



**City of Columbia City Council  
Study Session Agenda  
September 7, 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**

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**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 RESOLUTION NO. 23-57 (RELATES TO ITEM 9.4) - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA - WARD 2

1. Staff Report Resolution No. 23-57 PH
2. Resolution No. 23-57
3. Resolution No. 23-57 Exhibit A
4. Resolution No. 23-57 Exhibit B
5. Resolution No. 23-57 Exhibit C
6. Resolution No. 23-57 Plan Of Services
7. Resolution No. 23-57 DS Staff Report
8. Resolution No. 23-57 Concept

### 2. PUBLIC HEARING ON ORDINANCE NO. 4473 (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 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

1. Staff Report Ordinance No. 4473 PH
2. Ordinance No. 4473
3. Ordinance No. 4473 - Exhibit A
4. Ordinance No. 4473 - Exhibit B
5. Ordinance No. 4473 Updated DS Staff Report
6. Ordinance No. 4473 DS Staff Report
7. Ordinance No. 4473 Updated Concept

### 3. PUBLIC HEARING ON ORDINANCE NO. 4475 (RELATES TO ITEM 10.2) - AN ORDINANCE TO AMEND ORDINANCE 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 CREE PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) - WARD 5

1. Staff Report Ordinance 4475 PH
2. Ordinance No. 4475 as amended
3. Ordinance No. 4475 - Exhibit A
4. Ordinance No. 4475 - Exhibit B
5. Ordinance No. 4475 DS Staff Report
6. Ordinance No. 4475 Concept Plan

- 1. CALL TO ORDER/ROLL CALL.**
- 2. INVOCATION BY TANYA MASON OF BETHEL CHAPEL AME CHURCH.**
- 3. PLEDGE OF ALLEGIANCE.**
- 4. APPROVAL OF AGENDA.**
- 5. PRESENTATIONS.**
  - 5.1 PRESENTATION BY HABITAT FOR HUMANITY (REGULAR MEETING ONLY) - .**

**6. ORGANIZATIONAL BUSINESS.**

- 6.1 APPROVE THE MINUTES OF THE AUGUST 10, 2023 COUNCIL REGULAR MEETING - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**ATTACHMENTS:** August 10, 2023 Minutes

- 6.2 APPROVE THE RETIREMENT BENEFITS FOR TERRY REDDING, TRAFFIC MAINTENANCE TECH II, PUBLIC WORKS DEPARTMENT - HUMAN RESOURCES.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Terry Redding has been an employee of the City of Columbia for 27 years. His effective retirement date is September 16, 2023 with pension payments to begin on October 1, 2023.

**ATTACHMENTS:** Staff Report.

- 6.3 APPROVE THE RETIREMENT BENEFITS FOR KIMBERLY ELLIOTT, ADMINISTRATIVE ASSISTANT, WASTEWATER DEPARTMENT - HUMAN RESOURCES.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Kimberly Elliott has been an employee of the City of Columbia for 23 years. Her effective retirement date is October 2, 2023 with pension payments to begin on November 1, 2023.

**ATTACHMENTS:** Staff Report Kim Elliott

- 6.4 ELECTION OF ERNIE ALLEN, JR., TO THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD AND THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD TO FILL AN UNEXPIRED TERM ENDING ON NOVEMBER 14, 2023 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

- 6.5 APPROVE THE MAYOR'S APPOINTMENT OF LORIE FISHER TO THE CITY OF COLUMBIA HISTORIC ZONING COMMISSION TO FILL AN UNEXPIRED TERM THAT ENDS ON JANUARY 14, 2026 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

- 6.6 COUNCIL'S APPOINTMENT OF MEMBERS TO THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS BOARD - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Pursuant to Section 113 of the 2018 IBC, in order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals.

## **7. CONSENT AGENDA**

- 7.1 APPROVE DISBURSEMENTS FOR THE MONTH OF JULY 2023 IN THE AMOUNT OF \$7,759,349.72 - FINANCE.**

**RECOMMENDATION:** Approve.

**ATTACHMENTS:** July 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:** September 2023 Surplus

**7.3 APPROVE CERTIFICATION OF OFFICIALS DESIGNATED AS  
SIGNATORIES AT THE CITY'S BANKING INSTITUTIONS -  
FINANCE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The attached Certification of Officials form includes City officials serving in their respective roles specified in Banking Resolution No. 23-05. City officials listed on the certification form currently hold said positions, having served in such since September 14, 2023.

