



**City of Columbia City Council
Study Session Agenda
April 4, 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. 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) - WARD 3 - 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) to CD-3(Neighborhood Character District) with the future development concept reflecting single family lots on the four acres of property. The future land use plan designation of City Center Urban Village implements the CD-3 requested zone when Planning Commission determines it is compatible with an established pattern. The Planning Commission reviewed this request at the February 14, 2024 meeting and recommended approval by a vote of five to zero. The notice of Public Hearing was advertised March 26, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report for Ord 4486 Public hearing

- 2. PUBLIC HEARING 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 AND DEFINITIONS IN ARTICLE 9; REZONING PROCESSES AND CRITERIA IN ARTICLE 8; AND INCLUDING SCRIVENER ERRORS THROUGHOUT THE SAME - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the 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 better correlation to the updated comprehensive plan, definitions, 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. The required notice of Public Hearing was advertised March 26, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report for Public Hearing on Ord No 4492

3. PUBLIC HEARING ON 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 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Conduct the 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 a 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.

Notice of Public Hearing was run in the Daily Herald on March 13, 2024.

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

- 1 CALL TO ORDER/ROLL CALL.**
- 2 INVOCATION BY JEFF WILKINS OF ZION PRESBYTERIAN CHURCH.**
- 3 PLEDGE OF ALLEGIANCE.**
- 4 APPROVAL OF AGENDA.**
- 5 PRESENTATIONS.**
- 6 ORGANIZATIONAL BUSINESS.**

6.1. APPROVE THE MINUTES OF THE MARCH 7, 2024 SPECIAL CALLED CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: Special Called March 7, 2024 Minutes.

6.2. APPROVE THE MINUTES OF THE MARCH 14, 2024, REGULAR CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: March 14, 2024 City Council Minutes.

6.3. APPROVE THE RETIREMENT BENEFITS FOR KATINA HARDIMAN, ADMINISTRATIVE ASSISTANT, PARKS AND RECREATION - HUMAN RESOURCES.

RECOMMENDATION: Approve.

INFORMATION: Katina Hardiman has been an employee of the City of Columbia for 25 years. Her effective retirement date is April 21, 2024, with pension payments to begin on May 1, 2024.

ATTACHMENTS: Staff Report for Council Agenda Items Hardiman

6.4. APPROVE THE MAYOR'S APPOINTMENT OF NANCY WILLIAMS TO THE CITY OF COLUMBIA PLANNING COMMISSION TO FILL AN UNEXPIRED TERM ENDING ON DECEMBER 6, 2024

RECOMMENDATION: Approve.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF FEBRUARY 2024 IN THE AMOUNT OF \$5,428,786.63 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: February 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: April 2024 Surplus List

7.3. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JOURNAL COMMUNICATIONS IN THE AMOUNT OF \$6,535.00 FOR ADVERTISING IN THE 2024-25 MAURY COUNTY LIVABILITY MAGAZINE - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The Maury County Livability Magazine is the Chamber's annual economic development magazine. The City of Columbia will purchase a full-page ad in the 2024-25 issue in the amount of \$6,535 to market Columbia as the ideal place for businesses and families to work, live, play, and visit.

CERTIFICATION: The Chief Financial Officer certifies that \$6,535 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report Journal Communications, Journal Comm MCLivability Mag Contract 2024

7.4. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE INTERLOCAL AGREEMENT BETWEEN CITY OF COLUMBIA AND MAURY EMERGENCY COMMUNICATIONS DISTRICT FOR POLICE DISPATCHING SERVICES - POLICE DEPARTMENT.

RECOMMENDATION: Approve and authorize the Mayor to sign the Interlocal Agreement between the City of Columbia and Maury Emergency Communications District.

INFORMATION: Since 1993, the Police Department has contracted with the Maury Emergency Communications District to provide dispatch services for the Police Department. The past arrangement has provided the Department with satisfactory and adequate dispatch services. The arrangement between the two agencies has relieved the Police Department, and therefore the City of Columbia, from the responsibility of hiring, training, staffing, and maintaining a separate 24-hour, 7-day per week dispatch service for police.

