee-Schedule-PDF>
- ²⁵ Submittal Fees. City of Mt. Juliet. 2013. Accessed December 12, 2022. <https://www.mtjuliet-tn.gov/DocumentCenter/View/263/Planning-and-Zoning-Submittal-Fees-v118-PDF>

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- ²⁶ Telephone Conversation with Planning Manager for Town of Smyrna. December 21, 2022; Land Development in Smyrna. Town of Smyrna. 2018. Accessed December 12, 2022.
<https://www.townofsmyrna.org/home/showpublisheddocument/10682/636567992411500000#page=54>
- ²⁷ Planning Department Fee Schedule. City of Spring Hill, 2019. Accessed December 12, 2022.
<https://www.springhilltn.org/DocumentCenter/View/4708/Fee-Schedule>.
- ²⁸ Planning Department Fees. City of Hendersonville. 2013. Accessed December 12, 2022.
<https://www.hvilletn.org/home/showpublisheddocument/7246/637164280187900000>; Telephone Conversation with Planning Assistant for City of Hendersonville. December 27, 2022
- ²⁹ Fee Schedule. City of Shelbyville. 2022. Accessed December 27, 2022.
https://cms9files.revize.com/shelbyvilletn/New%20Fee%20Schedule_Exhibit%20A.pdf; Email from Director of Planning and Community Development for City of Shelbyville. December 27, 2022.
- ³⁰ Telephone Conversation with Senior Planner and Associate Planner for City of Spring Hill. December 20, 2022.
- ³¹ Unified Development Code. City of Spring Hill, 2018, § 17.7.B.
- ³² Unified Development Code. City of Spring Hill, 2018, § 13.5.E.3.
- ³³ Unified Development Code. City of Spring Hill, 2018, § 13.6.D.2.
- ³⁴ Telephone Conversation with Planning Manager for Town of Smyrna. December 21, 2022.
- ³⁵ Telephone Conversation with Planning Manager for Town of Smyrna. December 21, 2022.
- ³⁶ Submittal Fees. City of Mt. Juliet. 2013. Accessed December 12, 2022. <https://www.mtjuliet-tn.gov/DocumentCenter/View/263/Planning-and-Zoning-Submittal-Fees-v118-PDF>
- ³⁷ Fee Schedule. City of Gallatin. 2019. Accessed December 12, 2022.
<https://www.gallatintn.gov/DocumentCenter/View/1348/Fee-Schedule-PDF>; Email from Assistant City Planner for City of Gallatin. December 20, 2022.
- ³⁸ Telephone Conversation with Senior City Planner for City of Brentwood. December 16, 2022.
- ³⁹ Telephone Conversation with Senior City Planner for City of Brentwood. December 16, 2022; Planning Commission 2023 Schedule of Fees. City of Brentwood. 2023. Accessed January 6, 2023.
<https://www.brentwoodtn.gov/home/showpublisheddocument/6999/638066317769100000>
- ⁴⁰ Email from Planner II for City of Brentwood. December 20, 2022.
- ⁴¹ Telephone Conversation with Planning Assistant for City of Hendersonville. December 27, 2022
- ⁴² Planning Department Fees. City of Hendersonville. 2013. Accessed December 12, 2022.
<https://www.hvilletn.org/home/showpublisheddocument/7246/637164280187900000>
- ⁴³ Zoning Ordinance 2022-13. City of Hendersonville. 2022. § 4.7.3C2a-d, pp. 49-50; Zoning Ordinance 2022-13. City of Hendersonville. 2022. Accessed December 22, 2022.
<https://www.hvilletn.org/home/showpublisheddocument/13041/637946017439200000>; Telephone Conversation with Planning Assistant for City of Hendersonville. December 27, 2022
- ⁴⁴ Fee Schedule. City of Shelbyville. 2022. Accessed December 27, 2022.
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- ⁴⁵ Email from Director of Planning and Community Development for City of Shelbyville. December 27, 2022.
- ⁴⁶ Email from Director of Planning and Community Development for City of Shelbyville. December 27, 2022.
- ⁴⁷ Fee Schedule. City of Gallatin. 2019. Accessed December 12, 2022.
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- ⁴⁸ Fee Schedule. Clarksville-Montgomery Regional Planning Commission. 2023. Accessed December 12, 2022.
<https://www.cmcrcp.com/wp-content/uploads/2020/07/Fee-Schedule-Revised-09232020.pdf>; Email from Planner/Design Review Coordinator for the Clarksville-Montgomery Regional Planning Commission. December 28, 2022.
- ⁴⁹ Application for Certificate of Appropriateness. City of Murfreesboro. 2019. Accessed December 28, 2023.
<https://www.murfreesborotn.gov/DocumentCenter/View/360/Application-Certificate-of-Appropriateness>; Telephone conversation with Planner for City of Murfreesboro. December 28, 2023.
- ⁵⁰ Submittals, Permits and Fee Reference Chart. City of Cookeville. 2013. Accessed December 21, 2022.
<https://www.cookeville-tn.gov/DocumentCenter/View/683/Development-SubmittalsPermits-Fees-PDF>

