



**City of Columbia City Council
Study Session Agenda
February 1, 2024 - 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 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY _____.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE JANUARY 11, 2024, REGULAR CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: January 11 2024 City Council Meeting Minutes

6.2. APPROVE THE RETIREMENT BENEFITS FOR RONNY SHEETER, BUILDING AND GROUNDS MAINTENANCE - HUMAN RESOURCES.

RECOMMENDATION: Approve.

INFORMATION: Ronny Sheeter has been an employee of the City of Columbia for 22 years. His effective retirement date is February 23, 2024 with pension payments to begin on March 1, 2024.

ATTACHMENTS: Staff Report Ronny Sheeter

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF DECEMBER 2023 IN THE AMOUNT OF \$7,828,526.40 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: December 2023 Disbursements

7.2. APPROVE THE ANNUAL RENEWAL OF LIABILITY AND AUTO INSURANCE WITH PUBLIC ENTITY PARTNERS IN THE AMOUNT OF \$481,911 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia obtains several lines of insurance coverage through Public Entity Partners (PEP), formerly the TML Risk Management Pool, for the purpose of managing risk. The policy renewal for liability (general, law enforcement, errors and omissions and automobile) and auto physical damage coverage is January 1st of each year. An invoice for premium renewal for liability and auto insurance has been received from PEP and is due for payment.

The total annual premium for 2024 is \$481,911 with no member dividend credit in 2024. Prior year net premiums, i.e., premium after member dividend credit, for the past five (5) years were as follows:

2024	\$481,911	\$0	\$481,911
2023	\$360,634	\$43,544	\$404,178
2022	\$342,978	\$46,359	\$389,337
2021	\$263,433	\$84,110	\$347,543
2020	\$311,673	\$48,410	\$360,083
2019	\$318,435	\$37,862	\$356,297

The base premium cost before the member dividend credit was applied for 2024 (\$481,911) increased approximately 19.2% compared with the prior year's base premium amount (\$404,178). The member dividend credit decreased from \$43,544 to \$0.

The premium increase from 2023 was twofold. The PEP Board increased base insurance rates across various types of general liability coverage, a 9.4% "combined liability" increase, or nearly half. The remaining half of the increase followed the City's increased exposure compared to 2022.

A breakdown of cost by fund is as follows:

General Fund	\$403,002
Sanitation Fund	\$21,585

Wastewater Fund	<u>\$57,324</u>
Total	\$360,634

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

The City Council is requested to approve the renewal of City liability and automobile physical damage insurance and to authorize payment to PEP in the amount of \$481,911.

CERTIFICATION: The Chief Financial Officer certifies that the following funds are budgeted and unencumbered within the Insurance Premium line items in the General (\$403,002), Sanitation (\$21,585) and Wastewater (\$57,324) funds.

ATTACHMENTS: Staff Report - Public Entity Partners Renewal, Public Entity Partners 2024 Invoice

7.3. APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE SECOND QUARTER OF FY 2024 \$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 2024 budget includes \$200,000 for the City's contribution towards facility operations, or \$50,000 per quarter. An invoice has been received for the second quarter of FY 2024, which exceeds \$50,000. The invoice and supporting documentation have been reviewed by the Finance.

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 is budgeted and unencumbered in General Government – Misc. - Animal Serv Facility Operation.

ATTACHMENTS: Animal Shelter 2nd Quarter Invoice

7.4.ACCEPTANCE OF ANNUAL REPORTS OF THE 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, 2023 - 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, 2023, 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, 2023. These reports are required by Ordinance to assist the City Council in the fiduciary responsibility for management of pension funds.

ATTACHMENTS: Staff Report Retirement Reports, City of Columbia, TN Employees' Retirement Plan Fund 12.31.2023, City of Columbia, TN Employees' Retirement Health Insurance Post-Employment Venefit Trust Fund 12.31.2023

7.5.ACCEPTANCE OF THE RAILROAD AND UTILITY AD VALOREM ASSESSMENTS FOR THE TAX YEAR 2023 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Each year, the City Recorder's Office receives from the Tennessee Comptroller of the Treasury, Office of State Assessed Properties, a certified tax roll relative to railroads and utilities. The City Recorder's office received the tax year 2022 assessments on December 5, 2023. Some of the companies assessed include telephone companies, cellular telephone companies, railroads, motor carriers, private cars, gas companies, pipelines, motorbus and others.

