



**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.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE: 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

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 required notice of Public Hearing was advertised on March 26, 2024 in The Daily Herald.

ATTACHMENTS: Council Staff Report.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services, paul@columbiatn.com, 931.560.1560

ITEM TITLE:

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 ANY SCRIVENER ERRORS THROUGHOUT THE SAME - CITYWIDE

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 rezonings 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: Agenda Staff Report.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: 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

RECOMMENDATION: Conduct a Public Hearing on Ordinance No. 4493.

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.

**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**

BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That Title 18, Chapter 1, Section 18-103(2) of the Columbia Municipal Code be amended by deleting such Section in its entirety and replacing such Section with a new Section 18-103(2) as follows:

18-103(2). Sewer service charge.

Rates shall apply as follows:

Effective April 1, 2024

User Charge within City Limits	\$ 17.99 per month per service unit
User Charge outside City Limits	\$ 34.18 per month per service unit
Volume Charge within City Limits	\$ 5.88 per thousand gallons of water
Volume Charge outside City Limits	\$ 11.16 per thousand gallons of water

Seven dollars forty-two cents (\$7.42) per one thousand (1,000) gallons of the water volume charge shall be designated for the pretreatment program. A service unit shall be determined as the number of electrical meter boxes installed on the property of any person, corporation, firm or others that are users of the City of Columbia sewer system. One user charge shall be paid for each electrical meter installed on a user's property.

Effective January 1, 2025

User Charge within City Limits	\$ 20.87 per month per service unit
User Charge outside City Limits	\$ 39.65 per month per service unit
Volume Charge within City Limits	\$ 6.82 per thousand gallons of water
Volume Charge outside City Limits	\$ 12.95 per thousand gallons of water

Seven dollars forty-two cents (\$7.42) per one thousand (1,000) gallons of the water volume charge shall be designated for the pretreatment program. A service unit shall be determined as the number of electrical meter boxes installed on the property of any person, corporation, firm or others that are users of the City of Columbia sewer system. One user charge shall be paid for each electrical meter installed on a user's property.

Section 2: This Ordinance shall be published at least once in an official newspaper in the City of Columbia, Tennessee.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

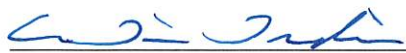
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS THE ____ DAY OF _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

March 7, 2024 - 5:15 PM

SPECIAL CALLED MEETING

Mayor Molder read the Special Called Notice.

CALL TO ORDER/ROLL CALL

Mayor Chaz Molder called the Special Called Meeting to order, pursuant to proper public notice having been given. Present were Council Member Danny Coleman, Council Member Tony Greene, Council Member DaVena Hardison, Council Member Kenny Marshall, Council Member Debbie Wiles, Vice Mayor Randy McBroom, Mayor Chaz Molder City Manager Tony Massey, City Attorney Tim Tisher (virtual), City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

SPREAD THE SPECIAL CALLED MEETING UPON THE MINUTES

Council Member Marshall moved to spread the Special Called Meeting upon the Minutes. Council Member Greene seconded the motion.

All Council Members present voted aye.

ADMINISTRATION

Item 3.1. - **APPROVE A MEMORANDUM OF AGREEMENT WITH THE UNITED STATES CENSUS BUREAU TO CONDUCT A SPECIAL CENSUS AND AUTHORIZE PAYMENT IN THE AMOUNT OF \$928,069 TO THE UNITED STATES CENSUS BUREAU**

City Manager Massey gave a brief overview regarding this agenda item.

Council Member Greene moved to approve the Memorandum of Agreement with the United States Census Bureau to conduct a Special Census and authorize payment in the amount of \$928,069 to the United States Census Bureau. Council Member Coleman seconded the motion.

All Council Members present voted aye.

ADJOURNMENT

There being no further business Council Member Marshall moved to adjourn the meeting. Council Member Greene seconded the motion. All members present voted aye. The meeting adjourned at 5:24 p.m.

March 14, 2024 - 5:30 PM

PUBLIC HEARINGS

Item 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

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Kenny Marshall, Council Member Danny Coleman, Council Member Tony Greene, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member DaVena Hardison and Council Member Debbie Wiles were absent.

There being no one present to speak on the Public Hearing, Council Member Marshall moved to close the Public Hearing on Ordinance No. 4495. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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

Council Member Davena Hardison arrived to the meeting at 5:31 p.m.

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Kenny Marshall, Council Member Danny Coleman, Council Member Tony Greene, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Debbie Wiles was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to closing the Public Hearing on Ordinance No. 4496. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

March 14, 2024 - 5:30 PM

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Kenny Marshall, Council Member Danny Coleman, Council Member Tony Greene, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Debbie Wiles was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4497. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Kenny Marshall, Council Member Danny Coleman, Council Member Tony Greene, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Debbie Wiles was absent.

There being no one present to speak on the Public Hearing, Council Member Marshall moved to close the Public Hearing on Ordinance No. 4498 as amended. Council Member Greene seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

Mayor Chaz Molder called the meeting to order, pursuant to proper public notice having been given. Present were Council Member Kenny Marshall, Council Member Danny Coleman, Council Member Tony Greene, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Debbie Wiles was absent.

INVOCATION BY STONE MEYER OF THE BRIDGE CHURCH

PLEDGE OF ALLEGIANCE

Girl Scout Troop 2488 lead the Pledge.

APPROVAL OF AGENDA

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

March 14, 2024 - 5:30 PM

Council Member Coleman moved to approve the agenda. Council Member Greene seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

Item 5.1. - 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.

Council Member Coleman moved to approve Resolution No. 24-06. Council Member Greene seconded the motion.

All Council Members present voted aye.

Kellye Murphy, Lori Fisher and Kelli Johnson worked as a team to get the grant. They gave an update as to what will be done with the grant funds in downtown.

Item 5.2. - PRESENTATION BY THE DEPARTMENT OF DEFENSE.

John Dyess was present. He represents the Department of Defense Employer Support of the Guard and Reserve. Mr. Dyess said Chief Alsup's support of those in his department serving in the Reserve/National Guard has been recognized by Capt. Riker who wrote a letter of recommendation due to the support shown during his service. Chief Alsup was presented with the Patriot Award. Chief Alsup said this award is a Police Department award and we owe it to those that are sacrificing and serving our Country to treat them well.

Item 5.3. - PRESENTATION BY MAURY COUNTY MAYOR SHEILA BUTT REGARDING THE ANIMAL SHELTER.

Maury County Mayor Sheila Butt introduced Kim Raffauf, Director of the Maury County/City of Columbia Animal Shelter. There was a brief presentation on current needs for the shelter. City Manager Massey went over how much money a year the City allocates to support the animal shelter. Ms. Raffauf went over the animal shelter budget and Mayor Butt asked for volunteers to help at the shelter.

ORGANIZATIONAL BUSINESS

Item 6.1. - APPROVE THE MINUTES OF THE FEBRUARY 8, 2024, REGULAR CITY COUNCIL MEETING.

Council Member Greene moved to approve the minutes of the February 8, 2024 City Council Meeting. Council Member Marshall seconded the motion.

All Council Members present voted aye.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

March 14, 2024 - 5:30 PM

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

Council Member Marshall moved to approve the retirement benefits for Molly Benderman. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6.3. - REAPPOINTMENT OF CITY JUDGE JAKE HUBBELL.

Mayor Molder moved to approve the reappointment of City Judge Jake Hubbell. Vice Mayor McBroom seconded the motion.

All Council Members present voted aye.

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

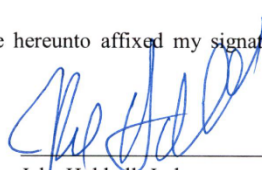
Mayor Molder administered the following Oath of Office to City Judge Jake Hubbell:

STATE OF TENNESSEE

COUNTY OF MAURY

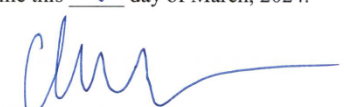
I, Jake Hubbell, being duly reappointed on March 14, 2024, by the City Council of the City of Columbia, Maury County, Tennessee, to the office of City Judge for the City of Columbia, do solemnly swear that I will support the Constitution of the United States and of the State of Tennessee; that I will comply with and observe the provisions of the Charter of the City of Columbia and the Ordinances of the City of Columbia; and that I will faithfully perform the duties of my office to the best of my ability, so help me God.