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- ⁵¹ Fee Schedule for Application Submittals. City of Franklin. 2023. Accessed January 6, 2023.
<https://www.franklintn.gov/government/departments-k-z/planning-and-sustainability/current-planning/review-fees>
- ⁵² Telephone Call with Community Development and Zoning Director. December 27, 2023.
- ⁵³ Planning and Zoning Division Homepage. 2023. Accessed January 6, 2023.
https://www.mcminnvilletn.gov/departments/community_development/planning.php
- ⁵⁴ Email from Purchasing Clerk for City of Sparta. December 28, 2022.
- ⁵⁵ Email from Planner for City of Lebanon. December 28, 2022.
- ⁵⁶ Planning Department Fee Schedule. City of Spring Hill, 2019. Accessed December 12, 2022.
<https://www.springhilltn.org/DocumentCenter/View/4708/Fee-Schedule>.
- ⁵⁷ Zoning Certification/Determination Letter Request. City of Franklin. 2020. Accessed January 6, 2023.
<https://www.franklintn.gov/home/showpublisheddocument/31608/637175346627730000>
- ⁵⁸ Zoning Inquiries. City of Murfreesboro. 2023. Accessed January 6, 2023.
<https://www.murfreesborotn.gov/1663/Zoning-Inquiry>: basic letters certify zoning district and uses permitted on the property and are issued in 5-7 business days; expedited letters are issued in 3 business days; detailed letters certify zoning district, uses permitted, bulk standards, floodplain information, outstanding zoning violations, and conforming/nonconforming status; detailed letters are issued in 14 days with no expedited delivery option.
- ⁵⁹ Fee Schedule. City of Gallatin. 2019. Accessed December 12, 2022.
<https://www.gallatintn.gov/DocumentCenter/View/1348/Fee-Schedule-PDF>
- ⁶⁰ Planning Department Fees. City of Hendersonville. 2013. Accessed December 12, 2022.
<https://www.hvilletn.org/home/showpublisheddocument/7246/637164280187900000>
- ⁶¹ Zoning Letter Application. City of Lebanon. 2020. Accessed January 6, 2023.
<https://www.lebanontn.org/DocumentCenter/View/1427/Zoning-Letter-Applicationpdf>
- ⁶² Submittal Fees. City of Mt. Juliet. 2013. Accessed December 12, 2022. <https://www.mtjuliet-tn.gov/DocumentCenter/View/263/Planning-and-Zoning-Submittal-Fees-v118-PDF>
- ⁶³ Application for Zoning Certification Letter. 2021. Accessed January 6, 2023.
<https://cms8.revize.com/revize/nolensville/App%20for%20Zoning%20Certification%20Letter.pdf>
- ⁶⁴ Fee Schedule. City of Goodlettsville. 2022. Accessed January 6, 2023.
<http://www.cityofgoodlettsville.org/DocumentCenter/View/6255/Fee-Schedule-1-2022?bidId=>
- ⁶⁵ Fee Schedule. City of Shelbyville. 2022. Accessed December 27, 2022.
https://cms9files.revize.com/shelbyvilletn/New%20Fee%20Schedule_Exhibit%20A.pdf
- ⁶⁶ Telephone Conversation with Planning Assistant for City of Hendersonville. December 27, 2022.
- ⁶⁷ The fee for publication and mailing is a low-end estimate based on past experience. For mailings, staff used 130% of the fee charged by USPS for certified mail to recover direct costs and a portion of the actual labor cost. For published notice, staff used the invoice amount paid to Gannet for publication in the Daily Herald for one of the July 2022 voting sessions. The total was divided by the number of agenda items. In the proposed fee schedule, that amount, plus 30% for partial labor cost recovery, is multiplied by the anticipated number of published agendas associated with the item, and rounded to the nearest amount divisible by \$5.
- ⁶⁸ Financing Growth in Tennessee: Local Development Taxes and Impact Fees. Tennessee Advisory Commission on Intergovernmental Relations. August 2004
- ⁶⁹ *Concurrency* is a planning principle which ensures marginal improvements to infrastructure necessary to maintain the current level of service occur as they are needed. In this way, growth does not degrade the established level of service or impose costs on existing residents. Ongoing maintenance of the level of service is paid for by all residents, including newcomers, through taxes and fees on an ongoing basis.
- ⁷⁰ 1994 Tenn. Priv. Acts 194
- ⁷¹ In 2018, the local legislative delegation proposed bills authorizing Columbia to charge a fee of up to \$3.00 per square foot for new development (HB 2744/SB 2712). The bill failed to advance beyond the Local Government Committee in the House and was withdrawn by its sponsor in the Senate. An Act to Amend