**ATTACHMENTS:** Staff Report Certification of Officials, Certification of Officials Form

**7.4 APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN  
EIGHTY-FOUR-MONTH LEASE AGREEMENT WITH WILLIAM C.  
HARGROVE FOR THE LEASE OF PROPERTY TO BE UTILIZED  
AS A FIRING RANGE IN THE AMOUNT OF \$13,200 FOR FY23-24  
- POLICE DEPARTMENT.**

**RECOMMENDATION:** Approve and authorize the execution of an 84-month lease agreement with William C. Hargrove for property utilized as a Firearms Range.

**INFORMATION:** The Police Department has had a non-exclusive lease on 84 acres of land on Williamsport Pike for use as a firearms range for a number of years. The Police Department wishes to

execute an 84-month lease on approximately 5.5 acres at a cost of \$ 13,200 annually, with a ten percent increase every three years (paid in quarterly payments). Due to the cost efficiency, the lease term is for a total of seven years.

**CERTIFICATION:** The Chief Financial Officer certifies that \$13,200 is budgeted and unencumbered in Police Dept-Support Services - Rents.

**ATTACHMENTS:** Staff Report Firing Range, Williamsport Pike Range lease, Lease Area Description Exhibit A, Williamsport Lease Area with Aerial , Williamsport Lease Area

**7.5 APPROVE AND AUTHORIZE THE SOLE SOURCE PROCUREMENT FOR A THERMO SCIENTIFIC FIRSTDEFENDER RMX UNIT IN THE AMOUNT OF \$53,550 (FIFTY-THREE THOUSAND FIVE HUNDRED FIFTY DOLLARS) FOR FIRE & RESCUE, EMERGENCY MANAGEMENT DIVISION - FIRE & RESCUE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The Emergency Management Division is requesting the sole source procurement for a Thermo Scientific FirstDefender RMX unit for rapid, accurate identification of unknown chemicals including explosives, narcotics, toxic industrial chemicals, precursors, white powders and more. Responder and community safety are critical when analyzing potentially hazardous materials. This instrument provides more flexibility and increased safety for first responders.

**CERTIFICATION:** The Chief Financial Officer certifies that \$53,550 is budgeted and unencumbered in Fire Dept - Emer Mgmt - Controllable Assets.

**ATTACHMENTS:** Staff Report Thermo Scientific FirstDefender RMX Unit, Tennessee Sole Source Letter 8-2023 (002), First Defender RMX

**7.6 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND**

**TRAILHEAD MEDIA IN THE AMOUNT OF \$9,750 FOR DIGITAL BILLBOARD ADVERTISING ON NORTHBOUND INTERSTATE 65 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Digital billboards are just one tactic of the Visit Columbia marketing strategy designed to reach thousands of travelers daily along interstates and surface streets of the Nashville/Middle TN area, encouraging and inspiring travel to Columbia while building brand awareness.

**CERTIFICATION:** The Chief Financial Officer certifies that \$9,750 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

**ATTACHMENTS:** Staff Report Trailhead Media, Trailhead Media Contract 2023-24

**7.7 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LAMAR ADVERTISING IN THE AMOUNT OF \$12,000 FOR DIGITAL BILLBOARD ADVERTISING IN THE NASHVILLE/MIDDLE TN AREA - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Digital billboards are just one tactic of the Visit Columbia marketing strategy designed to reach thousands of travelers daily along interstates and surface streets of the Nashville/Middle TN area, encouraging and inspiring travel to Columbia while building brand awareness.

**CERTIFICATION:** The Chief Financial Officer certifies that \$12,000 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

**ATTACHMENTS:** Staff Report Lamar, Lamar - 2023-24 Contract

**7.8 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND PERENNIAL COMMUNICATIONS IN THE AMOUNT OF \$2,545**

**FOR ADVERTISING IN THE NEW RESIDENTS GUIDE - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The New Residents Guide is published twice a year, and is designed to be a resource for new and relocating residents with articles, tips, and business resources for the communities of Maury and Williamson County.

**CERTIFICATION:** The Chief Financial Officer certifies that \$2,545 is budgeted and unencumbered in Tourism Enhancement - Other Charges & Services.

**ATTACHMENTS:** Staff Report Perennial Communications New Residents Guide, New Residents Guide Contract

**7.9 APPROVE AND AUTHORIZE THE MAYOR TO SIGN AGREEMENT NO. 230183 WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR BRIDGE REPLACEMENT AT NORTH JAMES M CAMPBELL BOULEVARD OVER TENNESSEE SOUTHERN RAILROAD PIN 124542.00. STATE PROJECT NO. 60HPB1-S3-006 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve.

