



**City of Columbia City Council
Study Session Agenda
March 7, 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. PUBLIC HEARING ON 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) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the 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. The required notice of Public Hearing was advertised February 27, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report for Ord No 4495, Ordinance No. 4495, Ordinance No. 4495 - Exhibit A, Ordinance No. 4495 - Exhibit B, Oakwood Rezone Staff Report, Ordinance No. 4495 Concept.

- 2. PUBLIC HEARING ON 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) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the 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. The required notice of Public Hearing was advertised on February 27, 2024, in The Daily Herald.

ATTACHMENTS: Staff Report for Ordinance No. 4496, Ordinance No. 4496 , Ordinance No. 4496 Exhibit A, Ordinance No. 4496 Exhibit B, Ordinance No. 4496 DS Staff Report, Ordinance No. 4496 - Concept Plan.

3. PUBLIC HEARING ON 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 - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: Zoning Ordinance No. 4400 was adopted in 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. The required notice of Public Hearing was advertised on February 27, 2024, in The Daily Herald.

ATTACHMENTS: Staff Report for Ordinance No. 4497, Ordinance No. 4497, Ordinance No. 4497 Exhibit A, Ordinance No. 4497 DS Staff Report.

4. PUBLIC HEARING ON ORDINANCE NO. 4498 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4464, AS AMENDED, PROVIDING FOR REVISIONS TO THE GENERAL, SANITATION, CAPITAL PROJECTS AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This public hearing is related to item 10.5 on the agenda. The proposed ordinance is the third amendment of the FY 2024 Appropriation Ordinance and revises the General and Capital Projects Funds.

Supporting documentation for the amendment is included within the agenda packet and the required Notice of Public Hearing was published in The Daily Herald on February 18, 2024.

This amendment increases the City's total budget for FY 2024 by \$100,571,027 from \$103,822,017 to \$204,393,044.

ATTACHMENTS: Staff Report Item Ordinance No. 4498 PH, Ordinance No. 4498 as amended, Supporting Documents, Budget Summary.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY STONE MEYER OF THE BRIDGE CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

**5.1. PRESENTATION BY THE DEPARTMENT OF DEFENSE
(REGULAR MEETING ONLY)**

6 ORGANIZATIONAL BUSINESS.

**6.1. APPROVE THE MINUTES OF THE FEBRUARY 8, 2024,
REGULAR CITY COUNCIL MEETING - CITY MANAGER'S
OFFICE.**

RECOMMENDATION: Approve.

ATTACHMENTS: February 8, 2024 Columbia City Council Minutes.

6.2. APPROVE THE RETIREMENT BENEFITS FOR MOLLY BENDERMAN, COURT AND INTERNAL RECORDS ADMINISTRATOR, CITY RECORDER'S OFFICE - HUMAN RESOURCES.

RECOMMENDATION: Approve.

INFORMATION: Molly Benderman has been an employee of the City of Columbia for 25 years. Her effective retirement date is March 22, 2024, with pension payments to begin on April 1, 2024.

ATTACHMENTS: Staff Report Benderman.

6.3. REAPPOINTMENT OF CITY JUDGE JAKE HUBBELL

6.4. ADMINISTRATION OF OATH OF OFFICE FOR THE POSITION OF CITY JUDGE

7. CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF JANUARY 2024 IN THE AMOUNT OF \$7,687,483.84 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: January 2024 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: March 2024 Surplus.

7.3. APPROVE PROFESSIONAL SERVICES PROPOSAL WITH HENDERSON, HUTCHERSON AND MCCULLOUGH FOR

ANNUAL AUDITING SERVICES IN THE AMOUNT OF \$51,500 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City Council first awarded a three-year audit contract to Henderson, Hutcherson and McCullough on April 13, 2017 for auditing services beginning with the fiscal year ending June 30, 2017. On January 9, 2020, the City Council awarded them an additional three-year audit contract to the firm. An additional three-year agreement was approved on May 11, 2023.

The three-year agreement approved in May 2023 includes an option to renew for FY 2024 audit services. The fees for FY 2024 are set at \$51,500, which includes \$2,500 for a single audit for federal grant compliance which may not be used.

CERTIFICATION: Traditionally, the City will propose funding for auditing services in the next year's budget proposal. The FY 2025 budget anticipates proposed funds for auditing services totaling \$35,020 in General City Admin - Auditing Services, \$3,605 in Sanitation - Auditing Services, and \$12,875 in Wastewater - Auditing Services.