Chapter 194 of the Private Acts of 1994. HB2712. 110th General Assembly (2018). Accessed December 26, 2022. <https://www.capitol.tn.gov/Bills/110/Bill/HB2712.pdf>

⁷² Ordinance 4369. City of Columbia. 2022; Ordinance 4444. City of Columbia. 2022; Ordinance 4445. City of Columbia. 2022.

Table 1 – Equivalent Professional Services for Middle Tennessee Jurisdictions (p. 2)

	2021 Population	2010 Population	Annualized Rate of Growth	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville	35,138	30,435	1.4%	10	0.28
Gallatin	46,902	30,278	5.0%	22	0.47
Hendersonville	62,257	51,372	1.9%	15	0.24
Brentwood	45,491	37,060	2.1%	11	0.24
Columbia	43,340	34,681	2.3%	7	0.16

Table 2 – Physical Expansion of Middle Tennessee Jurisdictions (p. 3)

	2010 Square Miles	2020 Square Miles	Expansion	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville	32.6	35.7	9.5%	10	0.28
Gallatin	31.2	32.1	2.9%	22	0.47
Hendersonville	31.3	31.4	0.3%	13	0.21
Brentwood	41.1	41.1	0.0%	11	0.24
Columbia	31.54	33.10	4.9%	7	0.16

Table 4 – Development Review Fees (p. 8)

	Columbia	Brentwood	Gallatin	Mt. Juliet	Smyrna	Spring Hill	Hendersonville	Shelbyville
Annexation with Default Zoning	\$300	\$1,000	\$500	\$100	\$500	\$100	NOTES	\$275
Annexation with Default Zoning > two acres	N/A	N/A	N/A	N/A	N/A	\$300	N/A	\$275
Annexation with Default Zoning > 25 acres	N/A	N/A	N/A	\$200	N/A	N/A	N/A	\$275
Comprehensive Plan Amendment	\$200	N/A	\$500	\$250	N/A	N/A	\$100	\$275
Zoning Text Amendment	\$200	N/A	\$300	\$400	N/A	\$250	\$250	\$275
Rezoning ≤ 10 acres	\$300	\$1,000	\$300	\$500	\$500	\$500	\$500	\$275
Rezoning > 10 acres	\$500	NOTES	NOTES	NOTES	\$500	\$500	NOTES	\$275
Site Plan Review Base	\$200	\$350	\$150	\$500	\$400	\$425	\$150	\$250
Site Plan Review add'l Per Residential Unit	\$5	N/A	N/A	N/A	N/A	\$10	\$10	NOTES
Site Plan Review add'l Per SF of Gross Floor Area	N/A	N/A	N/A	N/A	N/A	\$0.02	NOTES	NOTES
Site Plan Review add'l Per Acre	N/A	\$50	\$10	\$100	N/A	N/A	N/A	NOTES
Zoning Verification Letter	\$0	\$0	\$50	\$25	\$0	\$75	\$25	\$25
Minor Subdivision	\$125	\$350	\$300	\$200	NOTES	\$350	\$75	\$325
Preliminary Plat Submittal	N/A	\$350	\$300	\$500	\$400	\$425	\$150	\$325
Preliminary Plat - Per Lot	\$20	\$50	\$5	\$25	\$75	\$20	\$5	\$50
Final Plat - Submittal	N/A	\$350	\$300	\$200	\$200	\$350	\$150	\$325
Final Plat - Per Lot	\$15	\$50	\$5	\$25	\$50	\$10	\$5	\$50
Preliminary Residential PUD Submittal	\$300	N/A	\$300	\$650	NOTES	\$500	\$500	NOTES
Preliminary Residential PUD Per Lot	\$5	N/A	NOTES	NOTES	NOTES	\$10	NOTES	NOTES
Preliminary Mixed Use PUD Submittal	\$300	N/A	\$300	\$650	NOTES	\$500	\$500	NOTES
Preliminary Mixed Use PUD Per Acre	\$50	N/A	NOTES	\$25	NOTES	N/A	NOTES	NOTES
Preliminary Mixed Use PUD Per SF of Gross Floor Area	N/A	N/A	N/A	N/A	NOTES	\$0.02	NOTES	NOTES