**INFORMATION:** This project was identified in the IMPROVE Act and would consist of replacing the bridge along North James M. Campbell Boulevard over Tennessee Southern Railroad in Columbia, Tennessee. The proposed bridge is to be one hundred thirty (130) feet long concrete beam bridge with one (1) span. The bridge replacement will be 100% state funded.

**ATTACHMENTS:** TDOT Agreement No. 230183 Staff Report, TDOT Agreement No. 2308183

**7.10 APPROVE A SURETY RELEASE IN THE AMOUNT OF \$160,800 TO TRACK WEST PARTNERS, LLC FOR 610 S. JAMES M. CAMPBELL BOULEVARD IN THE CITY OF COLUMBIA, TENNESSEE- WARD 4 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Surety Guarantee Release.

**INFORMATION:** On December 22, 2022, a surety guarantee in the amount of \$160,800 was deposited from Track West Partners, LLC to ensure the completion of roads and paving for 610 S. James M. Campbell Boulevard (Chipotle Mexican Grill) in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

**CERTIFICATION:** The Chief Financial Officer certifies that \$160,800 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

**ATTACHMENTS:** Staff Report Surety Release Track West Partners, TN Columbia - City Cash Bond Release Request

**7.11 APPROVE A SURETY RELEASE IN THE AMOUNT OF \$20,000 TO HONEY FARMS MANAGEMENT, LLC FOR THE COMPLETION OF PAVING FOR HONEY FARMS DEVELOPMENT, PHASE 2, SECTION 1A, IN THE CITY OF COLUMBIA, TENNESSEE- WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Surety Guarantee Release.

**INFORMATION:** On December 13, 2016, a surety guarantee in the amount of \$20,000 was deposited from Honey Farms Management, LLC to ensure the completion of paving for Honey Farms Development, Phase 2, Section 1A, in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

**CERTIFICATION:** The Chief Financial Officer certifies that \$20,000 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

**ATTACHMENTS:** Staff Report Surety Release Honey Farm Phase 2 Section 1A, Honey Farms Development -surety deposits, Honey Farm Townhomes Phase 2 Section 1

**7.12 APPROVE A SURETY RELEASE IN THE AMOUNT OF \$40,000 TO HONEY FARMS MANAGEMENT, LLC FOR THE**

**COMPLETION OF PAVING FOR HONEY FARMS DEVELOPMENT, PHASE 2, SECTION 2, IN THE CITY OF COLUMBIA, TENNESSEE- WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Surety Guarantee Release.

**INFORMATION:** On January 12, 2019, a surety guarantee in the amount of \$40,000 was deposited from Honey Farms Management, LLC to ensure the completion of paving for Honey Farms Development, Phase 2, Section 2, in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

**CERTIFICATION:** The Chief Financial Officer certifies that \$40,000 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

**ATTACHMENTS:** Staff Report Surety Release Honey Farms Phase 2 Section 2, Honey Farms Development -surety deposits, Honey Farm Townhomes Phase 2 Section 2

**7.13 APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A . THREE-YEAR AGREEMENT BETWEEN THE CITY OF COLUMBIA AND ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) FOR ACCESS TO LICENSE SOFTWARE IN THE AMOUNT OF \$39,700, THE ANNUAL SUBSCRIPTION RATE - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve.

**INFORMATION:** ESRI offers a Small Municipal and County Government Enterprise Agreement (SGEA) for access to software and GIS technology. This three-year agreement provides all departments' eligibility for use of all software and services provided within the scope for the annual rate of \$39,700.

**CERTIFICATION:** The Chief Financial Officer certifies that \$19,850 is budgeted and unencumbered in Wastewater Fund - Software Support & Maintenance and \$19,850 is budgeted and

unencumbered in General Fund-Miscellaneous - Software Maintenance.

**ATTACHMENTS:** Staff Report ESRI Agreement, ESRI GIS Renewal

**7.14 APPROVE AND AUTHORIZE THE MAYOR TO SIGN AMENDMENT NO. 1 (REVISED) FOR PROFESSIONAL SERVICES WITH GRESHAM, SMITH AND PARTNERS FOR THE NASHVILLE HIGHWAY AND BEAR CREEK PIKE INTERSECTION PROJECT - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Amendment No. 1 (Revised) to the current contract with Gresham, Smith and Partners.

