



**City of Columbia City Council
Study Session Agenda
August 3, 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. 4471 (RELATES TO ITEM 10.1) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 5

Documents:

1. Staff Report for Ordinance 4471 Public Hearing
 2. Ordinance 4471-Rezone.Freehand-Cleburne
 3. OrdNo4471-ExhA
 4. OrdNo4471-ExhB
 5. Staff Report
2. PUBLIC HEARING ON ORDINANCE NO. 4472 (RELATES TO ITEM 10.2) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3

Documents:

1. Staff Report for Ordinance 4472
2. Ordinance No. 4472
3. Ordinance No. 4472 - Exhibit A
4. Ordinance No. 4472 - Exhibit B
5. Staff Report
6. Concept

1. CALL TO ORDER/ROLL CALL.

2. INVOCATION BY DR. MARTY SHADOAN, FIRST BAPTIST CHURCH..

3. PLEDGE OF ALLEGIANCE.

4. APPROVAL OF AGENDA.

5. PRESENTATIONS.

6. ORGANIZATIONAL BUSINESS.

6.1 APPROVE THE MINUTES OF THE JULY 13, 2023 CITY COUNCIL REGULAR MEETING - CITY MANAGER'S OFFICE.

7. CONSENT AGENDA

7.1 APPROVE DISBURSEMENTS FOR THE MONTH OF JUNE 2023 IN THE AMOUNT OF \$8,218,022.70 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: June 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: August 2023 Surplus

7.3 APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE FOURTH QUARTER OF FY 2023 \$50,000 - FINANCE.

RECOMMENDATION: Approve.

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

The 2016 contract extension terminated on October 2, 2018. The

City's FY 2023 budget includes \$200,000 for the City's contribution towards facility operations, or \$50,000 per quarter. An invoice has been received for the fourth quarter of FY 2023, which exceeds \$50,000. The invoice and supporting documentation have been reviewed by the Finance Department.

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

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 in FY 2023 prior year budgeted funds is available in General City Admin-Misc-Animal Services.

ATTACHMENTS: Staff Report - Animal Shelter, Q4 FY 2023 Animal Shelter Invoice

7.4 APPROVE THE SOLE SOURCE USE OF UNITED WASTE HAULERS FOR DISPOSAL OF GARBAGE AND BULKY ITEMS WITH AN ESTIMATED COST OF \$220,000 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve the sole source use of United Waste Haulers for disposal of garbage and bulky items.

INFORMATION: Public Works is currently disposing of bulky items at United Waste Haulers in Mt. Pleasant, TN, due to the limited space available at Maury County Solid Waste. United Waste Haulers will increase their rate by \$2.00 per ton to \$50.50 per ton, effective July 1, 2023. During times that Maury County Solid Waste is closed due to lack of space, we will also take residential and commercial trash to United Waste Haulers. United Waste Haulers is the closest entity that will accept bulky items without assessing a premium fee for large items. The estimated cost of bulky and trash disposal through United Waste Haulers will be \$220,000.

CERTIFICATION: The Chief Financial Officer certifies that \$220,000 is budgeted and unencumbered in Sanitation - General - Landfill Charge.

ATTACHMENTS: Staff Report - United Waste Haulers, United Waste Haulers increase

7.5 APPROVE THE PURCHASE OF A 2023 AUTOMATED SIDE LOAD GARBAGE TRUCK USING SOURCEWELL CONTRACT IN THE AMOUNT OF \$378,091.60 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve purchase of a garbage truck from Environmental Products Group using Sourcewell Contract # 091219-LEG and # RFP 060920 in the amount of \$378,091.60

INFORMATION: Sourcewell, a purchasing cooperative, has contract # 091219-LEG with Labrie Environmental Group for the body and contract # RFP 060920 with Autocar for the chassis of a 2023 Autocar ACX64 automated side load garbage truck. The truck is being sold by Environmental Products Group, Inc. The body is equipped with a hopper, a work light package, 4 (four) cameras and an in-cab color monitor. This truck will be an addition to our current fleet and will be used for residential trash collection.

CERTIFICATION: The Chief Financial Officer certifies that \$378,092 is budgeted and unencumbered in Sanitation - Residential - Machinery, Equipment and Auto.