Chart 2 –Review Fees to Bring a 50 Acre 120 Lot Development from Concept to Final Plat (p. 12)

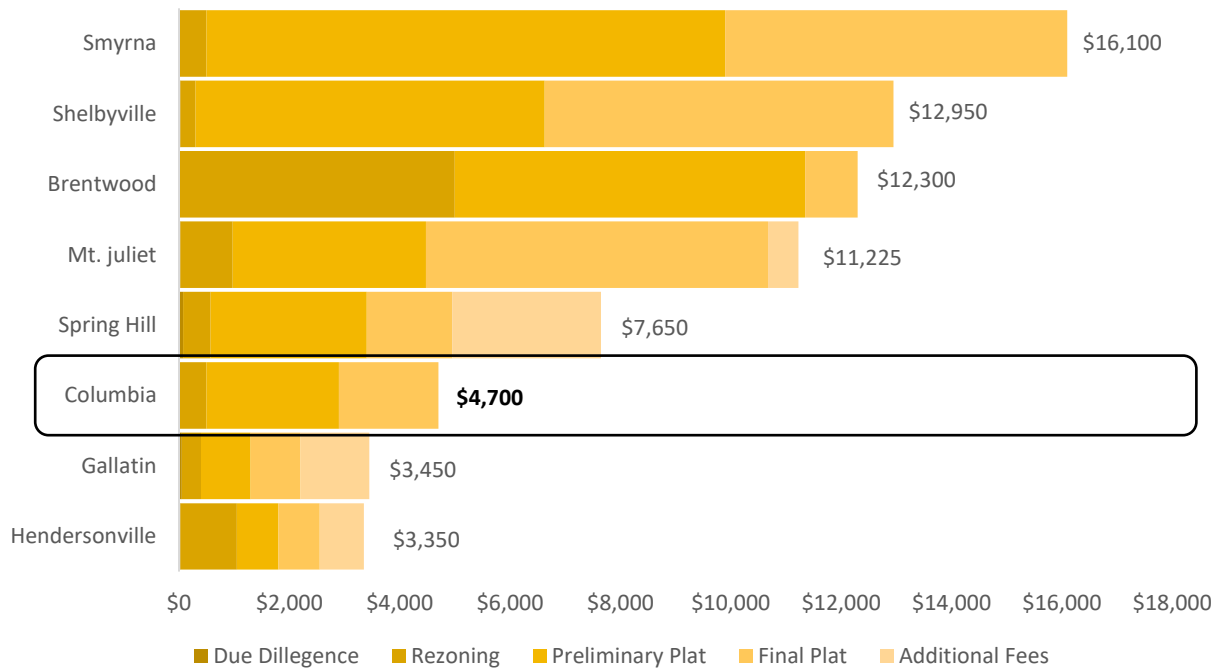


Table 5 – Historic Zoning Review (p. 13)

	Signs	Administrative Review	HZC Review
Gallatin	\$25	\$25	\$25
Clarksville/Montgomery County	\$50	\$100	\$300
Murfreesboro	\$150	\$75	\$150
Cookeville	\$0	\$0	\$0
Franklin	\$0	\$0	\$0
Manchester	\$0	\$0	\$0
McMinnville	\$0	\$0	\$0
Sparta	\$0	\$0	\$0
Lebanon	\$0	\$0	\$0

Table 6.a – Board of Zoning Appeals Reviews (p. 14)

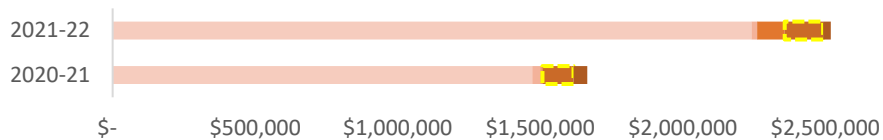
	Columbia	Brentwood	Gallatin	Mt. Juliet
Conditional Use	\$200	\$200	\$300	\$150
Variance (Residential)	\$200	\$250	\$300	\$100
Variance (Non-Residential)	N/A	\$250	\$300	\$300
Appeal of Admin. Decision	\$200	\$250	\$300	\$200

	Smyrna	Spring Hill	Hendersonville	Shelbyville
Conditional Use	\$300	\$300	\$250	\$200
Variance (Residential)	\$300	\$100	\$250	\$200
Variance (Non-Residential)	N/A	\$300	\$250	\$200
Appeal of Admin. Decision	\$300	\$250	\$50	\$200