ATTACHMENTS: Staff Report Audit Contract, FYE 2024 Audit Contract-proposed.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COLUMBIA AND THE CITY OF MT. PLEASANT FOR CAD SERVER ACCESS - MIS.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia operates the Maury County 911 CAD (Computer Aided Dispatch) infrastructure. The MOU will allow call report data generated by the Mt. Pleasant Police and Fire Department to be accessed directly from the CAD server.

ATTACHMENTS: Staff Report MOU, Mt Pleasant Signed MOU.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STYLE BLUEPRINT FOR A DIGITAL ADVERTISING SPRING CAMPAIGN IN THE AMOUNT OF \$6,450 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Style Blueprint Digital Spring Travel Co-op Package: (4-week program) Best Girlfriends Getaways theme includes a sponsored article email campaign and Instagram post in the amount of \$6,450.

CERTIFICATION: The Chief Financial Officer certifies that \$6,450 is budgeted and unencumbered in Tourism Enhancement - Professional Services.

ATTACHMENTS: Staff Report StyleBlueprint 2024, StyleBlueprint 2024.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND KEVIN HALE TO COMMISSION A PUBLIC ART SCULPTURE FOR THE COLUMBIA ARTS DISTRICT SOUTH GARDEN STREETSCAPE IN THE AMOUNT OF \$25,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Kevin Hale has been commissioned to create a public sculpture for the new South Garden Street streetscape project in the Columbia Arts District. Hale's work is titled "Wonderment" and will be made of mixed materials. The completed art sculpture will measure 8 feet tall by 10 feet wide and will be installed on one of five art pedestals in the Arts District.

CERTIFICATION: The Chief Financial Officer certifies that \$25,000 is budgeted and unencumbered in Tourism Enhancement - Other Services.

ATTACHMENTS: Staff Report Hale, HALE Public Sculpture Agreement 2024.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND WHITNEY

HERRINGTON TO COMMISSION A PUBLIC ART SCULPTURE FOR THE COLUMBIA ARTS DISTRICT SOUTH GARDEN STREETSCAPE IN THE AMOUNT OF \$15,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Whitney Herrington has been commissioned to create a public sculpture for the new South Garden Street streetscape project in the Columbia Arts District. Herrington's work is titled "Dancing Poppies" and will be made of metalwork. The completed art sculpture will measure 6 feet tall by 6 feet wide and will be installed on one of five art pedestals in the Arts District.

CERTIFICATION: The Chief Financial Officer certifies that \$15,000 is budgeted and unencumbered in Tourism Enhancement - Other Services.

ATTACHMENTS: Staff Report Herrington, HERRINGTON Public Sculpture Agreement 2024.

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND CORY RICAURTE TO COMMISSION TWO PUBLIC ART SCULPTURES FOR THE COLUMBIA ARTS DISTRICT SOUTH GARDEN STREETSCAPE IN THE AMOUNT OF \$40,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Cory Ricaurte has been commissioned to create two public sculptures for the new South Garden Street streetscape project in the Columbia Arts District. Ricaurte's works are titled "Independence" which measures 12 feet tall by 4 feet wide and "Steelgill" which measures 15 feet tall by 12 feet wide. Both will be made of metalwork and installed on two of five art pedestals in the Arts District.

CERTIFICATION: The Chief Financial Officer certifies that \$40,000 is budgeted and unencumbered in Tourism Enhancement – Other Services.

ATTACHMENTS: Staff Report Ricaurte, RICAURTE Public Sculpture Agreement 2024.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JOSEPH HAZELWOOD TO COMMISSION A PUBLIC ART SCULPTURE FOR THE COLUMBIA ARTS DISTRICT SOUTH GARDEN STREETSCAPE IN THE AMOUNT OF \$15,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Joseph Hazelwood has been commissioned to create a public sculpture for the new South Garden Street streetscape project in the Columbia Arts District. Herrington's work is titled "Vintage Mic" and will be made of mechanical parts. The completed art sculpture will measure 8 feet tall by 6 feet wide and will be installed on one of five art pedestals in the Arts District.

CERTIFICATION: The Chief Financial Officer certifies that \$15,000 is budgeted and unencumbered in Tourism Enhancement – Other Services.

ATTACHMENTS: Staff Report Hazelwood, HAZELWOOD Public Sculpture Agreement 2024.