**INFORMATION:** Development Services prepared a Request for Qualifications and advertised for consultant engineers to provide services related to Rights-of-Way, design, and construction of intersection improvements at Nashville Highway (ST6-/US-31) and Bear Creek Pike (SR-99/US-412) intersection East to Tom Hitch Parkway.

The purpose of this Amendment No. 1 (Revised) is to modify The Effective Date of this Amendment from March 3, 2023 to August 25, 2023. All other terms and modifications remain the same.

**ATTACHMENTS:** Staff Report Amendment 1 Revised, Amendment No. 1 Revised

**7.15 APPROVE THE PURCHASE FROM WAYPOINT OF NETWORK COMMUNICATIONS EQUIPMENT PER THE MIS REPLACEMENT SCHEDULE IN THE AMOUNT OF \$264,788.61 UTILIZING STATE CONTRACTS - MIS.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The Purchasing Agent approved the National Cooperative Purchasing Alliance contract bid #NCPA 01-96 for Dell, Inc. for a six-year term from October 1, 2015, to October 31, 2023. The vendor of record for the contract is Dell, Inc. Waypoint

is a Dell partner.

Per Quote AAAQ17484 obtained from Waypoint reflecting our choice of configuration:

39 Enterprise Network Switches & 5-year support including license fees totaling \$229,988.61

Onsite Implementation Services will be purchased for the amount of \$34,800.

The total purchase is \$264,788.61 to Waypoint per NCPA State Contract #NCPA 01-96.

**CERTIFICATION:** The Chief Financial Officer certifies that \$264,789 is budgeted and unencumbered in Management Information Systems - Computer Equipment.

**ATTACHMENTS:** Staff Report Waypoint, Waypoint Quote

**7.16 APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDER #1 TO CONTRACT # 1222-C3 WITH PATH COMPANY, LLC IN THE AMOUNT OF \$221,908 - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve.

**INFORMATION:** Change Order #1 consists of a 50-ton chiller, 2 chilled water pumps and controls installation serving the Administration Building of the Wastewater Department. The existing unit is 23 years old and has caused several problems this summer. The total cost of Change Order #1 is \$221,908, bringing the total cost of Contract 1222-C3 to \$1,046,605.

**CERTIFICATION:** The Chief Financial Officer certifies that \$221,908 will be included in appropriation amendment #1 in Wastewater-Treatment Plant-Buildings/Structure on second consideration on October 12, 2023.

**ATTACHMENTS:** Staff Report Change Order 1, Path Change Order No. 1

## **8. ADMINISTRATION.**

### **8.1 APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY SENIOR CITIZENS CENTER, INC. IN THE AMOUNT OF \$38,000 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The City of Columbia Human Resource Department was abolished in 2002 and one of the former City employees became an employee of the Senior Citizens with the agreement that the City of Columbia would continue to pay the employee's annual salary. The length of this contract is for one-year and in the amount of \$38,000 for the employee's salary and for general support of Maury County Senior Citizens Center, Inc., whose services promote the general welfare of the residents of Columbia.

**CERTIFICATION:** The Chief Financial Officer certifies that \$38,000 is budgeted and unencumbered in City Council - Contractual Agreements.

**ATTACHMENTS:** Staff Report Maury County Senior Citizens Center, Maury County Senior Citizens Contract

### **8.2 APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY REGIONAL AIRPORT AUTHORITY IN THE AMOUNT OF \$10,000 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** This contract provides for the City of Columbia to provide \$10,000 to support the maintenance and continued operation of the Maury County Regional Airport.

**CERTIFICATION:** The Chief Financial Officer certifies that \$10,000 is budgeted and unencumbered in City Council - Contractual Agreements.

**ATTACHMENTS:** Staff Report Maury County Regional Airport Authority, Maury Regional Airport Authority Contract

**8.3 APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND KEEP MAURY BEAUTIFUL IN THE AMOUNT OF \$8,000 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** This contract provides for the payment of \$8,000 to Keep Maury Beautiful, Inc., to support the programs and continued operation of keeping the City of Columbia clean.

**CERTIFICATION:** The Chief Financial Officer certifies that \$8,000 is budgeted and unencumbered in City Council - Contractual Agreements.

**ATTACHMENTS:** Staff Report Keep Maury Beautiful, Keep Maury Beautiful Contract

**8.4 APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND TENNESSEE REHABILITATION CENTER AT COLUMBIA IN THE AMOUNT OF \$17,000 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** This contract provides for the payment of \$17,000 to Tennessee Rehabilitation Center at Columbia for the purpose of training and assisting Columbia's residents in finding vocational opportunities.