Table 7 – Zoning Verification Letters (p. 15)

Jurisdiction	Fee
Columbia	\$0
Spring Hill	\$75
Franklin	\$50
Murfreesboro	
Basic	\$25
Expedited	\$50
Detailed	\$100
Gallatin	\$50
Hendersonville	\$25
Lebanon	\$25
Mt. Juliet	\$25
Nolensville	\$50
Goodlettsville	\$25
Shelbyville	\$25

Chart 1 – Department of Development Services Revenues (p. 4)



	2020-21	2021-22
Building & Inspection Permits	\$1,471,588	\$2,240,619
Engineering Inspection Fees	\$28,049	\$20,350
Street Cut Fees	\$6,250	\$400
Engineer Reinspection Fee	\$1,350	\$95,900
Zoning Permits & Fees	\$109,375	\$134,925
Gas & Mechanical Code Permits	\$48,069	\$26,555

■ Building & Inspection Permits
 ■ Engineering Inspection Fees
 ■ Street Cut Fees
■ Engineer Reinspection Fee
 ■ Zoning Permits & Fees
 ■ Gas & Mechanical Code Permits

Attachment B: Impact Fees and Adequate Facilities Taxes of Middle Tennessee Municipalities

Peer Municipalities

	Columbia ¹	Brentwood ²	Mt. Juliet	Smyrna ³	Spring Hill ^{1,2,4}	Hendersonville ⁵	LaVergne
Roads		\$6,105		\$2,239	\$3,048	\$1,503	\$4,646
Fire						\$818	\$208
Parks				\$1,032		\$1,699	\$1,278
Police				\$599		\$469	\$548
Other	\$1,060	\$0	\$1,000	\$0		\$0	\$0
Adequate Facilities		\$4,000			\$2,000		
Per Dwelling Unit Total	\$1,060	\$10,105	\$1,000	\$3,870	\$5,048	\$4,489	\$6,680
Total Paid From 120-Home Development	\$127,200	\$1,212,600	\$120,000	\$464,400	\$605,760	\$538,680	\$801,600

Other Municipalities In Middle Tennessee

	Columbia ⁶	Franklin ^{2,7}	Nolensville ²	White House
Roads		\$4,911	\$5,928	\$381
Fire				\$186
Parks		\$4,304		\$396
Police				\$282
Other	\$5,696	\$5,633		
Adequate Facilities		\$1,780	\$2,000	
Per Dwelling Unit Total	\$5,696	\$16,628	\$7,928	\$1,245
Total Paid From 120-Home Development	\$683,520	\$1,995,360	\$951,360	\$149,400

1 Maury County collects an additional adequate facilities tax of \$0.50 for new residential construction.

2 Williamson County collects an additional \$8,033 school impact fee.

3 Fees for water/sewer impacts vary depending on area within the town. The lower fee option is used for this estimate.

4 Spring Hill's public safety fee is listed here under police.

5 These fees were recommended in a 2019 fee study by TishlerBise. Staff was unable to confirm whether the Hendersonville BOMA has adopted the fee schedule.

6 Private act 194 of 1994 authorizes the City of Columbia to levy an impact fee only for the purposes of provided water and sewer facilities. Columbia has only recently begun to collect the fee. The figure shown is based on a ¾" meter resulting in a \$1,196 fee paid to the city for wastewater infrastructure improvements, and \$4,500 paid to Columbia Power & Water Systems for potable water. Larger meter sizes result in larger assessments. These fees are separate from connection fees.

7 Franklin accepts dedication in lieu of the parkland fee.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING FEE SCHEDULE

*Payable upon submission of application
Non-refundable*

AGENDA ITEMS

Annexation with RS/40 Base Zone	\$300
Comprehensive Plan Amendment	\$200
Textual Guideline Amendment	\$200
Board of Zoning Appeals	\$200

ZONING CHANGE

10 acres or less	\$300
More than 10 acres	\$500

ZONING COMPLIANCE AND SITE PLAN REVIEW: Does not require Planning Commission Approval

Residential	\$20
Commercial/Industrial	\$75

Paid with Building Permit

SUBDIVISIONS AND PLANS

Site Plan	\$200 + \$5 per unit
Planned Unit Development Master Plan	Residential: \$300 + \$5 per lot
Planned Unit Development Master Plan	Commercial: \$300 + \$50 per acre
Sketch Plat	\$100
Preliminary Plat	\$20 per lot
Final Plat	\$15 per lot
Minor Plat	\$125
Driveway Permit Exception*	\$100

Zoning Ordinance #3638 Article 16

**Access Management Ordinance #4176*