7.10. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT WITH RECREATIONAL CONCEPTS FOR THE INSTALLATION OF A SPLASH PAD AT FAIRVIEW PARK IN THE AMOUNT OF \$683,405.69 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Utilizing Sourcewell as a State Government Cooperative, Recreational Concepts was chosen to provide a proposal to fill in the existing public pool and install a Splash Pad at Fairview Park. After the Sourcewell discount, the total project would cost the city \$683,405.69.

CERTIFICATION: The Chief Financial Officer certifies that \$683,406 is budgeted and unencumbered in Recreation-Administration - Park Improvements.

ATTACHMENTS: Fairview Park Splash Pad - Staff Report, Recreational Concepts Agreement, Drug Free Affidavit Iran Divestment ACT.

7.11. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MAURY COUNTY SCHOOL BOARD OF EDUCATION - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Maury County Board of Education is requesting the renewal of their annual Non-Exclusive Use and Occupancy Permit to utilize various City athletic facilities to host some of the local county schools' sporting events such as baseball, soccer, cross-country and tennis. The facilities are Cook Soccer Park, Woodland Park Tennis Courts; Fairview Park and Babe Ruth Baseball Fields; Ridley Park; Eva Gilbert Softball Fields; and Eva Gilbert Football field. Upon approval, each school will be scheduled for usage pending availability in alliance with any of the approved leagues that may also be using the fields/courts. There will be no fee collected for use of the facilities; however, schools are required to provide their own supplies and equipment to drag and mark the ball fields where applicable and any other program supplies to implement the events. All terms of the agreement are exactly the same as last year.

ATTACHMENTS: Staff Report for Maury County Board of Education User Agreement, 2024 User Agreement - Maury County Board of Education, Maury County Board of Education insurance.

7.12. 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 \$5,317.30 - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia, Tennessee Development Services is retaining the services of Commonwealth Heritage Group, LLC, to provide services related to the proposed new East 8th Street historic district. This will create architectural surveys for the area. This item is in conjunction with the newly updated Connect Columbia comprehensive plan action items for implementation and prioritized as an immediate objective.

CERTIFICATION: The Chief Financial Officer certifies that \$5,318 is budgeted and unencumbered in Development Serv-Planning - Professional Services.

ATTACHMENTS: Staff Report for E 8th Historic Contract, Commonwealth Heritage Group Services Agreement, Cost Estimate - East 8th Addition (rev-40 bldgs)2.24.24.

7.13. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A THREE-YEAR LICENSE AGREEMENT WITH CAMPBELL AND DUE FOR USE OF A RADIO TOWER IN THE AMOUNT OF \$3,000 PER YEAR - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Police Department maintains a secondary radio tower on Gholson Hill. This site supplements the primary tower location on Reservoir Hill and offers radio coverage to areas not otherwise serviced by the primary location. The tower is owned by Campbell & Due. We have maintained this agreement with Campbell and Due for the past 20 years. It is requested to execute a 36-month license agreement for the continued placement of an antenna and related equipment on the Gholson Hill tower site with Campbell & Due at an annual cost of \$3,000 (paid in quarterly installments of \$750). The current license agreement expires on March 31, 2024. The effective due date of the license agreement would be April 1, 2024.

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

ATTACHMENTS: Gholson Hill Staff Report 2024, CPD License Agreement.

7.14. APPROVE CHANGE ORDERS NO. 1 AND CHANGE ORDER NO. 2 WITH BRINDLEY CONSTRUCTION, LLC FOR THE CITY OF COLUMBIA FIRE STATION PROJECT, WHICH DECREASES THE CONTRACT AMOUNT BY A COMBINED TOTAL OF \$27,887 - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: City Council approved a bid award December 14, 2023, to Brindley Construction, LLC in the amount of \$4,882,000 for the renovations to Fire Station No. 1 located at 1000 South Garden Street.

Change Order No. 1 reduces the contract amount \$10,138 to change the wood doors to solid core rotary cut natural birch doors (factory finished) by Maonsonite Corporation.

Change Order No. 2 reduces the contract amount by an additional \$17,749 allowing credit for the automatic transfer switches for the generator.

The combined credits for Change Order No. 1 and Change Order No. 2 reduce the contract \$27,887 resulting in a lower contract price of \$4,854,113.

ATTACHMENTS: Staff Report, Change Order No. 1 - Station 1 Reno, Change Order No. 2 - Station 1 Reno.