There are 43 assessments for the 2023 tax year with certified assessed value of \$29,580,294 and billed revenue of \$244,067.

It is requested City Council to consider acceptance of the railroad and public utility assessments for the tax year 2023 and to allow payment without penalty and interest through February 29, 2024.

ATTACHMENTS: Staff Report - Public Utility for 2023, 2023 Report - Public Utility Assessment

7.6. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH COMMONWEALTH HERITAGE GROUP, LLC FOR CONSULTING SERVICES TO CONDUCT A HISTORIC INVENTORY FOR THE CITY OF COLUMBIA, TENNESSEE IN THE AMOUNT OF \$44,998.35 - WARDS 2 AND 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia, Tennessee Development Services is retaining the services of the RFQ candidate, Commonwealth Heritage Group, LLC with the highest evaluation for providing services related to the Columbia Historic Districts Inventory. This will update or create architectural surveys for the districts in addition to areas within the National Register. The City of Columbia accepted grant funds through the Tennessee Historic Preservation and will be required to contribute 40% of the cost. The total cost is \$44,998.35.

CERTIFICATION: The Chief Financial Officer certifies that \$45,000 will be proposed in appropriation amendment number two in General City Admin - Historic Preservation Grant.

ATTACHMENTS: Staff Report for RFQ Historic Contract, CHGLLC dba Chronicle Standard Services Agreement_Columbia, Cost Estimate and Scope - Columbia Hist Inventory Rev, Historic Inventory RFQ

7.7. APPROVE CHANGE ORDER NO. 1 WITH N & S WATERPROOFING, LLC FOR THE CITY OF COLUMBIA PARKING GARAGE REHABILITATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY \$216,230 AND ADDS 98 DAYS TO THE CONTRACT TIME - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: City Council Approved Contract No. E-2023-02 with N & S Waterproofing, LLC for the rehabilitation of the City Parking Garage on October 12, 2023 in the amount of \$675,790

Change Order No. 1 consists of exterior façade renovations and increases the contract amount by \$216,230 as well as adds 98 days to the completion of the project. This would bring the total contract sum to \$892,020

CERTIFICATION: The Chief Financial Officer certifies that \$216,230 will be proposed in appropriation amendment number two in Capital Projects - Parking Garage Improvements.

ATTACHMENTS: Staff Report - Parking Garage Renovation Change Order No. 1, Columbia Police Department Exterior Facade Renovation Change Order 1 Proposal, N&S Change Order No. 1 Contract

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND THE TENNESSEE FARM BUREAU FEDERATION FOR STORAGE OF THE CITY CHRISTMAS TREE - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Tennessee Farm Bureau Federation has granted permission to the City of Columbia for storage of the City Christmas tree at their Agriplex, located at 1789 Tom Hitch Parkway. The Tennessee Farm Bureau Federation will charge no fee for this

storage. This contract will be for a one-year term beginning on January 01, 2024, and will renew automatically every year for consecutive one-year terms.

ATTACHMENTS: Staff Report for Farm Bureau tree storage, Farm Bureau Christmas Tree storage contract

7.9. APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH KCS BUILDING GROUP FOR PUBLIC WORKS FACILITY IMPROVEMENTS IN THE AMOUNT OF \$884,055 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Public Works is seeking to make improvements and additions to the Public Works facility by adding three (3) metal building structures to the existing building. These structures will provide additional work space, storage, protection for equipment and protection from weather for our employees.

The City requested bids for three (3) exterior covered pre-engineered metal building structures, which will be directly attached to the existing Public Works building. Details of that tabulation are included in the attachment. It was determined that KCS Building Group was the lowest responsive bidder and therefore is recommended for the bid award. Painting steel was omitted on the bid and a price increase on steel in the amount of 5% has been added to the original bid, changing the project cost from \$849,000 to \$884,055. This amount remains the lowest bid.

CERTIFICATION: The Chief Financial Officer certifies that \$884,055 is budgeted and unencumbered in Streets-General - Buildings.

ATTACHMENTS: Staff Report KCS, Public Works Facility ITB, Bid Tab Public Works Facility, Bid Extension, KCS contract, KCS Performance Bond with Seal, Steel Price Increase, Artist rendering.