In witness whereof, I have hereunto affixed my signature this the 24th day of March 2024.


Jake Hubbell, Judge

Sworn to and subscribed before

me this 14 day of March, 2024.


Charles (Chaz) M. Molder, Mayor

March 14, 2024 - 5:30 PM

CONSENT AGENDA

Council Member Greene moved to approve Consent Agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye and the following items were approved:

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

Item 7.2. - APPROVE AND AUTHORIZE THE DISPOSAL OF SURPLUS EQUIPMENT.

Item 7.3. - APPROVE PROFESSIONAL SERVICES PROPOSAL WITH HENDERSON, HUTCHERSON AND MCCULLOUGH FOR ANNUAL AUDITING SERVICES IN THE AMOUNT OF \$51,500.

Item 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.

Item 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.

Item 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.

Item 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.

Item 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.

Item 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 COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

March 14, 2024 - 5:30 PM

Item 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.

Item 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.

Item 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.

Item 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.

Item 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.

Item 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.

Item 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).

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

Item 7.18. - RECEIVE AND FILE QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2023 PURSUANT TO THE CITY'S INVESTMENT AND INTERNAL CONTROLS POLICIES – FINANCE – SPG, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES.

ADMINISTRATION

RESOLUTIONS

March 14, 2024 - 5:30 PM

Item 9.1. - RESOLUTION NO. 24-07 - A RESOLUTION ACCEPTING A DONATION OF A \$50 GIFT CARD TO BE UTILIZED BY COLUMBIA FIRE & RESCUE.

Council Member Marshall moved to approve Resolution No. 24-07. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.2. - 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.

Council Member Coleman moved to approve Resolution No. 24-08. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.3. - RESOLUTION NO. 24-09 - TAX CORRECTIONS.

Council Member Greene moved to approve Resolution No. 24-09. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.4. - RESOLUTION NO. 24-10 - AD VALOREM TAX CORRECTION.

Council Member Coleman moved to approve Resolution No. 24-10. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.5. - RESOLUTION NO. 24-11 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SILVER SPRINGS, PHASE 1 & 2.

Council Member Coleman moved to approve Resolution No. 24-11. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.6. - RESOLUTION NO. 24-12 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING RUTHERFORD SUBDIVISION, PHASE 1.

Council Member Greene moved to approve Resolution No. 24-12. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.7. - 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.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

March 14, 2024 - 5:30 PM

Council Member Marshall moved to approve Resolution No. 24-13. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.8. - **RESOLUTION NO. 24-15 - A RESOLUTION OPPOSING PROPERTY TAX CAP RESTRICTIONS ON LOCAL GOVERNMENTS/CITY LEGISLATIVE BODIES.**

Council Member Coleman moved to approve Resolution No. 24-15. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.9. - **RESOLUTION NO. 24-16 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2023 ASSISTANCE TO FIREFIGHTERS GRANT (AFG); ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT.**

Council Member Greene moved to approve Resolution No. 24-16. Council Member Marshall seconded the motion.

All Council Members present voted aye.

ORDINANCES

Item 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.**

Council Member Coleman moved to approve Ordinance No. 4493 on second consideration. Council Member Coleman withdrew his motion to approve.

Council Member Coleman moved to defer Ordinance No. 4493 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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.**

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

March 14, 2024 - 5:30 PM

Council Member Marshall moved to approve Ordinance No. 4495 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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.

Council Member Marshall moved to approve Ordinance No. 4496 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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.

Council Member Coleman moved to approve Ordinance No. 4497 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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.

Council Member Greene moved to approve Ordinance No. 4498 as amended on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

March 14, 2024 - 5:30 PM

Council Member Greene moved to approve Ordinance No. 4486 on first consideration and establish the date of April 11, 2024 as the date of Public Hearing. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 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.

Council Member Coleman moved to approve Ordinance No. 4492 on first consideration and establish the date of April 11, 2024 as the date of Public Hearing. Council Member Greene seconded the motion.

All Council Members present voted aye.

OTHER BUSINESS

City Manager Massey spoke about having the Fire Station No. 3 name unveiling ceremony soon.

Parks & Recreation Director Mack Reagan gave an update on the upcoming MidState Classic.

Mayor Molder advised there will be a city-wide litter clean-up on March 23rd. He also spoke about the planning that has been underway for Mule Day.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business, Council Member Coleman moved to adjourn the meeting. Council Member Greene seconded the motion. All members present voted aye. The meeting adjourned at 06:22 PM.

UPCOMING EVENTS

Item 14.1. - MIDSTATE CLASSIC - TUESDAY, APRIL 2, 2024 - RIDLEY SPORTS COMPLEX



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Tara Ferry, Human Resources Generalist, tferry@columbiatn.com, (931) 560-1572

**AGENDA ITEM TITLE: APPROVE THE RETIREMENT BENEFITS FOR KATINA HARDIMAN,
ADMINISTRATIVE ASSISTANT, PARKS AND RECREATION.**

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: *None.*

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING FEBRUARY 29, 2024

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	3,569,917.97	497,247.62	1,479,120.36	1,593,549.99
Sanitation Fund	370,030.37	29,910.77	81,598.23	258,521.37
Wastewater Fund	1,033,244.48	60,319.34	183,809.55	789,115.59
Street & Transportation Fund				-
State Street Aid	17,637.66			17,637.66
Drug Fund	2,875.99			2,875.99
Debt Service Fund				-
Capital Projects Fund	24,621.79			24,621.79
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	410,458.37	276,525.34		133,933.03
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board				-
	\$ 5,428,786.63	\$ 864,003.07	\$ 1,744,528.14	\$ 2,820,255.42

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 2/1/2024 - 2/29/2024**

GENERAL FUND

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134064	2/1/2024	Columbia Power & Water Systems	\$133.43
134065	2/1/2024	Morgan Brothers Electric Inc	\$78.85
134066	2/1/2024	Duck River Electric	\$89.38
134067	2/1/2024	Public Entity Partners	\$24,553.96
134068	2/1/2024	Robert J Young Company LLC	\$16.50
134069	2/1/2024	CMS Uniforms & Equipment	\$4,440.00
134070	2/1/2024	Parman Energy Group LLC	\$387.33
134071	2/1/2024	D & D Towing & Recovery	\$75.00
134072	2/1/2024	Atmos Energy	\$298.24
134073	2/1/2024	Verizon Wireless 03	\$41.90
134074	2/1/2024	Nashville Convention & Visitors Corp	\$645.00
134075	2/1/2024	Bertha M Whitaker	\$75.00
134076	2/1/2024	T-Square Engineering	\$17,771.25
134077	2/1/2024	Maury Regional Medical Group	\$180.00
134078	2/1/2024	Daniel Davis	\$125.00
134079	2/1/2024	Cathey A Russell	\$75.00
134080	2/1/2024	Charter Communications	\$1,099.00
134081	2/1/2024	Teresa Smith	\$125.00
134082	2/6/2024	Tn Dept Of Revenue	\$318.33
134083	2/6/2024	Maury Co United Way	\$557.00
134084	2/6/2024	State Of TN Attn: Lily White	\$123.50
134085	2/6/2024	Columbia Firefighter Assn	\$440.00
134086	2/6/2024	Leia Smith	\$65.66
134087	2/8/2024	Ace Hardware	\$2.59
134088	2/8/2024	Columbia Power & Water Systems	\$11,106.36
134089	2/8/2024	Morgan Brothers Electric Inc	\$83.00
134090	2/8/2024	Randolph Electronics	\$44.64
134091	2/8/2024	Maury Co United Way	\$557.00
134092	2/8/2024	John Bouchard & Sons Co Inc	\$36,084.28
134093	2/8/2024	Jim's Auto Accessories Inc	\$26.44
134094	2/8/2024	Columbia Neon Co	\$1,750.00
134095	2/8/2024	South Central Human Resource A	\$5,500.00
134096	2/8/2024	James K Polk Memorial Association	\$3,000.00
134097	2/8/2024	Lively Florist	\$81.83
134098	2/8/2024	AT&T	\$1,500.42
134099	2/8/2024	AT&T	\$71.01
134100	2/8/2024	David's Lock & Key Inc	\$417.40
134101	2/8/2024	Rogers Group Inc	\$212.93
134102	2/8/2024	Gulf States Distributors Inc	\$1,377.95
134103	2/8/2024	Maury County Chamber &	\$50,000.00
134104	2/8/2024	TN Fire Svs & Codes Enf Academy	\$295.95
134105	2/8/2024	The Family Center	\$5,000.00
134106	2/8/2024	Break Time Services	\$288.25
134107	2/8/2024	Columbia Firefighter Assn	\$440.00
134108	2/8/2024	Mid South Recreation	\$3,395.00
134109	2/8/2024	Better Business Solutions	\$675.00
134110	2/8/2024	TN Assn Of Rescue Squads	\$200.00
134111	2/8/2024	Farmers Family Restaurant	\$1,500.00
134112	2/8/2024	D & D Towing & Recovery	\$175.00
134113	2/8/2024	Tri Star Energy	\$11,128.51
134114	2/8/2024	CPWS - Broadband	\$300.00
134115	2/8/2024	Atmos Energy	\$1,261.78