This agreement shall be for a term of three (3) years, beginning July 1, 2024, and terminating June 30, 2027. The contract amount for FY 2024-2025 is \$258,590.34, with a 3% increase to be effective July 1st of each year.

CERTIFICATION: The Chief Financial Officer certifies that \$258,591 is available and unencumbered in Police Dept-Support Services - Supplement To E-911.

ATTACHMENTS: Staff Report Maury Emergency Communications District, Maury Emergency Communications District Agreement.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE SMYRNA ADULT SOFTBALL LEAGUE, FORMERLY KNOWN AS THE MAURY COUNTY CO-ED SOFTBALL LEAGUE - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Smyrna Adult Softball League, formerly known as Maury County Co-ed Softball League, requests an annual Non-Exclusive Use Permit with the City of Columbia to utilize the fields at Ridley Sports Complex "A" for their 2024 season.

ATTACHMENTS: Staff Report for Smyrna Adult Softball League 2024, 2024 Smyrna Adult Softball League Non-Exclusive Use and Occupancy Permit , 2024 Smyrna Adult Softball League insurance.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH NICKELL COMPANY, LLC FOR THE CDBG SIDEWALK IMPROVEMENTS IN THE AMOUNT OF \$763,314.70 – WARDS 2 & 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia received “Small Cities” Community Development Block Grant (CDBG) program funding for sidewalk improvements along South High Street from West 8th Street to West 11th Street, and along East 8th Street from South

Main Street to (west of) South Glade Street. Bids were originally received on October 17, 2023, from Nickell Company and Adams Contracting, but were rejected due to discrepancies and amount over estimate. The Tennessee Department of Economic and Community Development approved the City to conduct a “mini rebid” with the two previous bidders. The City received one bid from Nickell Company on March 7, 2024. Approving this contract will obligate the City to cover any and all funding needed for the bid amount of \$763,314.70, which is over the available program funding of \$568,250. After approval, there will be a change order to reduce the contract by removing sodding and topsoil from the project.

CERTIFICATION: The Chief Financial Officer certifies that \$568,250 is available and unencumbered in General Govt-CDBG Grant Project - Improve Other Than Bldgs.

ATTACHMENTS: Staff Report - CDBG Sidewalk Improvements

7.7. APPROVE THE SOLE SOURCE PROCUREMENT OF MSA G1 PROTECTION SYSTEMS BREATHING AIR EQUIPMENT IN THE AMOUNT OF \$698,677.80 TO SAFE INDUSTRIES - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: The current Avon breathing air units were originally purchased in July 2017 with the expectation of a 15-year lifespan. However, the company responsible for repairs and maintenance has exited the fire SCBA business, causing a deterioration in quality service, posing a detrimental safety risk to firefighters. Replacing the current units with those from a reputable company known for top-notch customer service will address this safety concern. It will also ensure an available vendor for maintenance repairs and longevity. This will, in turn, provide the safest personal protective equipment for the firefighters.

In addition, several other local departments utilize these breathing units, making us more compatible during multi-jurisdictional incidents.

CERTIFICATION: The Chief Financial Officer certifies that \$698,678 will be proposed in a forthcoming appropriation amendment in May in Fire Dept-Suppression - Machinery, Equipment And Auto.

ATTACHMENTS: Staff Report Sole Source, Sole Source Letter Safe Industries, Safe Industries Quote, MSA G1 SCBA, L-3 Lite Speed RIT Bag Rapid Intervention Team Bags.

8 ADMINISTRATION.

8.1. CERTIFICATE OF COMPLIANCE FOR NILESH PATEL TO SELL ALCOHOLIC BEVERAGES LOCATED AT A PROPOSED STORE NAMED ARDEN VILLAGE LIQUORS LOCATED AT TAX PARCEL MAP NO. 051 002.04, COLUMBIA, TN 38401

RECOMMENDATION: Approve.