7.10. RATIFY AN AGREEMENT WITH QUALITY MANAGEMENT SERVICES, LLC IN THE AMOUNT OF \$4,500 TO INCLUDE REIMBURSEMENT OF TRAVEL EXPENSES TO PROVIDE STRATEGIC PLANNING CONSULTING SERVICES TO THE CITY OF COLUMBIA - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This letter of agreement outlines the timeline, activities and expectations of both parties for the 2024 Strategic Planning Session between the City of Columbia and Quality Management Services.

CERTIFICATION: The Chief Financial Officer certifies that \$4,500 is budgeted and unencumbered in City Council - Professional Services.

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

7.11. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE 2024 LETTER OF AGREEMENT BETWEEN THE CITY OF COLUMBIA, COLUMBIA MAIN STREET, AND THE TENNESSEE MAIN STREET PROGRAM CONFIRMING PARTICIPATION IN THE MAIN STREET PROGRAM AND THE ANNUAL ACCREDITATION PROCESS WITH THE NATIONAL MAIN STREET CENTER - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This letter of agreement confirms the participation of the local community and the local Main Street America organization as a designated Tennessee Main Street program and participant in the national Main Street network. This designation allows the local program to participate in the training and promotional activities of the Tennessee Main Street Program, to use its name, logo and signage, to receive technical assistance and resources, to apply for Downtown Improvement grants, and to seek annual accreditation from the National Main Street Center.

ATTACHMENTS: Staff Report TN Main Street, 2024 TN Main Street Agreement

7.12. APPROVE AND AUTHORIZE THE PURCHASE OF (3) FORD POLICE INTERCEPTOR UTILITY AWD VEHICLES USING THE STATE WIDE CONTRACT FROM FORD OF MURFREESBORO IN THE AMOUNT OF \$137,946 - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: This entire purchase of the three police interceptor vehicles, utilizing the state contract, will cost the City of Columbia \$137,946.00.

CERTIFICATION: The Chief Financial Officer certifies that \$137,946 is budgeted and unencumbered in Police Dept-Patrol - Machinery, Equipment And Auto.

ATTACHMENTS: Staff Report - Vehicle Purchase, Ford of Murfreesboro Quote, SWC209 Cnt 80356_TT Ford thru 2024

7.13. APPROVE AN AMENDED CONTRACT FOR FREEDOM HILL LAND MANAGEMENT IN THE AMOUNT OF \$54,400 FOR ADDITIONAL MOWING OF RIVERWALK PARK AND RIDLEY SPORTS COMPLEX - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Due to continued staff shortages in the Parks and Recreation Department, it was decided to amend the current contract with Freedom Hill Land Management to increase the areas of mowing in Riverwalk Park and Ridley Sports Complex for the Parks and Recreation Department with an extension of the contract and change the amount originally contracted.

CERTIFICATION: The Chief Financial Officer certifies that \$54,400 is budgeted and unencumbered in Recreation - Maintenance Shop - Maint/Repair Other.

ATTACHMENTS: Staff Report - Freedom Hill, Original Freedom Hill Contract 2022, Amended Freedom Hill Land Management Contract

7.14. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA AMERICAN LITTLE LEAGUE FOR THE 2024 SEASON - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia American Little League is requesting an annual Non-Exclusive Use Permit with the City of Columbia to use Buck Davis Field at Eva Gilbert Park for their practices and games for

the 2024 season. Once approved, the permit will cover their annual facility needs.

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

ATTACHMENTS: Staff Report - American Little League, American Little League Non-Exclusive Use and Occupancy Permit w-insurance

7.15. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MULETOWN BASEBALL LEAGUE FOR THE 2024 SEASON - WARD 3 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Mule Town Baseball League is requesting their annual Non-Exclusive Use Permit with the City of Columbia to utilize Fairview Park T-Ball Fields and the Baseball Field for the 2024 season for practices and games.

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

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

ATTACHMENTS: Staff Report - Muletown Baseball, Muletown Baseball Non-Exclusive Use and Occupancy Permit w-insurance

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

RECOMMENDATION: Approve.

INFORMATION: The Columbia Soccer Association is requesting the renewal of their annual Non-Exclusive Use and Occupancy Permit to utilize Cook Soccer Park and the Ridley Sports Complex soccer fields for the 2024 season. As in past years, in lieu of paying user fees, Columbia Soccer Association agrees to absorb expenditures to provide all turf management required to maintain the immediate playing surfaces at Cook Soccer Park; mowing, trimming, fertilization, weeding and marking fields for play. The Association will also assist with the litter pickup and janitorial upkeep as required for the restrooms and park areas near the fields. The City will maintain the park features up to the perimeter of each playing field.