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GENERAL FUND

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134116	2/8/2024	Daily Herald (Ads)	\$1,294.02
134117	2/8/2024	Slayden Door And Hardware Inc	\$27.30
134118	2/8/2024	Volkert Inc	\$2,185.00
134119	2/8/2024	Choice Screening	\$165.00
134120	2/8/2024	Johnson Controls	\$1,190.00
134121	2/8/2024	Chrysler Dodge Jeep Ram of Columbia	\$4,236.00
134122	2/8/2024	Leaf	\$643.00
134123	2/8/2024	Certified Languages International	\$36.25
134124	2/8/2024	Cintas Corporation #241	\$1,238.01
134125	2/8/2024	Colonial Life	\$5,691.93
134126	2/8/2024	Maury County 911	\$7,578.83
134127	2/8/2024	Knighthorst Shredding, LLC	\$373.75
134128	2/8/2024	Verizon Wireless 04	\$2,190.28
134129	2/8/2024	Liquidity Services Operations LLC	\$121.46
134130	2/8/2024	Volunteer Paving LLC	\$360.80
134131	2/8/2024	Verizon Connect	\$322.15
134132	2/8/2024	Freedom Hill Land Management	\$4,948.15
134133	2/8/2024	T-Mobile	\$129.60
134134	2/8/2024	Southern Duplicating of Middle Tennessee	\$495.37
134135	2/8/2024	Waynes Pest Control	\$125.00
134136	2/8/2024	Whitney Herrington	\$5,000.00
134137	2/8/2024	Verizon - (Police Dept)	\$3,134.93
134138	2/8/2024	Wells Fargo Financial Leasing, Inc	\$418.28
134139	2/8/2024	AT&T (Fiber Optics)	\$740.96
134140	2/8/2024	TN Property Management	\$3,312.50
134141	2/8/2024	Volunteer Welding Supply, Inc.	\$15.81
134142	2/8/2024	Pulte Homes	\$1,746.00
134143	2/8/2024	Stephanie M. Kelly	\$75.00
134144	2/8/2024	Mary L Tonka	\$75.00
134145	2/8/2024	Richard P Andriano	\$75.00
134146	2/8/2024	Patricia L Hardison	\$75.00
134147	2/13/2024	Ace Hardware	\$45.17
134148	2/13/2024	Columbia Power & Water Systems	\$2,026.34
134149	2/13/2024	Jones & Lang Sporting Goods	\$174.00
134150	2/13/2024	Morgan Brothers Electric Inc	\$748.84
134151	2/13/2024	Ted's Sporting Goods	\$100.00
134152	2/13/2024	Jim's Auto Accessories Inc	\$19.77
134153	2/13/2024	Turner & Osborne Tire Co	\$805.74
134154	2/13/2024	Public Entity Partners	\$1,472.85
134155	2/13/2024	Rogers Group Inc	\$3,275.27
134156	2/13/2024	Dell Marketing L P	\$388.97
134157	2/13/2024	Robert J Young Company LLC	\$189.20
134158	2/13/2024	Morton Salt Inc	\$49,645.70
134159	2/13/2024	Break Time Services	\$56.00
134160	2/13/2024	Royal Flush Portables	\$380.00
134161	2/13/2024	Best Cleaners	\$39.75
134162	2/13/2024	Vulcan Materials Co	\$126.89
134163	2/13/2024	Playpower Lt Farmington, Inc.	\$151.64
134164	2/13/2024	Mid South Recreation	\$3,495.00
134165	2/13/2024	Trigreen Equipment	\$567.29
134166	2/13/2024	Mutual Of Omaha	\$12,523.08
134167	2/13/2024	J & M Supply Solutions	\$154.29

**CITY OF COLUMBIA
DISBURSEMENT REPORT
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GENERAL FUND

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134168	2/13/2024	AT&T	\$154.46
134169	2/13/2024	Diverse Computing Inc	\$6,500.00
134170	2/13/2024	Combined Insurance, a Chubb Company	\$886.70
134171	2/13/2024	Cintas Corporation #241	\$520.89
134172	2/13/2024	Aladtec	\$9,433.72
134173	2/13/2024	Reach Technologies	\$88.40
134174	2/13/2024	Apparel Masters of Tennessee	\$751.80
134175	2/13/2024	Volunteer Paving LLC	\$485.76
134176	2/13/2024	Path Company LLC	\$113,959.00
134177	2/13/2024	Freedom Hill Land Management	\$6,236.43
134178	2/13/2024	Lamar Companies	\$1,125.00
134179	2/13/2024	Southeastern Shirt Corp.	\$55.05
134180	2/13/2024	Tyler Technologies, Inc	\$7,000.00
134181	2/13/2024	Lampley Concrete, Inc	\$7,985.00
134182	2/13/2024	J4 Builders	\$2,828.00
134183	2/13/2024	Achillionsports LLC	\$3,900.00
134184	2/14/2024	Columbia Power & Water Systems	\$6,551.26
134185	2/14/2024	Break Time Services	\$40.00
134186	2/14/2024	Best Cleaners	\$420.00
134187	2/14/2024	Tri Star Energy	\$7,420.44
134188	2/14/2024	CPWS - Broadband	\$300.00
134189	2/14/2024	Atmos Energy	\$2,496.62
134190	2/14/2024	Eye In The Sky	\$5,809.36
134191	2/14/2024	Maury County 911	\$20,921.55
134192	2/14/2024	Tyler Technologies, Inc	\$2,800.00
134193	2/14/2024	Jeremy B Hanback	\$5,800.00
134194	2/20/2024	AFLAC-Amer Family Life Assurance Co	\$78.90
134195	2/20/2024	Columbia Paint & Wallcover	\$280.73
134196	2/20/2024	Columbia Power & Water Systems	\$12,273.23
134197	2/20/2024	Jones & Lang Sporting Goods	\$1,462.00
134198	2/20/2024	Maury Regional Medical Center	\$305.00
134199	2/20/2024	United Farm & Home Cooperative	\$169.99
134200	2/20/2024	Morgan Brothers Electric Inc	\$701.33
134201	2/20/2024	NAFECO Inc	\$548.75
134202	2/20/2024	R & R Distributing Co Inc	\$178.71
134203	2/20/2024	Mail Call	\$6,375.58
134204	2/20/2024	NexAir LLC	\$41.57
134205	2/20/2024	JJ's Barbeque	\$1,552.00
134206	2/20/2024	Break Time Services	\$208.25
134207	2/20/2024	Southern Software Inc	\$7,046.00
134208	2/20/2024	Maury County Equipment	\$1,687.11
134209	2/20/2024	Middle TN Refrigeration, LLC	\$390.00
134210	2/20/2024	Trigreen Equipment	\$125.16
134211	2/20/2024	Tri Star Energy	\$998.20
134212	2/20/2024	Atmos Energy	\$2,391.23
134213	2/20/2024	Lee Company	\$2,509.19
134214	2/20/2024	Certified Languages International	\$201.55
134215	2/20/2024	Cintas Corporation #241	\$968.69
134216	2/20/2024	Maury Regional Hospital Marshall Medical Ctr	\$120.00
134217	2/20/2024	Needle and Grain	\$1,305.00
134218	2/20/2024	Simple Com	\$3,750.00
134219	2/20/2024	Betty E Vinson	\$75.00