**CERTIFICATION:** The Chief Financial Officer certifies that \$17,000 is budgeted and unencumbered in City Council - Contractual Agreements.

**ATTACHMENTS:** Staff Report TN Rehab, TN Rehab Contract

**8.5 APPROVE THE CONTRACTUAL AGREEMENT FOR ECONOMIC DEVELOPMENT SERVICES BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY CHAMBER AND ECONOMIC**

**ALLIANCE IN THE AMOUNT OF \$100,000 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve.

**INFORMATION:** The purpose of this contract is for the Maury County Chamber and Economic Alliance to promote the economic development and perform certain economic development services for the benefit of the City of Columbia. This agreement is in the amount of \$100,000 for a one-year term.

The contract calls for quarterly payments to the Maury County Chamber and Economic Alliance contingent upon quarterly presentation to the City Council.

**CERTIFICATION:** The Chief Financial Officer certifies that \$100,000 is budgeted and unencumbered in City Council - Contractual Agreements.

**ATTACHMENTS:** Staff Report Maury County Chamber & Economic Alliance, Maury County Chamber & Economic Alliance Contract

**9. RESOLUTIONS.**

**9.1 RESOLUTION 23-50 - A RESOLUTION TO RATIFY AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WATER INFRASTRUCTURE INVESTMENT PROGRAM IN THE AMOUNT NOT TO EXCEED \$4,819,505.99 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve Resolution No. 23-50.

**INFORMATION:** The State of Tennessee Department of Environment and Conservation (TDEC) administers the Water Infrastructure Investment Program. The program is funded using American Rescue Funds. All Tennessee communities are eligible to apply for funds for eligible improvements to sanitary sewer (wastewater) and clean water systems.

The City proposes to use funds to reimburse the Columbia

Wastewater (Sewer) System for sewer system rehabilitation and construction of the Bear Creek Sewage Pumping Station. In using funds for existing, eligible projects, the City will use the offset savings from current year budgeted expenditures towards the pending Wastewater Treatment Plant Expansion (construction phase).

The grant proposal requests the maximum eligible amount, the amount not to exceed \$4,819,505.99. The estimated project costs for sewer system rehabilitation and Bear Creek Pike Sewage Pumping Station are estimated to total \$2,450,000 and \$7,325,000. The local match proposed for the TDEC ARP project would shall not exceed \$4,955,494.01 in local Wastewater (Sewer) System funds.

**CERTIFICATION:** The Chief Financial Officer certifies that \$4,955,494.01 is budgeted and unencumbered in the Wastewater Fund project accounts with grant proceeds proposed to be budgeted in a forthcoming appropriation amendment once grant funds are awarded to the City.

**ATTACHMENTS:** Staff Report Resolution No. 23-50, Resolution No. 23-50

**9.2 RESOLUTION NO. 23-55 - A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE TROTWOOD AVENUE DEVELOPMENT - WARD 1 - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve Resolution No. 23-55.

**INFORMATION:** The Trotwood Avenue Development consists of 965 linear feet of 8-inch gravity sanitary sewer lines located in Ward 1. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety, 25% of the construction surety, to be left in place for one-year after council acceptance. The Wastewater Department has completed the necessary testing and inspections for acceptance.

**ATTACHMENTS:** Staff Report Resolution No. 23-55, Resolution No. 23-55, Resolution No. 23-55 Dedication Letter

**9.3 RESOLUTION NO. 23-56 – A RESOLUTION TO ACCEPT A DONATION OF (8) EIGHT PICKLEBALL PADDLES AND (6) SIX BALLS WITH A COMBINED VALUE OF \$170 (ONE HUNDRED SEVENTY DOLLARS) FROM SELKIRK SPORTS TO BE USED BY COLUMBIA FIRE & RESCUE - FIRE & RESCUE.**

**RECOMMENDATION:** Approve Resolution No. 23-56.

**INFORMATION:** Selkirk Sports Growth Program is donating paddles and balls for the growth of Pickleball to schools, clinics, first responders and non-profits.

Columbia Fire & Rescue requests approval to accept the donation of (8) eight Pickleball paddles and (6) six balls with a combined value of \$170.