ATTACHMENTS: Staff Report - Soccer Association, Columbia Soccer Association Non-Exclusive Use and Occupancy Permit w-insurance

7.17. 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 2024 SEASON - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia Girls Fastpitch Association is requesting their annual Non-Exclusive Use Permit with the City of Columbia to utilize Ridley Sports Complex for the 2024 season for practices and games. Once approved, the permit will cover their annual facility needs.

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

ATTACHMENTS: Staff Report - Columbia Girls Fastpitch Softball, Columbia Girls Fastpitch Softball Association Non-Exclusive Use and Occupancy Permit w-insurance

7.18. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AMENDMENT NO. 1 TO THE AGREEMENT WITH JUDY CONSTRUCTION FOR THE GUARANTEED MAXIMUM PRICE THAT THE CONTRACT SUM WILL NOT EXCEED FOR THE CONSTRUCTION OF THE NEW WASTEWATER TREATMENT PLANT EXPANSION AT \$95,279,796 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia accepted the proposal from Judy Construction Company to serve as the Construction Manager as Constructor for the Wastewater Treatment Plant Expansion on November 10, 2022. Amendment No. 1 is the guaranteed maximum price of \$95,279,796, the project will not exceed. The time frame of completion is expected to 48 months.

CERTIFICATION: The Chief Financial Officer certifies that \$95,279,796 will be proposed in appropriation amendment number two in Wastewater-New Wastewater Treatment Plant.

ATTACHMENTS: Staff Report Amendment No. 1-Judy Construction Co., A133 Exhibit A - Amendment No. 1 - 1-2024, Attachment A - ColumbiaTN_GMP_01112024_Revised

7.19. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AMENDMENT NO. 2 IN THE AMOUNT OF \$1,902,250 TO THE AGREEMENT WITH JR WAUFORD & COMPANY, INC. FOR ENGINEERING SERVICES ON THE WASTEWATER TREATMENT PLANT EXPANSION, CONTRACT NO. 2111 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve

INFORMATION: The City of Columbia entered into an Engineering Services contract, No. 2111, with J.R. Wauford & Company, Inc. on May 19, 2021. Amendment No. 2 in the amount of \$1,902,250 includes engineering services during construction of the Wastewater Treatment Plant Expansion Project. Duties associated with this amendment are; Advertising and award of Construction Manager Bid Packages and Engineering services during construction.

CERTIFICATION: The Chief Financial Officer certifies that

\$1,902,250 will be proposed in appropriation amendment number two in Wastewater-New Wastewater Treatment Plant.

ATTACHMENTS: Staff Report Wauford Contract No. 2111, Amendment No. 2, 2111 Amendment No. 2 WWTP Improvements, Wauford Project 2111-signed copy

8 ADMINISTRATION.

8.1. REQUEST FROM MAURY COUNTY SCHOOL SYSTEM TO WAIVE APPROXIMATELY \$12,490 IN ENGINEERING FEES FOR THE BUILDING OF THE NEW ELEMENTARY SCHOOL IN COLUMBIA - CITY MANAGER'S OFFICE.

ATTACHMENTS: Engineering Fees Waived Request

9 RESOLUTIONS.

9.1. RESOLUTION NO. 24-04 – A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR TENNESSEE HOUSING DEVELOPMENT AGENCY HOME GRANT PROGRAM FUNDS IN THE AMOUNT NOT TO EXCEED \$750,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-04

INFORMATION: The Tennessee Housing Development Agency (THDA) administers the HOME Grant Program. The program is funded by federal funds administered by the U.S. Department of Housing and Urban Development (HUD).

The purpose of the HOME program is to promote the production, preservation, and rehabilitation of affordable single-family housing for low-income households. The City proposes to use awarded funds for eligible home rehabilitation and repair. If funds are awarded, the City will solicit applications from Columbia residents to identify eligible homeowners. Applicants will be evaluated per THDA/HUD guidelines. To be eligible for HOME funded repairs and improvements, any residence selected for HOME Grant improvements must meet all residential building code requirements at the close out of the project.