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GENERAL FUND

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134220	2/20/2024	Liquidity Services Operations LLC	\$2,626.07
134221	2/20/2024	Volunteer Paving LLC	\$223.52
134222	2/20/2024	Millennium	\$153.24
134223	2/20/2024	Documotion Research	\$1,502.00
134224	2/20/2024	Visual Media Co LLC	\$600.00
134225	2/20/2024	Southeastern Shirt Corp.	\$1,011.25
134226	2/20/2024	Maury Regional Medical Group	\$721.00
134227	2/20/2024	Helen J. Church	\$75.00
134228	2/20/2024	AT&T (Fiber Optics)	\$740.96
134229	2/20/2024	TW Lawncare	\$13,235.00
134230	2/20/2024	SDM Construction Attn: Mark Hoffman	\$31.00
134231	2/20/2024	Henry and Diane Seamon	\$93.00
134232	2/20/2024	Absolute Access ID, LLC	\$335.00
134233	2/20/2024	Blanche Poling	\$75.00
134234	2/20/2024	Alex Fall	\$432.00
134235	2/20/2024	Karlye Wiser	\$432.00
134236	2/20/2024	Brookenah Yates	\$432.00
134237	2/22/2024	Maury Co Government	\$17,195.84
134238	2/22/2024	Maury Regional Medical Center	\$25,322.00
134239	2/22/2024	Columbia Neon Co	\$2,625.00
134240	2/22/2024	O'Reilly Auto Parts	\$33.00
134241	2/22/2024	TN Fire Svs & Codes Enf Academy	\$135.00
134242	2/22/2024	Unum Life Insurance Co Of Amer	\$2,224.20
134243	2/22/2024	Parman Energy Group LLC	\$1,390.28
134244	2/22/2024	Atmos Energy	\$476.11
134245	2/22/2024	Jeff DeWire	\$53.83
134246	2/22/2024	Safe Industries	\$2,456.00
134247	2/22/2024	Triad Martial Arts, Inc	\$3,000.00
134248	2/22/2024	CovertTrack Group Inc	\$1,289.30
134249	2/22/2024	Cintas Corporation #241	\$528.41
134250	2/22/2024	Kellye Murphy	\$70.35
134251	2/22/2024	Teresa Smith	\$125.00
134252	2/22/2024	Catalog Kings Corp	\$4,642.00
134253	2/22/2024	Brigitte D Blackwell	\$75.00
134254	2/28/2024	Columbia Power & Water Systems	\$6,436.27
134255	2/28/2024	Daily Herald (Subscription)	\$302.40
134256	2/28/2024	Maury Co United Way	\$557.00
134257	2/28/2024	NAFECO Inc	\$38,906.00
134258	2/28/2024	G & C Supply Co Inc	\$98.42
134259	2/28/2024	David's Lock & Key Inc	\$148.70
134260	2/28/2024	Complete Forms Supply Co LLC	\$390.00
134261	2/28/2024	FleetPride	\$623.99
134262	2/28/2024	Columbia Firefighter Assn	\$440.00
134263	2/28/2024	Mutual Of Omaha	\$12,528.55
134264	2/28/2024	J & M Supply Solutions	\$207.86
134265	2/28/2024	SESAC, Inc.	\$1,176.39
134266	2/28/2024	Tri Star Energy	\$15,645.30
134267	2/28/2024	Atmos Energy	\$688.89
134268	2/28/2024	Preventia Security	\$392.85
134269	2/28/2024	Daily Herald (Ads)	\$64.40
134270	2/28/2024	Parrish Equipment	\$2,392.00
134271	2/28/2024	Gateway Tire & Service Center	\$338.05

**CITY OF COLUMBIA
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GENERAL FUND

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134272	2/28/2024	SRM Concrete	\$1,504.00
134273	2/28/2024	State Systems, LLC	\$1,710.00
134274	2/28/2024	Cintas Corporation #241	\$658.01
134275	2/28/2024	Simpleview, LLC	\$300.00
134276	2/28/2024	Verizon Wireless 01	\$177.60
134277	2/28/2024	Verizon Wireless 03	\$41.90
134278	2/28/2024	Verizon Wireless 09	\$88.80
134279	2/28/2024	Darrell Freeman	\$108.00
134280	2/28/2024	Timothy McMeans	\$125.00
134281	2/28/2024	KCS Building Group LLC	\$42,450.00
134282	2/28/2024	Pagefreezer Software, Inc	\$4,617.36
134283	2/28/2024	Landen Barber	\$108.00
134284	2/28/2024	Street Decor Inc	\$3,492.00
134285	2/28/2024	T-Mobile	\$129.59
134286	2/28/2024	Janet Weidner	\$360.00
134287	2/28/2024	Southeastern Shirt Corp.	\$19.00
134288	2/28/2024	Perennial Communications, LLC	\$2,545.00
134289	2/28/2024	Siddons-Martin Emergency Group LLC	\$841.95
134290	2/28/2024	Jessica Tucker	\$162.00
134291	2/28/2024	James Edward Hargrove	\$12,550.00
134292	2/28/2024	TIES User Group	\$40.00
134293	2/29/2024	City Of Col Employees Retireme	\$173,932.08
134294	2/29/2024	Columbia Power & Water Systems	\$2,503.98
134295	2/29/2024	Mobile Communications America, Inc	\$840.00
134296	2/29/2024	Maury Co Animal Shelter	\$50,000.00
134297	2/29/2024	Break Time Services	\$189.00
134298	2/29/2024	RTA (Regional Transit Authority)	\$4,169.00
134299	2/29/2024	Vulcan Materials Co	\$1,131.13
134300	2/29/2024	Public Entity Partners	\$403,002.00
134301	2/29/2024	City Of Col Tn Retirement	\$22,777.44
134302	2/29/2024	SRM Concrete	\$1,504.00
134303	2/29/2024	Cintas Corporation #241	\$53.60
134304	2/29/2024	Med-Eng LLC	\$4,511.00
134305	2/29/2024	Swift Repairs	\$207.23
134306	2/29/2024	Volunteer Paving LLC	\$176.88
134307	2/29/2024	Frontline Public Safety Solutions	\$3,472.88
134308	2/29/2024	Wells Fargo Financial Leasing, Inc	\$243.57
134309	2/29/2024	Up Grade Spray Foam LLC	\$3,400.00
134310	2/29/2024	S and S Environmental LLC	\$1,050.00
134311	2/29/2024	Mobolaji Akinsanya	\$75.00
134312	2/29/2024	Rodolfo Bela	\$75.00
134313	2/29/2024	Frank Depatto	\$75.00
134314	2/29/2024	Virginia Rice	\$75.00
134315	2/29/2024	Donna C Walters	\$75.00

Total Purchase Cards:	\$	109,478.11
Total Payroll Transfers:	\$	1,479,120.36
Total Misc. Transfers:	\$	497,247.62
Total Checks: 252	\$	1,484,071.88
Total:	\$	3,569,917.97

**CITY OF COLUMBIA
DISBURSEMENT REPORT
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STATE STREET AID

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8086	2/1/2024	Columbia Power & Water Systems	\$64.39
8087	2/1/2024	Duck River Electric	\$15.77
8088	2/1/2024	G & C Supply Co Inc	\$1,509.58
8089	2/1/2024	3M Company	\$812.98
8090	2/8/2024	Columbia Power & Water Systems	\$12,256.80
8091	2/8/2024	Duck River Electric	\$75.27
8092	2/22/2024	Millennium	\$982.50
8093	2/28/2024	Columbia Power & Water Systems	\$24.96
8094	2/28/2024	G & C Supply Co Inc	\$1,284.50
8095	2/29/2024	Columbia Power & Water Systems	\$12.32
8096	2/29/2024	Firstnet Services Provided By AT&T Mobility	\$412.60

Total Purchase Cards:	\$	185.99
Total Misc. Transfers:	\$	-
Total Checks: 11	\$	<u>17,451.67</u>
Total:	\$	17,637.66