ATTACHMENTS: Staff Report Side Load Garbage Truck, Labrie-EPG Quote, Sourcewell contract - Autocar, Sourcewell contract - Labrie, Labrie proposal summary, Autocar Specs ACX64, Letter of intent

7.6 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND THE STATE OF TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY FOR PARTICIPATION IN THE TENNESSEE ADVANCED COMMUNICATIONS NETWORK (TACN) - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: The TACN is a P25 Standards Based system constructed by Motorola. It consists of radio communications sites

utilizing the VHF High Band, 700MHz and 800MHz frequencies. Master Sites are located diversely throughout the state. Microwave links between the Master Sites and the radio sites utilize redundant methods for a Public Safety grade of service. The TACN extends throughout the State of Tennessee.

The City of Columbia shall be authorized to participate in the TACN. The TACN has features that will enable the City of Columbia to establish restricted "talk groups" for local events without interrupting on-going regional communications, thereby facilitating improved response by Emergency Service Entities and enhancing public safety.

The contract shall be effective on August 14, 2023 and extend for a period of sixty-four (64) months after the effective date. If, in the future event the State does not receive funding, the City could have a liability of \$200 (Two Hundred Dollars) per radio on the system. However, Pursuant to the contract C.1.A. - "In the event fees are to be charged, no fees will be charged if radios are programmed for, and so long as radios stayed programmed for, Mutual Aid Talk Groups as those are defined and determined by the State's Director of Wireless Communications."

ATTACHMENTS: Staff Report TACN, TACN Contract

7.7 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MUSIC CITY PUBLICATIONS IN THE AMOUNT OF \$8,500 FOR ADVERTISING IN MAURY COUNTY LIVING & WILLIAMSON COUNTY LIVING MAGAZINES FOR FIVE ISSUES - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Maury County Living & Williamson County Living are popular local magazines where Visit Columbia and Main Street advertise to reach locals and visitors in the middle Tennessee region.

CERTIFICATION: The Chief Financial Officer certifies that \$8,500 is budgeted and unencumbered in Tourism - Professional Services.

ATTACHMENTS: Staff Report Template Music City Publications, Maury and Williamson Co Living Insertion Order 2023-24

- 7.8 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STR IN THE AMOUNT OF \$2,520 FOR AN ANNUAL LICENSE THAT PROVIDES MONTHLY LODGING OCCUPANCY DATA REPORTS - CITY MANAGER'S OFFICE.**

RECOMMENDATION: Approve.

INFORMATION: STR is the trusted leader in the hospitality industry for occupancy data. This report tracks Columbia hotel data as well as a select set of competitive destinations for comparison.

CERTIFICATION: The Chief Financial Officer certifies that \$2,520 is budgeted and unencumbered in Tourism - Other Services.

ATTACHMENTS: Staff Report STR, STR AGREEMENT

- 7.9 APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN THE CITY OF COLUMBIA AND PILGRIMAGE EVENTS IN THE AMOUNT OF \$3,000 FOR A MARKETING SPONSORSHIP TO PROMOTE VISIT COLUMBIA - CITY MANAGER'S OFFICE.**

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia tourism department would like to purchase a booth sponsorship at the 2023 Pilgrimage Festival to market and promote Columbia to festivalers, which includes mentions in Pilgrimage social media and other marketing promotions as a sponsor. The cost is \$3,000.

CERTIFICATION: The Chief Financial Officer certifies that \$3,000 is budgeted and unencumbered in Tourism - Other Services.

ATTACHMENTS: Staff Report Pilgrimage Festival, Columbia TN_AMT Partnership Agreement_2023

7.10 APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AMENDED LEASE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY FOR THE POLKS AT PRESERVATION PARK - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The development of The Polks at Preservation Park is a strategic planning objective identified by the City Council. The site was identified as an appropriate location for the proposed park across the street from the ancestral home of President James K. Polk at the corner of West 7th Street and North High Street. The property is owned by Maury County, the parking lot adjacent to the Maury County Tourism and Visitors Bureau offices. The lease agreement was approved by the Maury County Commission at the November 18, 2019 meeting. The project was postponed due to the pandemic resulting in the amended lease agreement with a 2023 start date. This agreement proposes a lease term of 25 years with 10 year options beginning at the end of the first 25 years with rent payments totaling \$1 per year.