The grant proposal requests the maximum eligible amount, not to exceed \$750,000. There is no local match required for the program. HOME Grant funds reimburse the grantee for eligible expenditures after funds are spent.

Applications for the HOME program must be received by THDA on or before 4:00 PM CST on Thursday, February 29, 2024. THDA anticipates notifying successful applicants in May or June.

CERTIFICATION: The Chief Financial Officer certifies that \$750,000 in General Fund proceeds are available to be proposed to be budgeted in a forthcoming appropriation amendment if grant funds are awarded to the City.

ATTACHMENTS: Staff Report - Resolution No 24-04, Resolution No 24-04

9.2. RESOLUTION NO. 24-05 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-05.

INFORMATION: The City Recorder is presenting tax corrections through 1/19/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-05, RESOLUTION NO 24-05, 2-2024 Tax Corrections, Resolution No. 24-05 Exhibit A

10 ORDINANCES.

10.1.2ND CONSIDERATION ON ORDINANCE NO. 4487 - AN ORDINANCE TO AMEND ORDINANCE NO. 4176 AS AMENDED BY ORDINANCE NO. 4390, TO AMEND THE CONNECT COLUMBIA PLAN REGARDING THE FRAMEWORK, LAND USE, PARKS AND GREENWAYS, TRANSPORTATION AND ACCESS MANAGEMENT PLANS FOR THE CITY OF COLUMBIA, TENNESSEE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4487 on second consideration.

INFORMATION: With changes and time, amendments to Connect Columbia, the comprehensive plan, are needed. In 2023, Staff assembled a Steering Committee and conducted public outreach opportunities, seeking guidance from leaders and stakeholders for the purpose of presenting the attached update. The Planning Commission reviewed this request at the November 8, 2023 meeting with a recommendation of approval by a vote of six to zero.

ATTACHMENTS: Staff Report Ordinance No. 4487, Ordinance No. 4487, Ordinance No. 4487 - Exhibit "A" Overall, Ordinance No. 4487 - Exhibit "A" Appendix One_2018_Parks and Greenways Plan , Ordinance No. 4487 - Exhibit "A" Appendix Two_2022 Access Management, Future Land Use Map (FLUM)_11-8-2023, FLUM to Zoning Matrix 11-8-2023, Area_of_Change_11-8-2023, SpecialAreas_11-8-2023, Staff Presentation Notes 11-8-2023, Transportation Map1, Transportation Map2, Transportation Map3, Transportation Map4, Transportation Map5.

10.2. 1ST CONSIDERATION ORDINANCE NO. 4493 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 1, SECTION 18-103(2) OF THE COLUMBIA MUNICIPAL CODE BY DELETING SUCH SECTION IN ITS ENTIRETY AND SUBSTITUTING A NEW SECTION 18-103(2) WITH REFERENCE TO SEWER SERVICE CHARGE AND ESTABLISH MARCH 14, 2024 AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4493 on first consideration and establish March 14, 2024 as the date of Public Hearing.

INFORMATION: In May 2021, the City Council unanimously voted to approve a \$2.4 million agreement with J.R. Wauford & Company to begin preliminary engineering for the new Wastewater Treatment Plant (WWTP). Judy Construction was hired in January 2023 as construction manager at-risk, or CMAR, to contribute practical construction expertise to the plant design process. Design is complete and Judy Construction has provided a maximum guaranteed price (GMP) for the new WWTP per the January 2023

agreement. The GMP plus estimated totals \$95,279,796, the total maximum price to construct the new plant. Additionally, construction inspection and administration by J.R. Wauford will cost \$1,902,250 for an estimated construction timeline of 48 months.

To finance the new WWTP, \$20 million is recommended to be funded using existing sewer fund resources, including \$10 million in reserves and \$10 million in ARPA federal assistance funds. The City would issue bonds for the remaining \$77 million required to finance plant construction. The city's Financial Advisor with Raymond James ran a scenario assuming issuing \$77 million in debt over 30 years at approximately 4.12% interest rate. Based on this scenario, annual debt service payments would total approximately \$4.6 million per year. A sewer rate increase is proposed to finance proposed debt service.

Using the rate proposed in Ordinance No. 4493, the average sewer bill (assuming a family of four that uses approximately 5,000 gallons per month) would increase their monthly bill from \$39.49 to \$53.74, or an increase totaling \$14.25 per month. The last sewer fee increase was 2011.