SANITATION

22248	2/1/2024	Fleming Sheet Metal Shop	\$1,200.00
22249	2/1/2024	Public Entity Partners	\$175.55
22250	2/1/2024	Robert J Young Company LLC	\$16.50
22251	2/1/2024	Main Street Media of TN	\$103.13
22252	2/8/2024	Columbia Power & Water Systems	\$861.29
22253	2/8/2024	Fleming Sheet Metal Shop	\$1,200.00
22254	2/8/2024	Lively Florist	\$81.83
22255	2/8/2024	Tri Star Energy	\$22,835.68
22256	2/8/2024	Atmos Energy	\$1,261.78
22257	2/8/2024	United Waste Haulers Of TN LLC	\$11,502.01
22258	2/8/2024	Cintas Corporation #241	\$368.18
22259	2/8/2024	Colonial Life	\$614.74
22260	2/8/2024	Marshall County Solid Waste and Recycling	\$1,851.85
22261	2/8/2024	Wells Fargo Financial Leasing, Inc	\$174.70
22262	2/13/2024	Fleming Sheet Metal Shop	\$1,200.00
22263	2/13/2024	Public Entity Partners	\$10,000.00
22264	2/13/2024	Byrd's Automotive Inc	\$28.25
22265	2/13/2024	Break Time Services	\$56.00
22266	2/13/2024	Mutual Of Omaha	\$544.35
22267	2/13/2024	Combined Insurance, a Chubb Company	\$53.02
22268	2/13/2024	Cintas Corporation #241	\$1,350.09
22269	2/13/2024	Servant Fire Protection	\$299.00
22270	2/13/2024	Austin Huddleston	\$79.99
22271	2/14/2024	Tri Star Energy	\$716.40
22272	2/20/2024	Fleming Sheet Metal Shop	\$1,800.00
22273	2/20/2024	Daily Herald (Ads)	\$143.76
22274	2/20/2024	United Waste Haulers Of TN LLC	\$4,363.56
22275	2/20/2024	Cintas Corporation #241	\$174.10
22276	2/20/2024	Toter, LLC	\$37,458.35
22277	2/20/2024	Absolute Access ID, LLC	\$335.00
22278	2/22/2024	Maury County Solid Waste	\$91,689.85
22279	2/22/2024	Unum Life Insurance Co Of Amer	\$177.00
22280	2/22/2024	McMahon Truck Centers	\$510.00

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SANITATION

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22281	2/22/2024	United Waste Haulers Of TN LLC	\$5,084.38
22282	2/22/2024	Cintas Corporation #241	\$174.10
22283	2/28/2024	Columbia Power & Water Systems	\$22.87
22284	2/28/2024	Fleming Sheet Metal Shop	\$3,600.00
22285	2/28/2024	Wastequip Manufacturing Co LLC	\$7,810.00
22286	2/28/2024	Mutual Of Omaha	\$544.35
22287	2/28/2024	Cintas Corporation #241	\$174.10
22288	2/29/2024	City Of Col Employees Retireme	\$6,740.03
22289	2/29/2024	Public Entity Partners	\$21,585.00
22290	2/29/2024	City Of Col Tn Retirement	\$882.65
22291	2/29/2024	United Waste Haulers Of TN LLC	\$6,581.72

Total Purchase Cards:	\$	12,096.21
Total Payroll Transfers:	\$	81,598.23
Total Misc. Transfers:	\$	29,910.77
Total Checks: 44	\$	246,425.16
Total:	\$	370,030.37

WASTEWATER

48517	2/1/2024	Columbia Power & Water Systems	\$406.87
48518	2/1/2024	Thompson Machinery	\$5,025.00
48519	2/1/2024	Public Entity Partners	\$7,768.19
48520	2/1/2024	AT&T	\$4,980.48
48521	2/1/2024	Atmos Energy	\$46.86
48522	2/1/2024	Cook's Pest Control Inc	\$117.00
48523	2/1/2024	Cintas Corporation #241	\$470.55
48524	2/1/2024	Maury Regional Medical Group	\$420.00
48525	2/8/2024	BMC Metalworks LLC	\$6,600.00
48526	2/8/2024	Columbia Power & Water Systems	\$16,739.27
48527	2/8/2024	Columbia Oil Company Inc	\$460.59
48528	2/8/2024	Duck River Electric	\$301.71
48529	2/8/2024	Brenntag Mid-South Inc	\$13,290.50
48530	2/8/2024	Robert J Young Company LLC	\$455.10
48531	2/8/2024	J R Wauford & Co Cons Eng, Inc	\$15,000.00
48532	2/8/2024	Tri Star Energy	\$1,660.40
48533	2/8/2024	Lee Company	\$4,980.00
48534	2/8/2024	Paper Weight	\$22.50
48535	2/8/2024	Choice Screening	\$20.00
48536	2/8/2024	Cintas Corporation #241	\$470.55
48537	2/8/2024	Colonial Life	\$1,043.68
48538	2/8/2024	Liquidity Services Operations LLC	\$2,494.81
48539	2/8/2024	Judy Construction Company	\$210,748.38
48540	2/13/2024	Columbia Power & Water Systems	\$83,927.05
48541	2/13/2024	Dixie Diesel Service	\$923.35
48542	2/13/2024	North Central Laboratories-NCL of Wisconsin, Inc	\$1,045.04
48543	2/13/2024	Robert J Young Company LLC	\$64.72
48544	2/13/2024	WM CORPORATE SERVICES, INC	\$25,188.79
48545	2/13/2024	Ace Septic Service	\$750.00
48546	2/13/2024	J R Wauford & Co Cons Eng, Inc	\$76,250.00
48547	2/13/2024	Vulcan Materials Co	\$492.04
48548	2/13/2024	Mutual Of Omaha	\$2,245.08

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 2/1/2024 - 2/29/2024**

WASTEWATER

PAGE 8

48549	2/13/2024	Combined Insurance, a Chubb Company	\$29.40
48550	2/13/2024	Cintas Corporation #241	\$479.39
48551	2/13/2024	Waypoint Analytical, LLC	\$85.00
48552	2/13/2024	Path Company LLC	\$109,900.00
48553	2/13/2024	Richland Industries LLC	\$22,889.00
48554	2/13/2024	Crawford Electric Supply Co., Inc	\$6,120.67
48555	2/14/2024	Columbia Power & Water Systems	\$386.33
48556	2/14/2024	Duck River Electric	\$3,211.84
48557	2/14/2024	Tri Star Energy	\$1,529.53
48558	2/14/2024	Atmos Energy	\$48.39
48559	2/20/2024	BMC Metalworks LLC	\$240.00
48560	2/20/2024	Columbia Power & Water Systems	\$694.16
48561	2/20/2024	Vulcan Materials Co	\$755.37
48562	2/20/2024	Preventia Security	\$201.00
48563	2/20/2024	Cintas Corporation #241	\$479.39
48564	2/20/2024	Waypoint Analytical, LLC	\$358.00
48565	2/20/2024	Maury Regional Medical Group	\$152.00
48566	2/22/2024	Red Bud Supply Inc	\$319.88
48567	2/22/2024	Sunbelt Rentals Inc	\$930.46
48568	2/22/2024	Unum Life Insurance Co Of Amer	\$490.80
48569	2/22/2024	Onolog, Inc	\$2,000.00
48570	2/28/2024	Columbia Power & Water Systems	\$233.42
48571	2/28/2024	Thompson Machinery	\$2,303.82
48572	2/28/2024	AT&T	\$4,980.48
48573	2/28/2024	WM CORPORATE SERVICES, INC	\$35,385.36
48574	2/28/2024	Weld-Rite LLC	\$750.00
48575	2/28/2024	Mutual Of Omaha	\$2,242.79
48576	2/28/2024	Atmos Energy	\$47.02
48577	2/28/2024	Cintas Corporation #241	\$494.28
48578	2/28/2024	Hummingbird Express Logistics	\$1,950.00
48579	2/29/2024	City Of Col Employees Retireme	\$16,190.07
48580	2/29/2024	Columbia Power & Water Systems	\$9,863.35
48581	2/29/2024	Columbia Machine Works	\$7,950.00
48582	2/29/2024	Public Entity Partners	\$57,324.00
48583	2/29/2024	City Of Col Tn Retirement	\$2,120.19