CERTIFICATION: The Chief Financial Officer certifies that \$1 is budgeted and unencumbered in General City Admin-Misc-Rents.

ATTACHMENTS: Staff Report - Council - Amended Lease, Amended Lease Agreement - Maury County, Preservation Park Description 6-30-23, Preservation Park Rendering 2023, Preservation Park Survey, City Easement 06-30-23

7.11 APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE SOFTWARE LICENSING AGREEMENT WITH ESKILL IN THE AMOUNT OF \$5,000 TO PROVIDE VALID AND RELIABLE TESTING FOR PRE-EMPLOYMENT AND SKILLS GAP TESTING - HUMAN RESOURCES.

RECOMMENDATION: Approve.

INFORMATION: Using tests provided by ESkill will provide validity and reliability to avoid charges of disparate impact. They have a bank of over 800 standardized tests to administer for pre-

employment, and skills gap assessments to assist with assigning learning and development courses.

CERTIFICATION: The Chief Financial Officer certifies that \$5,000 is budgeted and unencumbered in General City Admin-Misc-Other Services.

ATTACHMENTS: Staff Report Eskills, eSkill Contract

7.12 APPROVE A REIMBURSEMENT IN THE AMOUNT OF \$200,000 TO VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC FOR VILLAGE AT CARTER'S STATION SUBDIVISION IN THE CITY OF COLUMBIA, TENNESSEE – WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: On February 4, 2022, a surety guarantee was deposited from Village at Carter's Station Development, LLC to ensure the completion of roads, striping, signage, curbing, sidewalks, drainage, grading and street lighting, or any other improvements required for Village at Carter's Station Subdivision.

ATTACHMENTS: Consent for Surety Reimbursement- Staff Report, Surety Request, Surety for Villages at Carter's Station 2022

8. ADMINISTRATION.

9. RESOLUTIONS.

9.1 RESOLUTION NO. 23-51 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-51.

INFORMATION: The City Recorder is presenting tax corrections through 7/21/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report for Resolution No. 23-51, Resolution No. 23-51

9.2 RESOLUTION NO. 23-52 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE 2023 TOURISM ENHANCEMENT GRANT THROUGH THE TENNESSEE DEPARTMENT OF TOURIST DEVELOPMENT, ACCEPT THE GRANT AWARD NOT TO EXCEED \$100,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia is requesting authorization to apply for the 2023 Tourism Enhancement Grant through the Tennessee Department of Tourist Development for a matching grant not to exceed \$100,000 that will be used to enhance tourism-related infrastructure by creating a boat access point above the dam on the Duck River.

CERTIFICATION: The Chief Financial Officer certifies that \$100,000 will be proposed in a forthcoming appropriation ordinance once the grant is awarded.

ATTACHMENTS: Staff Report for Resolution No. 23-52, Resolution No 23-52

9.3 RESOLUTION NO. 23-53 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT DOWNTOWN IMPROVEMENT GRANT PROGRAM IN THE AMOUNT NOT TO EXCEED \$400,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-53.

INFORMATION: The State of Tennessee Department of Economic and Community Development (TNECD) administers the Downtown Improvement Grant Program. Previously known as the Tennessee Facade Grant Program, the City received program funds in FY 219-2020.

Grant proceeds are used for a 50/50 mix of downtown improvements and facade improvement projects. Downtown improvements proposed using Downtown Improvement Grant Program funds include installation of bump-out curbing in and around the downtown square, installation of new trash can recycling receptacles and design and installation of downtown, pedestrian wayfinding signage. The remaining 50% of funds would be granted to subrecipients using the same criteria that the City used in FY 2019-2020.

Applications are due August 14, 2023. Grant awards are expected to be unmoved by the end of 2023.

CERTIFICATION: The Chief Financial Officer certifies that \$400,000 would be proposed in a forthcoming amendment once grant funds are awarded to the City.

ATTACHMENTS: Staff Report for Resolution No. 23-53, Resolution No 23-53

10 ORDINANCES.

10.1 2ND CONSIDERATION OF ORDINANCE NO. 4471 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4471 on second consideration.