ATTACHMENTS: Staff Report - Ordinance No 4493, Ordinance No 4493

10.3.1ST CONSIDERATION OF ORDINANCE NO. 4494 - AN ORDINANCE TO AMEND ORDINANCE NO. 4176, THE CONNECT COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE LAND USE DESIGNATION FOR TAX MAP 89 PARCEL 21, LOCATED AT 200 OAKWOOD DRIVE, FROM SUBURBAN CORRIDOR TO SUBURBAN NEIGHBORHOOD AND ESTABLISH MARCH 14, 2024 AS THE DATE OF PUBLIC HEARING - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4494 on first consideration and establish March 14, 2024 as the date of Public Hearing.

INFORMATION: The applicant is requesting a Future Land Use amendment in order to rezone the property to CD-3 for the concept of

single-family residential development. The current designation of Suburban Corridor supports more intense zoning of CD-4C which has the density of 24 units per acre. Suburban Neighborhood would support the CD-3 Neighborhood Character District. The Planning Commission reviewed this request at the January 10, 2024 meeting and recommended approval with a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No 4494, Ordinance No 4494, Ordinance No 4494-4495 Exhibit A, Ordinance No 4494 - Exhibit B, Ordinance No 4494 - Staff Report

10.4.1ST CONSIDERATION OF ORDINANCE NO. 4495 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 89 PARCEL 21 LOCATED AT 200 OAKWOOD DRIVE, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) AND ESTABLISH THE DATE OF MARCH 14, 2024 AS THE DATE OF PUBLIC HEARING - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4495 on first consideration and establish March 14, 2024 as the date of Public Hearing.

INFORMATION: The applicant is requesting to rezone the property from CD-3L (Neighborhood Large Lot Character District) the CD-3 (Neighborhood Character District). The concept is for single-family residential development on the 57 acre parcel. The Planning Commission reviewed this request at the January 10, 2024 meeting and recommended approval with a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No 4495, Ordinance No 4495, Ordinance No 4494-4495 Exhibit A, Ordinance No 4495 - Exhibit B, Ordinance No 4495 Concept Plan, Ordinance No 4495 - Staff Report

10.5.1ST CONSIDERATION OF ORDINANCE NO. 4496 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100D GROUP E PARCEL 9

LOCATED AT 807 ATHENAEUM STREET, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) AND ESTABLISH THE DATE OF MARCH 14, 2024 AS THE DATE OF PUBLIC HEARING - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4496 on first consideration and establish March 14, 2024 as the date of Public Hearing.

INFORMATION: The applicant is requesting to rezone the property from CD-3 to CD-4. This property has an existing single-family home and is within the Athenaeum Historic District overlay. The CD-4 zoning district allows for multiple uses, however the concept plan is to use the existing structure as a law office. The Planning Commission reviewed this request at the January 10, 2024 meeting and recommended approval by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No 4496, Ordinance No 4496, Ordinance No 4496 - Exhibit A, Ordinance No 4496 - Exhibit B, Ordinance No 4496 Concept, Ordinance No 4496 - Staff Report, Ordinance No 4496 - APTA_Letter, Ordinance No 4496 - Williams Letter, Ordinance No 4496 - Young email, Ordinance No 4496 - B_Moon_Email

10.6.1ST CONSIDERATION OF ORDINANCE NO. 4497 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ARTICLES 8.3.6 AND 8.5.15 INCLUDING ANY SCRIVENER ERRORS THROUGHOUT THE SAME AND ESTABLISHING MARCH 14, 2024 AS THE DATE OF PUBLIC HEARING - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4497 on first consideration and establish March 14, 2024 as the date of Public Hearing.

INFORMATION: Zoning Ordinance 4400 was adopted July 2022. Over the past eighteen months since adoption, certain items and areas have been identified needing correction, revision or improvement for applicability. Sections and Articles will start to be

presented in 2024 for these to be reviewed and/or addressed. The attached revisions include an update to Architectural Design Review under Articles 8.3.6 and 8.5.15, along with simple editorial corrections. The Planning Commission reviewed this request at the January 10, 2024 meeting and recommended approval by a vote of four to zero.

ATTACHMENTS: Staff Report for Ordinance No 4497, Ordinance No 4497-ZO Amends_ARC, Ordinance No 4497 - Exhibit A, Ordinance No 4497 - Staff Report

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.