Total Purchase Cards:	\$	11,571.69
Total Payroll Transfers:	\$	183,809.55
Total Misc. Transfers:	\$	60,319.34
Total Checks: 67	\$	<u>777,543.90</u>
Total:	\$	1,033,244.48

DRUG

5970	2/8/2024	Verizon Wireless 04	\$234.50
5971	2/8/2024	Verizon - (Police Dept)	\$238.00
5972	2/13/2024	D & D Towing & Recovery	\$175.00
5973	2/13/2024	Thomson Reuters - West	\$74.00
5974	2/20/2024	Auto Trim Design	\$1,015.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 2/1/2024 - 2/29/2024**

DRUG

PAGE 9

5975	2/22/2024	CovertTrack Group Inc	\$550.00
5976	2/28/2024	Chrysler Dodge Jeep Ram of Columbia	\$384.00

Total Purchase Cards:	\$	205.49
Total Checks: 7	\$	<u>2,670.50</u>
Total:	\$	2,875.99

INSURANCE

3078	2/1/2024	Maury Regional Hospital Marshall Medical Ctr	\$15,114.63
3079	2/8/2024	Sun Life Financial	\$40,195.86
3080	2/20/2024	BlueCross BlueShield Of TN	\$25,212.78
3081	2/20/2024	Maury Regional Hospital Marshall Medical Ctr	\$13,769.90
3082	2/20/2024	Sun Life Financial	\$39,639.86

Total Misc. Transfers:	\$	276,525.34
Total Checks: 5	\$	<u>133,933.03</u>
Total:	\$	410,458.37

CAPITAL PROJECTS

3063	2/8/2024	Morrison Engineering LLC	\$5,400.00
3064	2/20/2024	Gresham Smith & Partners	\$2,221.93
3065	2/22/2024	Maury Co Circuit Court Clerk	\$1,586.50
3066	2/29/2024	Justice Environmental Services, LLC	\$11,000.00

Total Purchase Cards:	\$	4,413.36
Total Misc. Transfers:	\$	-
Total Checks: 4	\$	<u>20,208.43</u>
Total:	\$	24,621.79

Surplus Listing for Council Agenda 4/11/2024

<u>Inv ID</u>	<u>Description</u>	<u>Serial#</u>	<u>Department</u>
3766	2014 Chevy Impala	2G1WD5E34E1143956	Police
3767	2014 Chevy Impala	2G1WD5E32E1143762	Police
3768	2014 Chevy Impala	2G1WD5E36E1159754	Police
3769	1995 Hydraulic Excavator	950201	Public Works
3770	2007 Ford F150 Truck	1FTRF12W67KB64073	Public Works
3771	1990 Ford Club Wagon XL	1FBJS31H9LHB42958	Public Works
3772	2010 Ford Fusion 4-door	3FAHP0HG7AR284668	Public Works
3773	2002 Ford F350 SD 4x4	FTSW31L02ED11435	Public Works
3774	2003 Ford F350 4x4 Crew Cab	1FTSW31L43EC57512	Public Works
3775	1994 Dodge Ram 3500 Van	2B5WB35ZXRK144169	Public Works
3776	1997 GMC C7500	1GDM7H1JXVJ513613	Public Works
3777	2001 Mack MRU613	1M2AV04C5BM007396	Public Works



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy, Tourism & Marketing Director, kmurphy@columbiatn.com 931-560-1510

AGENDA ITEM TITLE: 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

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.

Advertiser (Bill To):
Kellye Murphy
City of Columbia
700 North Garden Street
Columbia, TN 38401
931-560-1510 | kmurphy@columbiatn.com

Agency :

Sales Rep(s)
(15) Maryann Stafford
mstafford@livmedia.com

Publication: Maury County Business
Contract Status: Proposed-Sent Out

Billing Email: NONE

Contract Description: Full page-Quality of Life, medium rectangle, 100 magazines

PRINT

Pub / IO #	Issue	Onsale Date	Position	Description
0320 / 119382	28		IQOL : Quality of Life	COLOR, FULL PAGE PREMIUM
Ad Close Date : 04/19/2024			Headline : Special Instructions : new ad to be submitted	

WEB

Property / IO #	Flight Dates	Onsale Date	Position	Description
0320 / 119383	07/29/2024 to 07/31/2025			Online,Medium Rectangle
			Headline : Special Instructions : new ad to be submitted	

Special Instructions

Total Summary

Space : \$6,535.00
ADJ / DISC : **\$0.00**
Agency DISC : \$0.00
Sales Tax : \$0.00

Contract NET : \$6,535.00

Advertisement Terms

TERMS

NET 30 DAYS FROM DATE OF INVOICE. Rates are net unless otherwise indicated. Finance charge at a MONTHLY RATE of 1.5%

is added to contracted balance if unpaid for 30 days. This is an annual percentage rate of 18%.

Credit Card Processing Fee

All payments processed by a credit card will have a 3% processing fee added to the balance.

CONDITIONS

This is an order and authorization to secure advertising space with Journal Communications Inc.

In the event the Advertiser or Agency needs to cancel the contracted advertising space, the Advertiser or Agency is required to submit written notice of cancellation within 7 days of contract, via certified mail, to Publisher.

In the event the Advertiser or Agency fails to adhere to the deadline for submitting ad materials as stated, Publisher will run a previous ad or run the Advertiser's name and address in the space committed for the ad.

Publisher reserves the right to hold the Agency and/or Advertiser jointly and severally responsible for monies due and payable to Publisher. It is further agreed that the Agency and/or Advertiser will pay a reasonable collection/ attorney's fee in the event that it is necessary to place this account in the hands of a collection agency/attorney for collection for any reason. Venue for any disputes arising hereunder shall be at Williamson County, Tennessee. Tennessee Law shall govern all provisions of this contract. The Agency agrees that it is acting for its disclosed principal, the Client, and as such binds itself and the Client to the terms and conditions of this contract. Agency shall be liable for payment of sums due hereunder.

Publisher may look to either Agency or Advertiser for payment. Payment by Advertiser to Agency does not alleviate obligation of Advertiser to Publisher for payment in full. The Publisher is not responsible for any errors in type set by the Publisher for advertisements that have been proofed and approved by the Advertiser or its Agency.

PROOFING POLICY

A PDF color proof will be emailed for approval prior to publication for all original ads. Changes requested by the Advertiser and/or Agency on this proof will be provided at no charge, and a second proof will be emailed if requested. ***Any changes requested by the Advertiser subsequent to the second proof will be billed for production time at an hourly rate (minimum \$50).***

Journal Communications Inc. does not provide a proof for ads submitted digitally or as film. Ad content subject to Publisher's approval. It is understood the Advertiser and/or Agency has approved the material prior to its receipt. Publisher will conclude that the files are set up as Advertiser and/or Agency intends them to be produced and we will output the ad as supplied. Publisher is not responsible for the final quality of the ad. If there is a pre-press problem with the submitted digital file, any extra charges incurred will be billed to the Advertiser and/or Agency with a detailed explanation of the problem.

Production Specifications

SUBMITTING A DIGITAL AD

For submitted digital files, our free services include checking Advertiser- and/or Agency-submitted files to ensure they meet our specifications for magazine printing. Journal Communications is not responsible for enhancing your digital files, resizing to match ad space purchased or proofreading for spelling and grammatical errors. The quality of submitted digital files is the responsibility of the submitter.

If files deviate from the size or specifications on the Digital Submission form, the files will be rejected and must be resubmitted. Please proof your ad carefully before submission. Resubmitted files will be subject to a \$50 processing fee.

We do not provide a proof for ads we did not produce. It is understood that the files are set up as the Advertiser intended and were approved prior to submission to Journal Communications Inc.

Any extra charges incurred by Journal Communications Inc. due to problems with supplied files will be billed to the Advertiser with a detailed explanation of the problem.

ORIGINAL ADS

Journal Communications Inc. can assist in producing an original ad. Advertiser and/or Agency should provide a basic layout with all necessary materials to produce ad. The advertising salesperson will assist in this process. Journal's Ad Production division provides basic typesetting and design services for original ads free of charge. **These do not include services that an advertising agency would provide.** Journal Communications free basic typesetting and design services include:

- Typing customer-provided text
- Choosing a visually pleasing, professional font
- Placing logo and/or photos in provided layout.