**ATTACHMENTS:** Staff Report Resolution No. 23-56, Resolution No. 23-56

**9.4 RESOLUTION NO. 23-57 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Resolution No. 23-57.

**INFORMATION:** The City of Columbia Wastewater Department is requesting the annexation with a plan of services for property located off Estes Lane and Treatment Plant Road, being a 22-acre portion of Tax Map 88 Parcel 33.07. The property is proposed as the expansion site for the City's utility facility and will be zoned under the default annexation zoning of CD-3L (Neighborhood Large Lot Character District). The Planning Commission reviewed this request at the August 9, 2023 meeting and recommended approval by a unanimous vote of six to zero.

**ATTACHMENTS:** Staff Report Resolution No. 23-57, Resolution No. 23-57, Resolution No. 23-57 Exhibit A, Resolution No. 23-57 Exhibit B, Resolution No. 23-57 Exhibit C, Resolution No. 23-57 Plan Of

Services, Resolution No. 23-57 DS Staff Report, Resolution No. 23-57 Concept

**9.5 RESOLUTION NO. 23-58 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.**

**RECOMMENDATION:** Approve Resolution No. 23-58.

**INFORMATION:** The City Recorder is presenting tax corrections through 8/25/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

**ATTACHMENTS:** Staff Report Resolution No. 23-58, Resolution No. 23-58, Resolution No. 23-58 Schedule A

**9.6 RESOLUTION NO. 23-59 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE INDUSTRIAL PARK PUMP STATION AND FORCE MAIN (MERSEN) - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve Resolution No. 23-59.

**INFORMATION:** Industrial Park Pump Station and Force Main (Mersen) consist of 6,240 linear feet of 6-inch force main and a 180 GPM (Gallon per Minute) pump station located off of Highway 7 in the City of Columbia. The developers have met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

**ATTACHMENTS:** Staff Report Resolution No. 23-59 , Resolution No. 23-59 , Resolution No. 23-59 Dedication Letter

**9.7 RESOLUTION NOS. 23-60 THROUGH 23-69 - RESOLUTIONS AUTHORIZING APPROPRIATIONS FOR FINANCIAL AID TO NON-PROFIT ORGANIZATIONS WHOSE SERVICES BENEFIT THE GENERAL WELFARE OF THE RESIDENTS OF THE CITY OF COLUMBIA IN ACCORDANCE WITH TCA SECTION 6-54-111 - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve Resolution Numbers 23-60 through 23-69.

Resolution No. 23-60 – Authorizing an appropriation of \$1,000 to Crimestoppers of Maury County, to help fund general operations for Crimestoppers of Maury County, Inc.

Resolution No. 23-61 – Authorizing an appropriation of \$3,000 to James K. Polk Memorial Association to promote tourism, educational activities, support general operations and services.

Resolution No. 23-62 – Authorizing an appropriation of \$10,000 to the Boys and Girls Club of Maury County to support general operations and services.

Resolution No. 23-63 - Authorizing an appropriation of \$5,550 to South Central Human Resources Agency to support general operations and services.

Resolution No. 23-64 – Authorizing an appropriation of \$5,000 to the Family Center, to support general operations and services.

Resolution No. 23-65 – Authorizing an appropriation of \$5,000 to Center of Hope to support general operations and services.

Resolution No. 23-66 - Authorizing an appropriation of \$3,000 to Columbia Cares, to support agency operational expenses and services.

Resolution No. 23-67 – Authorizing an appropriation of \$25,000 to Columbia State Community College for the Southern Regional Technology Center Building (Year 2 of 4).

Resolution No. 23-68 – Authorizing an appropriation of \$5,000 to Kid's Place to support general operations and services.

Resolution No. 23-69 – Authorizing an appropriation of \$5,000 to Maury County Harvest Share Food Pantry to support general operation and services.

**CERTIFICATION:** The Chief Financial Officer certifies that \$67,550 is budgeted and unencumbered in City Council - Special Appropriations.

**ATTACHMENTS:** Staff Report Resolution Nos 23-60 through 23-69, Resolution No. 23-60, Resolution No. 23-61, Resolution No. 23-62, Resolution No. 23-63, Resolution No. 23-64, Resolution No. 23-65, Resolution No. 23-66, Resolution No. 23-67, Resolution No. 23-68, Resolution No. 23-69

**9.8 RESOLUTION NO. 23-70 – A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE HONEY LAKES TOWNHOMES - WARD 2 - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve Resolution 23-70.