INFORMATION: Nilesh Patel, has applied for a Certificate of Compliance, which, by Tennessee law, must be executed by the local governing body for this purpose. It is requested to consider authorizing a Certificate of Compliance to Nilesh Patel to sell alcoholic beverages at Arden Village Liquors, Tax Parcel Map No. 051 002.04, Columbia, TN for forwarding to the Alcoholic Beverage Commission. The Columbia Police Department and the Maury County Sheriff's Department have conducted background investigations.

ATTACHMENTS: Staff Report Certificate of Compliance.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 24-17 - A RESOLUTION TO RATIFY THE APPLICATION OF THE FY 2024 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) AWARD NOT TO EXCEED \$32,308 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT - POLICE DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-17.

INFORMATION: The City of Columbia Police Department requests ratification of the application for the U.S. Department of Justice – Bureau of Justice Assistance, FY 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Local Solicitation and authorization for the Mayor to execute documents related to accepting and administering the grant project. The Columbia Police Department proposes to use the grant funds to continue the canine project, which will further improve the department's ability to locate missing and endangered people and assist in the apprehension and prosecution of drug offenders who endanger our community.

ATTACHMENTS: Staff Report Resolution No. 24-17, Resolution No. 24-17

9.2. RESOLUTION NO. 24-18 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2025 TENNESSEE HIGHWAY SAFETY GRANT IN THE AMOUNT OF \$28,500; ACCEPT THE GRANT AWARD NOT TO EXCEED \$28,500 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - POLICE DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-18.

INFORMATION: The Columbia Police Department is requesting authorization to apply for the 2025 Tennessee Highway Safety Office (THSO) Grant and request the amount of \$28,500. The Columbia Police Department plans to use fifty percent of the grant to purchase traffic enforcement equipment. Per grant rules, the other fifty percent will be used for overtime for traffic safety assignments. Once the grant is applied for, the Tennessee Highway Safety Office will notify us of how much money is available.

ATTACHMENTS: Staff Report Resolution No. 24-18, Resolution No. 24-18.

9.3. RESOLUTION NO. 24-19 - A RESOLUTION TO ESTABLISH THE MAXIMUM AMOUNT OF \$75 FOR THE 2024 CITY OF COLUMBIA PROPERTY TAX RELIEF FOR THE ELDERLY LOW-INCOME HOMEOWNERS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-19.

INFORMATION: The Columbia City Council adopted Ordinance No. 3770 on December 4, 2008. This Ordinance was adopted to implement a Property Tax Relief Program for elderly and low-income property tax payers and is subject only to the availability of funds, which must be appropriated in each annual budget adopted by the City. The maximum amount of relief that can be granted is established at \$75. The relief will only be granted for any taxes due after the State Property Tax Relief has been applied to the tax bill. If the State pays the entire amount of taxes owed then the City will not be liable for any further disbursement.

ATTACHMENTS: Staff Report - Resolution No. 24-19, Resolution No. 24-19.

9.4. RESOLUTION NO. 24-20 - A RESOLUTION AUTHORIZING BOTH THE DAILY HERALD AND MAIN STREET MAURY AS THE OFFICIAL LOCAL NEWSPAPERS FOR THE CITY OF COLUMBIA - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-20.

INFORMATION: The City Charter, Section 1.04 (8), requires the Council to designate an official newspaper or papers published or circulating in the City for the publishing of all advertising, notices and other matters of every description that the City may publish. This Resolution designates both The Daily Herald and Main Street Maury as the official local newspapers for the City of Columbia.

ATTACHMENTS: Staff Report - Resolution No. 24-20 , Resolution No. 24-20.

9.5. RESOLUTION NO. 24-21 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTER'S STATION EAST, PHASE 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-21.

INFORMATION: Summit at Carter's Station East, Phase 2 consists of 1,236 linear feet of 8" sanitary sewer main. The Developers met

all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-21, Resolution No. 24-21, Resolution No. 24-21 Dedication Letter.

9.6. RESOLUTION NO. 24-22 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTER'S STATION EAST, PHASE 3 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-22.

INFORMATION: Summit at Carter's Station East, Phase 3 consists of 2,077 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-22, Resolution No. 24-22, Resolution No. 24-22 Dedication Letter.