7.15. APPROVE THE PAYMENT TO CUMBERLAND MACHINE CO. IN THE AMOUNT OF \$54,814.05 FOR THE PUMP REBUILD LOCATED AT GREENLICK PUMP STATION - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The original estimate for this project was \$49,662.52. After the pump was broken down there were unforeseen problems. This is not an unusual occurrence with the

amount of parts in the pump. The unforeseen problems increased the cost of the project by \$5,151.53 resulting in needing Council's approval. Total project cost is \$54,814.05.

CERTIFICATION: The Chief Financial Officer certifies that \$54,815 is budgeted and unencumbered in Wastewater - Pumping Station - Maint/Repair Other.

ATTACHMENTS: Staff Report Cumberland Machine-Greenlick, Cumberland Machine-Greenlick (1), Cumberland Machine-Greenlick (2).

7.16. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT WITH WATER MANAGEMENT SERVICES, LLC NOT TO EXCEED \$19,000 FOR MODIFICATIONS TO THE CARTERS CREEK FORCE MAIN AND RELOCATION OF AN ARV (AIR RELIEF VALVE) - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Wastewater Department wishes to enter into an agreement with Water Management Services, LLC to determine the condition of the force main, along with design and preparation of construction plans and specifications for the relocation of an ARV on the Carters Creek force main.

CERTIFICATION: The Chief Financial Officer certifies that \$19,000 is budgeted and unencumbered in Wastewater - Pumping Station - Professional Services.

ATTACHMENTS: Staff Report-Carters Creek force main-ARV, Water Management-ARV.

7.17. APPROVE THE PURCHASE OF A 2024 FORD F600 BUCKET TRUCK IN THE AMOUNT OF \$209,271 USING SOURCEWELL CONTRACT - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve purchase from VERSALIFT in the amount of \$209,271 for a 2024 Ford F600 4x4 84" chassis bucket truck.

INFORMATION: VERSALIFT, using Sourcewell Contract # N-230802, supplies bucket trucks to state and local governments at competitive bid prices. Public Works wishes to take advantage of this contract to purchase a 2024 Ford F600 bucket truck with a 4x4 chassis, for the amount of \$209,271. This equipment was originally budgeted at \$189,362 in the FY 22/23 budget year, and approved by the City Council on April 14, 2022. Due to inflation and the rising cost of supplies, the price increased to \$198,018 and was approved by the City Council on July 13, 2023.

Due to Fords cancelation of the current chassis order, we have located another option for the chassis, resulting in a newer year model. This will create a price increase to \$209,271.

CERTIFICATION: The Chief Financial Officer certifies that \$209,271 is budgeted and unencumbered in State Street Aid - Machinery & Auto Equipment.

ATTACHMENTS: Staff Report Versalift 2024, Versalift updated quote 2024 F600 4x4.

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 24-06 - A RESOLUTION RATIFYING THE CITY OF COLUMBIA'S APPLICATION FOR THE GM ON MAIN STREET GRANT; ACCEPTING THE GRANT AWARD FOR \$50,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-06.

INFORMATION: The City of Columbia applied for the GM on Main Street Grant in the amount of \$50,000 with no matching funds required. The awarded grant funds will be used for downtown beautification and traffic-calming features that include curb extensions for three of the four roadways that intersect at the Town Square, landscaping, and an information kiosk.

ATTACHMENTS: Staff Report Resolution No. 24-06, Resolution No. 24-06, GM on Main Street Grant Contract 2023-24.

9.2. RESOLUTION NO. 24-07 - A RESOLUTION ACCEPTING A DONATION OF A \$50 GIFT CARD TO BE UTILIZED BY COLUMBIA FIRE & RESCUE - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 24-07.

INFORMATION: Suzanne Burks of Nunnely, Tennessee wishes to express her gratitude to the crew that recently assisted her with a dead car battery by gifting them with a \$50 gift card to buy their lunch.

Columbia Fire & Rescue requests City Council's approval to accept the donation of a \$50 (Fifty Dollar) gift card.

ATTACHMENTS: Staff Report Resolution 24-07, Resolution No. 24-07.

9.3. RESOLUTION NO. 24-08 – A RESOLUTION REQUESTING THE MAURY COUNTY ELECTION COMMISSION TO CONDUCT A CITY ELECTION FOR THE OFFICES OF FIVE (5) COUNCIL MEMBERS ON NOVEMBER 5, 2024 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-08.