**INFORMATION:** Honey Lakes Townhomes consist of 2,060 linear feet of 8-inch gravity main in Ward 2 of the City of Columbia. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety. The Wastewater Department has performed the necessary testing and inspections.

**ATTACHMENTS:** Staff Report Resolution No. 23-70, Resolution No. 23-70, Resolution No. 23-70 Dedication Letter

**9.9 RESOLUTION NO. 23-71 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE DEPARTMENT OF ENERGY, ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED \$76,480 - FINANCE.**

**RECOMMENDATION:** Approve Resolution No. 23-71.

**INFORMATION:** The United States Department of Energy administers the Energy Efficiency and Conservation Block Grant (EECBG) program. The EECBG Program is designed to assist states and local government in implementing strategies to reduce energy use and to improve energy efficiency. The Department of Energy listed EECBG allocations for communities, which the City of

Columbia's allocation totals \$76,480.

The application proposes using program funds for reimbursement of LED lighting equipment and installation. EECBE projects are funded at 100%. PATH Company will provide installation services per the agreement approved at the July 13, 2023 City Council meeting.

Applications are due no later than January 31, 2024. Project costs may be submitted for reimbursement from October 1, 2023 through September 30, 2025.

**CERTIFICATION:** The Chief Financial Officer certifies that \$76,480 would be proposed in a forthcoming appropriation amendment once grant funds are awarded to the City.

**ATTACHMENTS:** Staff Report Resolution No. 23-71, Resolution No. 23-71

## **10 ORDINANCES.**

**10.1 2ND 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 second consideration.

**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 No. 4473, Ordinance No. 4473, Ordinance No. 4473 - Exhibit A, Ordinance No. 4473 - Exhibit B, Ordinance No. 4473 Updated DS Staff Report, Ordinance No. 4473 DS Staff Report, Ordinance No. 4473 Updated Concept

**10.2 2ND CONSIDERATION OF ORDINANCE NO. 4475 (AS AMENDED) - 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) - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Forward the applicant's request to approve Ordinance No. 4475 as amended on second consideration.

**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 as amended, Ordinance No. 4475 as amended, Ordinance No. 4475 - Exhibit A, Ordinance No. 4475 - Exhibit B, Ordinance No. 4475 DS Staff Report, Ordinance No. 4475 Concept Plan

**10.3 1ST CONSIDERATION OF ORDINANCE NO. 4476 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4464 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, SANITATION, CAPITAL PROJECTS, AND WASTEWATER FUNDS AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING - FINANCE.**

**RECOMMENDATION:** Approve Ordinance No. 4476 on first consideration and establish the date of October 12, 2023 as the date of public hearing.

**INFORMATION:** The proposed ordinance is the first amendment to the FY 2024 Appropriation Ordinance, impacting the State Street Aid, Sanitation, Capital Projects and Wastewater Funds and several departments within the General Fund.

Within this budget amendment, the following items are included:

- Reappropriation of funds totaling \$6,678,868 across General, State Street Aid, Sanitation, Capital Projects and Wastewater Funds.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2024 by \$6,678,868 to \$87,117,836.

**ATTACHMENTS:** Staff Report Ordinance No. 4476, Ordinance No. 4476, Ordinance No. 4476 Supporting Docs, Ordinance No. 4476 Budget Summary

**10.4 1ST CONSIDERATION OF ORDINANCE NO. 4477 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 2, SECTIONS 18-208(2) AND 18-209(5)(F) OF THE COLUMBIA MUNICIPAL CODE BY ADDING A PARAGRAPH TO TITLE 18, CHAPTER 2, SECTION 18-208(2) AND BY DELETING TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) AND ESTABLISH THE DATE OF OCTOBER 12,**

**2023 AS THE DATE OF PUBLIC HEARING - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve Ordinance No. 4477 on first consideration and establish the date of October 12, 2023 as the date of public hearing.

**INFORMATION:** The City of Columbia Wastewater Department seeks to update its Municipal Code with respect to the provisions related to sewage to address the availability of sewer services in the event of annexations and to address increased costs of plant operations and sludge disposal contracts.

**ATTACHMENTS:** Staff Report Ordinance No. 4477, Ordinance No. 4477

**10.5 1ST CONSIDERATION OF ORDINANCE NO. 4478 - AN ORDINANCE TO ADD TITLE 18, CHAPTER 1, SECTION 18-106 TO THE COLUMBIA MUNICIPAL CODE PERTAINING TO SEWERS AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING - WASTEWATER DEPARTMENT.**

**RECOMMENDATION:** Approve Ordinance No. 4478 on first consideration and establish the date of October 12, 2023 as the date of Public Hearing.