9.7. RESOLUTION NO. 24-23 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-23.

INFORMATION: The City Recorder is presenting tax corrections through 3/2/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-23 , Resolution No. 24-23, Resolution No. 24-23 Exhibit A.

9.8. RESOLUTION NO. 24-24 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S STATION, PHASE 3.4 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-24.

INFORMATION: Independence at Carter's Station, Phase 3.4 consists of 1,115 linear feet of 8" sanitary sewer main. The

Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-24, Resolution No. 24-24, Resolution No. 24-24 Dedication Letter.

9.9. RESOLUTION NO. 24-25 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S STATION, PHASE 3.5 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-25.

INFORMATION: Independence at Carter's Station, Phase 3.5 consists of 282 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-25, Resolution No. 24-25, Resolution No. 24-25 Dedication Letter.

9.10. RESOLUTION NO. 24-26 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S STATION, PHASE 6.4 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-26.

INFORMATION: Independence at Carter's Station, Phase 6.4 consists of 1,105 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-26, Resolution No. 24-26, Resolution No. 24-26 Dedication Letter.

9.11. RESOLUTION NO. 24-27 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HOMESTEAD SOUTH/FRYE RD - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-27.

INFORMATION: Homestead South/Frye Rd consists of 741 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-27, Resolution No. 24-27, Resolution No. 24-27 Dedication Letter.

9.12. RESOLUTION NO. 24-28 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2025 TENNESSEE HIGHWAY SAFETY OFFICE (THSO) GRANT, ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 24-28.

INFORMATION: Columbia Fire & Rescue is requesting City Council ratify the application for the 2025 Tennessee Highway Safety Office Grant (THSO). If awarded, these funds will be utilized to purchase medical training equipment necessary to promote and provide high quality patient care for medical responses. This grant would be for purchasing high fidelity training mannequins and necessary equipment to deliver real-life scenarios in a controlled setting to improve patient outcomes.

Columbia Fire & Rescue requests the City Council to ratify the application for the 2025 THSO Grant which requires no matching funds. If awarded, the grant will be in the amount of \$12,500.

ATTACHMENTS: Staff Report Resolution No. 24-28, Resolution No. 24-28.

10 ORDINANCES.

10.1.2ND 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) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4486 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) 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.

10.2.2ND 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 - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4492 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 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.

10.3.2ND 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 - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4493 on second consideration.

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. 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.

10.4.1ST CONSIDERATION ON ORDINANCE NO. 4499 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100E GROUP F PARCELS 25.00 - 25.03, LOCATED OFF WEST 12TH AND HALEY STREETS, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) AND ESTABLISH MAY 9, 2024 AS THE DATE OF PUBLIC HEARING - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4499 on first consideration and establish May 9, 2024 as the date of Public Hearing.

INFORMATION: The applicant is requesting to rezone the four properties to CD-4 to allow the future residential development of townhomes which is reflected in the provided concept. The Planning Commission reviewed this request at the March 13, 2024 meeting and recommended approval by a vote of five to one.

ATTACHMENTS: Staff Report Ordinance No 4499, Ordinance No. 4499, Ordinance No. 4499 Exhibit A, Ordinance No. 4499 Exhibit B, Ordinance No. 4499 Concept Plan, Ordinance No. 4499 DS Staff Report.

10.5.1ST CONSIDERATION ON ORDINANCE NO. 4500 - AN ORDINANCE FOR THE ABANDONMENT OF CITY PROPERTY BEING 0.036 ACRE LOCATED ON NORTH HARDIN DRIVE AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND QUITCLAIM DEED FOR SUCH - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4500 on first consideration.

INFORMATION: A sewer lift station was removed from service after an adjoining subdivision was developed, eliminating the need for the pump itself. The .036 acre property is surrounded by an existing property being 400 West Burt Drive. The owner of 400 West Burt Drive is requesting to have the sanitary lift property dissolved into 400 West Burt Drive.

ATTACHMENTS: Staff Report Ord 4500, Ordinance No. 4500, Ordinance No. 4500 Exhibit "A"

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.