INFORMATION: This is the required Resolution to request the Maury County Election Commission to conduct the City election for the offices of five (5) Council Members to be held on November 5, 2024.

ATTACHMENTS: Staff Report - Resolution No. 24-08 Council Member Election, Resolution No. 24-08.

9.4. RESOLUTION NO. 24-09 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-09.

INFORMATION: The City Recorder is presenting tax corrections through 2/23/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-09 , Resolution No. 24-09, Resolution No. 24-09 Exhibit A.

9.5. RESOLUTION NO. 24-10 - AD VALOREM TAX CORRECTION - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-10.

INFORMATION: The City Recorder is presenting an Ad Valorem tax correction for Council consideration as submitted by the State of Tennessee Comptroller of the Treasury.

ATTACHMENTS: Staff Report Resolution No. 24-10, Resolution No. 24-10, Resolution No. 24-10 Exhibit A.

9.6. RESOLUTION NO. 24-11 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SILVER SPRINGS, PHASE 1 & 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-11.

INFORMATION: Silver Springs, Phase 1 & 2 consists of 2,376 linear feet of 8" sanitary sewer main. The developers have met all the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-11-Silver Springs, Phase 1 & 2, Resolution No. 24-11, Silver Springs Dedication Letter, Phase 1 & 2.

9.7. RESOLUTION NO. 24-12 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING RUTHERFORD SUBDIVISION, PHASE 1 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-12.

INFORMATION: Rutherford Subdivision, Phase 1 consists of 2,904 linear feet of 8" sanitary sewer main. The developers have met all the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-12 Rutherford Subdivision, Phase 1, Resolution No. 24-12 , Resolution No. 24-12 Dedication Letter.

9.8. RESOLUTION NO. 24-13 – A RESOLUTION TO ACCEPT SPONSORSHIP DONATIONS FOR THE 2024 MIDSTATE CLASSIC SOFTBALL GAMES TO BE HELD AT RIDLEY SPORTS COMPLEX ON APRIL 2, 2024, IN THE AMOUNT OF NINETEEN THOUSAND DOLLARS (\$19,000) – WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-13.

INFORMATION: The City of Columbia has confirmed donations totaling \$19,000 from Atmos Energy, Line To Line, Columbia Power & Water Systems, Maury Regional, Rotary Breakfast Club, Columbia Noon Rotary, Redman-Davis Risk Management & Insurance, JR Wauford & Company, Maury County Visitors Bureau, Lose & Design, and Columbia Kubota for the Midstate Classic Softball games to be held on April 2, 2024, at Ridley Sports Complex to help cover the cost of meals and other costs related to the teams/games.

ATTACHMENTS: Staff Report for Resolution No. 24-13, Resolution No. 24-13.

9.9. RESOLUTION NO. 24-15 - A RESOLUTION OPPOSING PROPERTY TAX CAP RESTRICTIONS ON LOCAL GOVERNMENTS/CITY LEGISLATIVE BODIES - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-15.

INFORMATION: The Tennessee State General Assembly is considering a proposal regarding a property tax cap which would limit the ability of local governments/city legislative bodies to make informed decisions about property tax rates based on the unique

needs and best interests of individual communities. This resolution opposes such property tax cap and encourages the Tennessee State General Assembly to uphold the principles of local governance, finance conservatism and responsible stewardship of taxpayer dollars by allowing local governments/city legislative bodies to continue the tradition of making property tax rate decisions based on specific needs of individual communities.

ATTACHMENTS: Staff Report Resolution No. 24-15, Resolution No. 24-15.

10 ORDINANCES.

10.1. 2ND 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 APRIL 11, 2024, AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Defer Ordinance No. 4493 on second consideration and establish the date of April 11, 2024, as the date of Public Hearing.

INFORMATION: The Public Hearing for Ordinance No. 4493 was not run in time for the March agenda, resulting in needing to defer this item until proper public notice can be given. 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. The 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.

10.2.2ND 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 - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4495 on second consideration.

INFORMATION: The applicant is requesting to rezone the property from CD-3L (Neighborhood Large Lot Character District) to 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 by 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.

10.3.2ND 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) - 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.

10.4.2ND 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 - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4497 on second consideration.

INFORMATION: Zoning Ordinance No. 4400 was adopted in 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, Ordinance No 4497 - Exhibit A, Ordinance No 4497 - Staff Report.