INFORMATION: During the transition from Zoning Ordinance 3638 to Zoning Ordinance 4400, the zoning map was adopted with the aforementioned property reflecting a CD-3 (Neighborhood Character District) residential zoning instead of the CD-4 (General

Urban Character District) that the MCD (Mixed Use Commercial Service District) correlated to and was previously zoned. The applicant is requesting the rezoning for correction. The Municipal Planning Commission reviewed this request at the June 14, 2023 meeting and recommended approval by a vote of six to zero.

ATTACHMENTS: Staff Report for Ordinance 4471, Ordinance 4471-Rezone.Freehand-Cleburne, OrdNo4471-ExhA, OrdNo4471-ExhB, Staff Report

10.2 2ND CONSIDERATION OF ORDINANCE NO. 4472 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4472 on second consideration.

INFORMATION: The applicant is requesting the removal of the current PUD (Planned Unit Development) zoning overlay from the property. The Connect Columbia comprehensive plan supports the requested CD-5 zoning. The original PUD was never developed and current Zoning Ordinance standards could not be met for the stand-alone five acre property. The applicant presents a concept for future development under the CD-5 (Urban Center Character District) zoning, and reflects a mix of residential types with pocket parks and a thoroughfare. The property is behind established commercial property and adjacent to the Taylor Landing development. The Municipal Planning Commission reviewed this request and recommended approval by a vote of five to one at the June 14, 2023 meeting.

ATTACHMENTS: Staff Report for Ordinance 4472, Ordinance No. 4472, OrdNo4472-ExhA, OrdNo4472-ExhB, Staff Report, Concept

10.3 1ST CONSIDERATION OF ORDINANCE NO. 4473 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4473 on first consideration and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting the rezoning of the one acre parcel for future residential development with the concept reflecting four possible lots. The original request was to rezone to a CD-3 (Neighborhood Character District) with a comprehensive plan amendment that would allow the zoning, however, Planning Commission reviewed the request and suggested the CD-4 district. CD-4 is a compatible zoning district for the Urban Neighborhood designated property. The Planning Commission recommended approval with a vote of six to zero at the July meeting.

ATTACHMENTS: Staff Report Ordinance 4473, Ordinance No. 4473, Ordinance No. 4473 - Exhibit A, Ordinance No. 4473 - Exhibit B, Ordinance No. 4473 Updated Staff Report, Ordinance No. 4473 Staff Report, Ordinance No. 4473 Updated Concept

10.4 1ST CONSIDERATION OF ORDINANCE NO. 4474 - AN ORDINANCE TO AMEND ORDINANCE 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY. - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: To forward the applicant's request to approve Ordinance 4474 and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting a revision to the Honey Farm PUD Master Plan. The proposal consists of 192 townhomes units along Honey Farm Way being approximately 25.87 acre portion of Tax Map 51 Parcel 58. The Planning Commission reviewed this request and recommended denial by a vote of six to zero at the July 12, 2023 meeting.

ATTACHMENTS: Staff Report Ordinance No. 4474 - Council, Ordinance No. 4474, Ordinance No. 4474 - Exhibit A, Ordinance No. 4474 - Exhibit B, Ordinance No. 4474 Staff Report

10.5 1ST CONSIDERATION OF ORDINANCE NO. 4475 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) AND ESTABLISH SEPTEMBER 14, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4475 on first consideration and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting that the majority of the Carriage Hills Subdivision, approximately 55 lots, be rezoned from CD-3 (Neighborhood Large Lot) to CD-3L (Neighborhood Large Lot Character District). The lots are established in the subdivision and no changes are anticipated. The CD-3L zoning district permits the use of a single family detached dwelling. There are three existing lots that only have a portion of the property within the city limits. The Planning Commission reviewed this request and recommended a denial, with a vote of five to one, based on Article 8.5.19.H.4.e, Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

ATTACHMENTS: Staff Report Ordinance No. 4475 - Council, Ordinance No. 4475, Ordinance No. 4475 - Exhibit A, Ordinance No. 4475 - Exhibit B, Ordinance No. 4475 Staff Report, Ordinance No. 4475 Concept Plan

11 PUBLIC COMMENT.

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12 OTHER BUSINESS.

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13 EXECUTIVE SESSION.

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14 ADJOURNMENT.

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15 UPCOMING EVENTS.

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