**INFORMATION:** It is the desire of the City of Columbia Wastewater Department to update its Municipal Code with respect to the provisions related to grinder pump systems under the sewer provisions of such code.

**ATTACHMENTS:** Staff Report Ordinance No. 4478, Ordinance No. 4478

**10.6 1ST CONSIDERATION ON ORDINANCE NO. 4479 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE ARDEN VILLAGE PUD MASTER PLAN AT TAX MAP 51 PARCELS 2 AND 2.05 LOCATED OFF NASHVILLE HIGHWAY AND ARDEN VILLAGE**

**DRIVE AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

**RECOMMENDATION:** Approve Ordinance No. 4479 on first consideration and establish October 12, 2023 as the date of Public Hearing.

**INFORMATION:** The applicant is requesting to modify the Planned Unit Development Master Plan by altering Building "A" with an additional building story. The building will consist of one commercial floor on the ground with two floors of residential above. The three-story proposal will keep in rhythm with the surrounding structures. The Architectural Design Review Team approved this item at the December 2022 meeting with conditions. The Planning Commission reviewed this request at the August 9, 2023 meeting and recommended approval with a vote of six to zero.

**ATTACHMENTS:** Staff Report Ordinance No. 4479, Ordinance No. 4479, Ordinance No. 4479 Exhibit A, Ordinance No. 4479 Exhibit B, Ordinance No. 4479 DS Staff Report

**10.7 1ST CONSIDERATION OF ORDINANCE NO. 4480 - AN ORDINANCE TO ABANDON A RIGHT-OF-WAY LOCATED AT 201 EAST 6TH STREET AND AUTHORIZE THE CONVEYANCE THUS OF SUCH PROPERTY TO MAURY COUNTY, TENNESSEE - CITY MANAGER'S OFFICE.**

**RECOMMENDATION:** Approve Ordinance No. 4480 on first consideration.

**INFORMATION:** Maury County Archives has requested a portion of East 6th Street right-of-way be abandoned. This request was made so the new Archive building can be built on this site.

Due diligence of this request has been completed. An Atmos natural gas line was identified in the right-of-way. The County has agreed to relocate the gas line and Atmos has concurred.

It is recommended this right-of-way request be approved for the new Archive building.

**ATTACHMENTS:** Staff Report Ordinance No. 4480, Ordinance No. 4480, Ordinance No. 4480 Exhibit A, Ordinance No. 4480 Exhibit B

**10.8 1ST CONSIDERATION OF ORDINANCE NO. 4481 - AN ORDINANCE TO AMEND TITLE 7 OF THE COLUMBIA MUNICIPAL CODE BY ADDING CHAPTER 7, SECTION 7-701 ENACTING TRAINING FEES UPON OUTSIDE ENTITIES UTILIZING THE COLUMBIA FIRE ACADEMY - FIRE & RESCUE.**

**RECOMMENDATION:** Approve Ordinance No. 4481 on first consideration.

**INFORMATION:** After the completion of the training center and the inception of Columbia Fire & Rescue recruit academy in May 2023, outside entities have requested the opportunity to send their recruits to Columbia Fire & Rescue's next recruit academy.

A fee schedule has been established which will generate revenue to assist with the costs of training supplies.

Only entities outside the City of Columbia departments will be subject to these fees.

**ATTACHMENTS:** Staff Report Ordinance No. 4481, Ordinance No. 4481

**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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- **9/11 MEMORIAL CEREMONY, SEPTEMBER 11, 2023, 8:00 A.M., FIREFIGHTERS PARK, 1000 S. GARDEN ST.**
- **DEDICATION OF THE CITY OF COLUMBIA HISTORIC MARKER FOR FARM BUREAU, SEPTEMBER 18, 2023, 1:00 P.M., FARM BUREAU MAIN ENTRANCE- BEAR CREEK PIKE**
- **EMPLOYEE SERVICE AWARD DINNER, SEPTEMBER 19, 2023, 6:00 P.M., PUCKETT'S 2ND FLOOR**
- **9TH ANNUAL COMMUNITY COOKOUT, SEPTEMBER 26, 2023, 5:00 P.M., RIVERWALK PARK**
- **DR. CHRISTA S. MARTIN SIGNAGE UNVEILING, SEPTEMBER 27, 2023, 4:00 P.M., FAIRVIEW COMMUNITY CENTER**

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