Custom production work, such as cleaning up rough logos, resetting logos, drawing maps and outlining photos, can be performed at an extra charge. Custom work is billed at \$75/hour.

Custom photo work, such as feathering, fading or custom edging, can be performed at a fixed rate per photo. *Please note: All charges/rates listed are subject to change.*

FORMATTED ADS

- All ads produced by the Publisher are formatted in the style approved by the magazine client.
- Visit ads.jnlcom.com for specifications and submission guidelines.
- A low res color PDF proof will be emailed prior to publication.
- Custom production work available at an hourly rate of \$75/hour.

Please note: All charges/rates listed are subject to change.

ONLINE ADS

Visit livmedia.com/ads for submission guidelines.

LISTING ENHANCEMENTS

For enhancements that include a logo, new logos must be submitted by the materials deadline on the contract. Logos that are not received by the deadline will receive a standard logo to be determined by the Publisher.

I, _____, hereby authorize, and agree to all terms and conditions of, this contract.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Bailey Fitzgerald, Chief's Administrative Assistant, bfitzgerald@columbiatn.com, 931-560-1612

AGENDA ITEM TITLE: 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; City of Columbia and Maury Emergency Communications District Consolidation Agreement.

**CITY OF COLUMBIA
AND
MAURY EMERGENCY COMMUNICATIONS DISTRICT
CONSOLIDATION AGREEMENT**

This agreement is made and entered into by and between the City of Columbia, Tennessee, a Municipal Corporation, located at 700 North Garden Street, Columbia, Tennessee 38401, (hereinafter referred to as "City") and Maury Emergency Communications District, located at 2907 Cayce Lane, Columbia, Tennessee 38401 (hereinafter referred to as "E-911").

Whereas, City and E-911 recognize that it is in the public interest and in the best interest of each respective entity for them to continue a working relationship under the terms and conditions of this agreement.

Now, therefore, in consideration of the foregoing and following covenants and premises, City and E-911 agree as follows:

1. The parties agree for E-911 to perform all Columbia Police Department dispatching services for FYs 2024-27. The monthly payment to E-911 for this portion of the agreement will be \$21,549.00, which consists of a pay rate competitive with that of E-911 Telecommunicators (5 operators x 40 hours per week) and a twenty-five percent (25%) benefits package. This agreement shall be adjusted annually with at 3% increase to be effective July 1st of each year after 2024.

2. E-911 shall maintain a contractual relationship, which is acceptable to the Tennessee Bureau of Investigation, E-911, and the Columbia Police Department as it relates to the NCIC/TCIC/TIES operations, equipment, and rules and regulations. Columbia Police Department will pay all operating costs associated with NCIC/TIES operation.

3. E-911 shall pay all expenses for day-to-day operations, maintenance, upgrades and replacements relating to: E-911 radio equipment, telephone and voice recording equipment, caller identification equipment (enhanced 911) and electronic wiring and telephone cable/lines expense (other than city phone circuits). E-911 also agrees to be responsible for the cost and maintenance of all communications equipment directly related to agencies other than City.

4. E-911 shall pay for all building expenses, including facility renovations or expansions.

5. E-911 shall designate and maintain one Terminal Agency Coordinator (TAC) and one Alternate Terminal Agency Coordinator, as mandated by the

Tennessee Bureau of Investigation rules. E-911 also agrees to assure that both Coordinators receive yearly re-certification training.

6. E-911 shall assume the responsibility for hiring/replacing all telecommunicators and shall provide each telecommunicator with instruction/training on proper use of Police Department equipment, and rules and regulations so they may effectively and comfortably assume police communications.

7. City shall designate the Police Department's Assistant Chief as the liaison between E-911 and the Columbia Police Department.

8. City shall designate the Police Department's Assistant Chief as the Non-Terminal Agency Contact person with responsibilities as prescribed by the Tennessee Bureau of Investigation's rules.

9. City shall be responsible for the necessary maintenance, replacement and upgrading of all Police radio equipment, NCIC/TCIC/TIES computer equipment currently owned or purchased in the future by the Columbia Police Department and used primarily for Police Department operations.

10. This agreement shall be for a term of 3-years beginning July 1st, 2024, and ending on June 30, 2027, subject to annual appropriation. During its term, this agreement may be modified by the written agreement of both parties. Either party may terminate this agreement with or without cause upon one hundred eighty (180) days' written notice to the other party. Upon contract expiration, the terms of this contract will continue until approval of a new contract or written notice of one party's intent to discontinue contract.

11. City and E-911 agree to an annual evaluation/review of the consolidated operation to insure that both parties are complying with the intent of this agreement, and to improve the overall operation of this agreement.

12. This agreement shall become effective on the date of its signing by all responsible parties. This agreement shall be binding on the successors, representatives, and assigns of City, (particularly the Columbia Police Department) and E-911 as required for the safety and welfare of the citizens of Columbia.

ATTEST:

Thad H. Jablonski,
CITY RECORDER

CITY OF COLUMBIA,
TENNESSEE

By: _____
Chaz Molder, Mayor

Dated: _____

MAURY EMERGENCY
COMMUNICATIONS DISTRICT

By: _____
Scott Alberd, Chairman

Dated: _____

LEGAL FORM APPROVED:



C. TIM TISHER,
CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jill Carlson, Sr. Administrative Assistant, jcarlson@columbiatn.com 931-560-1451

AGENDA ITEM TITLE:

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 - WARD 4

RECOMMENDATION: Approve.

INFORMATION: The Smyrna Adult Softball League, formerly known as The 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.



Parks and Recreation Department

**NON-EXCLUSIVE
USE AND OCCUPANCY PERMIT
2024**

This permit is executed by and between the City of Columbia, hereinafter called "City", and Smyrna Adult Softball League Inc., formerly known as Maury County Co-Ed Softball League, whose address is 201 Carrol Drive, Columbia, TN 38401, hereinafter called "Permittee".

WHEREAS, the City desires to provide facilities to its citizens, and non-commercial local societies, clubs and organizations engaged in civic, social, educational, cultural, recreational or philanthropic work or activities.

WHEREAS, the Permittee is such an organization and, in the promotion and sponsorship of such activities, generates revenues from voluntary contributions, special events, membership dues, fees and charges, and fund-raising projects.

NOW, THEREFORE, it is mutually agreed by and between the City and Permittee as follows:

1. PREMISES
City does hereby grant to Permittee a Non-Exclusive Use Permit for the use and occupancy of those certain premises described as, Ridley Sports Complex "A" hereinafter called "Premises."
2. TERM
The term of this permit shall begin on April 14, 2024 and shall terminate on April 13, 2025, unless sooner terminated as specified herein.
3. PURPOSE
The premises specified in this permit shall be used only for the purposes of developing, operating and maintaining a sports field complex in accordance with Permittee's league franchise(s) and for no other purpose other than provided herein.
4. PUBLIC USE
The general public shall not be excluded from these premises or any portion thereof. Permittee shall open premises to the public in accordance with the schedule approved by the Parks and Recreation Department Director or designated representative. Whenever the facility is not in use and it is reasonably practical, Permittee shall allow other organizations to utilize the premises for activities; provided said organizations have prior authorization by the Parks and Recreation Department Director or designated representative.
5. FEES
The Permittee shall pay the Columbia Parks & Recreation Department the following user fee with payments due on or before the 1st Friday of each month preceding use.

- A. Spring Season, May – July, \$50.00 per game day beginning April 14, 2020 and continuing through June 10, 2019. Permittee reserves the right to request extension of user fee rights through June 18, 2020 should such extension be necessary to complete the regular season schedule.

Games will be scheduled on Monday evenings. The necessary fields will be dug and lined each day that games are scheduled according to the Leagues Master Schedule provided to the Columbia Parks & Recreation Department. The Columbia Parks & Recreation Department will be notified of any schedule changes within 24 hours.

- B. Fall Season, August – October, \$100.00 per game day beginning August 17, 2020 and continuing through October 28, 2020. Games will be scheduled on Sunday evenings.

Permittee shall have the right to charge participants a reasonable fee designed to cover maintenance and program operation. Said fees will be subject to prior written approval of the Parks and Recreation Department Director or designated representative. Excessive fees or charges, which will have the effect of precluding low and moderate-income persons from using the site, shall not be permitted. All funds collected by the Permittee from the operation of the premises shall be used for the development, maintenance and program operation on the premises.