**10.5. 2ND CONSIDERATION OF ORDINANCE NO. 4498 (AS AMENDED)
– AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024
BUDGET ORDINANCE NO. 4464 PROVIDING FOR REVISIONS TO
THE GENERAL, SANITATION, CAPITAL PROJECTS AND
WASTEWATER FUNDS - FINANCE.**

RECOMMENDATION: Approve Ordinance No. 4498, as amended, on second consideration.

INFORMATION: The proposed ordinance is the third amendment to the FY 2024 Appropriation Ordinance, as amended, impacting the Sanitation, Capital Projects, Wastewater and several departments within the General Fund.

Within this budget amendment, the following items are included:

- Budget \$150,000 for Phase II of the Army Core of Engineers Study, \$525,972 for year-end pension supplemental, \$216,230 for budget and transfer to Capital Projects for increased parking garage rehab costs, \$525,000 for budget and transfer to Capital Projects for Roundabout construction budget, \$95,000 in tourism enhancement funds for public art installations, \$928,069 for special census project, and \$10,000 for ABC grant for Columbia Arts

District crosswalk,

- Budget \$15,000 for increased/additional retirement funding in excess of July budgeted amount in City Recorder's Office,
- Adjust special revenues in Police including Equitable Sharing "Justice"/"Treasury", seized weapons and sex offender registry budgets, a reduction of \$233,317,
- Budget \$1,269 in Fire and Rescue using Fire Training and OEM call revenues to reserves,
- Budget \$340,500 in Parks for remainder of splash pad project budget,
- \$22,572 for year-end pension supplemental in Sanitation,
- Budget \$216,230 for increased parking garage rehab costs and \$525,000 for Roundabout in Capital Projects,
- Budget \$97,182,046 for new Wastewater Treatment Plant project and \$51,456 for year-end pension supplemental in Wastewater.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2024 by \$99,642,958 to \$203,464,975.

ATTACHMENTS: Staff Report Ordinance No. 4498, Ordinance No 4498 as amended, Ordinance No 4498 Supporting Documentation, Ordinance No 4498 FY 2024 Budgeted Expenditure Summary.

10.6.1ST CONSIDERATION ON ORDINANCE NO. 4486 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 89E GROUP F PARCELS 1.01 AND 1.02, LOCATED OFF MORNINGSIDE LANE, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) AND ESTABLISH APRIL 11, 2024, AS THE DATE OF PUBLIC HEARING - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4486 on first consideration and establish April 11, 2024 as the date of Public Hearing.

INFORMATION: The applicant is requesting to rezone the property from CD-3L (Neighborhood Large Lot Character District) to CD-3(Neighborhood Character District) with the future development concept reflecting single family lots on the four acres of property. The requested CD-3 zoning implements the future land use map classification of City Center Urban Village where the Planning Commission determines it is compatible with the established land use pattern. The Planning Commission reviewed this request at the February 14, 2024 meeting and recommended approval by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4486, Ordinance No. 4486, Ordinance No. 4486 Exhibit A, Ordinance No. 4486 Exhibit B, Ordinance No. 4486 DS Staff Report, Ordinance No. 4486 Concept.

10.7.1ST CONSIDERATION ON ORDINANCE NO. 4492 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING REFERENCES TO CONNECT COLUMBIA, THE COMPREHENSIVE PLAN, IN ARTICLES 3 AND 4;DEFINITIONS IN ARTICLE 9; REZONING PROCESSES AND CRITERIA IN ARTICLE 8; AND CORRECTING SCRIVENER ERRORS THROUGHOUT THE ORDINANCE AND ESTABLISH APRIL 11, 2024, AS THE DATE OF PUBLIC HEARING - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4492 on first consideration and establish April 11, 2024, as the date of Public Hearing.

INFORMATION: Zoning Ordinance No. 4400 was adopted in 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 better correlation to the updated comprehensive plan, processes and criteria concerning rezoning, along with simple editorial corrections. The Planning Commission reviewed this request at the February 14, 2024, meeting and recommended approval by a vote of five to zero.

ATTACHMENTS: Staff Report for Ordinance No. 4492, Ordinance No. 4492, Ordinance No. 4492-Exhibit A, Ordinance No. 4492 - Exhibit B, Ordinance No. 4492 - Council ZTA Summary Revised, Ordinance No. 4492 DS Staff Report.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.