6. BY-LAWS

Membership in Permittee's organization shall be open to anyone meeting the requirements of its rules and by-laws. Permittee will not discriminate against a member because of age, race, color, religion, physical handicap, ancestry, sex or national origin. All restrictions, rules, and by-laws, if any, and changes thereto proposed by Permittee's organization shall require prior written approval from the Parks and Recreation Department Director or designated representative. A current copy of by-laws shall be on file in the Parks and Recreation Department office.

7. MAINTENANCE

Permittee shall assist in Premises maintenance by following means:

- A. Permittee shall assist with routine janitorial services to include litter pick-up, monitoring of rest rooms, press boxes, dug outs and any trash removal.
- B. Permittee shall provide all maintenance of improvements and structures installed by Permittee. The premises shall remain in a safe, clean, and sanitary condition acceptable to the Parks and Recreation Department Director, or designated representative.
- C. City shall provide routine maintenance to rest rooms to ensure overall cleanliness, sanitation and operation including maintaining adequate supplies for use. Permittee shall monitor supplies in the City's absence to help prevent misuse.
- D. City shall provide all routine and major maintenance for all grounds and facilities, other than improvements and structures installed by Permittee, to include but not limited to: fertilizing, watering, mowing, weeding, dragging and lining of fields, the repair of water and sewer lines, roadways and parking lots, and drainage systems.
- E. City shall provide field marking supplies (chalk, paint, string), equipment (chalk machine, paint machine, field groomer), and personnel as necessary to prep all scheduled fields before games as agreed under Fee, Item #5: bullets A and B above.

8. IMPROVEMENTS/DEVELOPMENT

Permittee shall not make any improvements, changes or alterations or cause same to be made to the premises, without written authorization and approval from the Parks and Recreation Department Director or designated representative. All improvements shall be at no cost to City.

9. REMOVAL OF IMPROVEMENTS

City agrees that all fixtures and improvements installed by Permittee in accordance with the provisions herein provided, and not being a replacement or repair of or for any improvement or improvements now existing and belonging to City, shall be and remain the property of Permittee. Permittee shall have the right to remove at Permittee's own expense said fixtures and improvements prior to the automatic termination of this agreement or within fifteen (15) days after such earlier termination; provided that any damage to City's property or improvements shall be repaired and the premises left in as good order and condition as when Permittee took possession of the premises. In the event Permittee does not so remove said fixtures and improvements within the above specified time, the City may remove, or sell, or destroy the same at the expense of Permittee, and Permittee shall pay to City the reasonable cost of any such removal, sale or destruction together with the reasonable cost of repair of damages to City's property or improvements resulting from such removal, sale or destruction. At the option of the City, any property, real or personal, not so removed by Permittee may be deemed abandoned.

10. OPERATION

All recreational programs, events, and activities sponsored by Permittee at said premises shall be at the sole cost and expense of Permittee and shall be approved by the Parks and Recreation Department Director, or designated representative, at least two weeks prior to the activity.

11. INDEMNITY

Permittee agrees to indemnify and save the City of Columbia and its agents and employees harmless from any and all liability, claims, damages or injuries to any person, including injury to Permittee or any of Permittee's employees, representatives, agents, guests, licensees, patrons or of any other person whomsoever, and all expenses of investigating and defending against same:

- A. Arising from or alleged to have arisen from or connected with the use of or operations on the permit premises; or
- B. Caused or claimed to be caused by the independent acts of Permittee, Permittee's agents or employees, or the concurrent acts of the Permittee, the City or their agents or employees.

12. ADVERTISING

Permittee shall not place or cause to be placed upon the premises any billboards, banners, posters, or any other media advertising products or services, without the approval of Columbia Parks & Recreation Department. Signs of any nature installed on said premises must be first authorized and approved by City. This provision does not include uniforms as provided by team sponsors.

13. POSSESSOR INTEREST AND TAXES

This permit may create a taxable possessor interest in Permittee; therefore, as further consideration for the execution of this permit, Permittee agrees to pay and discharge before delinquency, all taxes and assessments, which may be levied against said premises by reason of any interest of Permittee during, said term.

14. NON-EXCLUSIVE OCCUPANCY

It is specifically understood and agreed that Permittee's use hereunder shall be non-exclusive and shall not result in any proprietary rights. City reserves, and shall always have the right to enter said premises for the purpose of viewing and ascertaining the condition thereof, or to protect its interest in the premises or to inspect the operations.

15. COMPLIANCE WITH THE LAW

Permittee shall, at its sole cost and expense, comply with all the requirements of all Municipal, State and Federal authorities now in effect or which may be in effect which pertain to the permit premises or any operations of the Permittee conducted thereon.

16. INSURANCE

On or before the execution date of this Permit by the City, Permittee shall submit to City an insurance policy or Certificate of Insurance evidencing that Permittee has obtained from a generally recognized insurer, insurance in the following form and minimum amounts specified.

Comprehensive General Liability insurance of:

- | | | |
|----|-------------|---------------------------------|
| A. | \$1,000,000 | Bodily Injury - per person |
| B. | \$2,000,000 | Bodily Injury - Each Occurrence |
| C. | \$ 250,000 | Property Damage |

The Policy shall name the City of Columbia as additional insured. The Policy of Insurance shall contain the following clauses:

"It is agreed that the Policy shall not be cancelled nor the coverage reduced until thirty (30) days after the Parks and Recreation Department Director of the City of Columbia, shall have received written notice of such cancellation or reduction. The notice shall be deemed effective the date delivered to said Director, as evidenced by properly validated return receipt."

"The insured waives any right of subrogation against City of Columbia which might arise by reason of any payment under this Policy."

The City reserves the right to re-evaluate the amount and type of insurance required during the term of this permit. Permittee shall provide the amount and type of insurance as required by the Parks and Recreation Department Director within thirty (30) days after Permittee shall have received written notice of such requirement.

17. EQUAL OPPORTUNITY

Permittee will not discriminate against any employee or applicant for employment because of age, race, color, religion, physical handicap, ancestry, sex or national origin. This provision shall include, but is not limited to, the following: Employment, upgrading, demotion, transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship.

18. NON-DISCRIMINATION

Permittee, in the operations to be conducted pursuant to the provisions of this permit and otherwise in the use of the facility, will not discriminate or permit discrimination against any person or class of persons by reason of race, color, creed or national origin, sex, age, handicap, or marital status in any manner.

19. DRUG AND ALCOHOL POLICY

In accordance with City of Columbia Substance Abuse Policy (Change 1) dated November 1, 1993, neither Permittee nor its employees, consultants agents or contractors while in any way using the permitted property, shall be in any way impaired because of being under the influence of alcohol or a drug, shall possess an open container of alcohol or consume alcohol or possess or be under the influence of an illegal drug, or shall sell, offer or provide alcohol or a drug to another person.

20. UTILITIES AND SERVICES

The City shall provide all utilities and services on the Ridley Park Sports Complex.

21. AMENDMENT TO PERMIT

This Permit fully expresses all understanding of the parties to this Permit and no verbal understanding of the parties, their officers, employees or agents shall be valid unless made in the form of a written amendment to this Permit and duly approved and executed by Permittee and Parks and Recreation Department Director.

22. PARTIAL INVALIDITY

If any provision of this Permit or the application thereof to any person or circumstances shall to any extent, be invalid or unenforceable, the remainder of this Permit, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this Permit shall be valid and be enforced to the fullest extent permitted by law.

23. GOVERNING LAW

This Permit shall in every respect be binding upon the parties hereto and their respective successors and assigns. The laws of the State of Tennessee shall govern this Permit.

24. PROVISIONS REQUIRED BY LAW

Each and every provision of law and clause required by law to be inserted in this Permit shall be deemed to be inserted herein and the Permit shall be read and enforced as though it were included herein, and if for any reason any such provision is not inserted, or is not correctly stated, then upon application of either party the Permit shall forthwith be physically amended to make such insertion or correction.

25. NOTICE

Any notices required or permitted to be given pursuant to this Permit may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested, to the following address:

PERMITTEE

Smyrna Adult League Softball, Inc
c/o Daniel Doubler, President
201 Carroll Drive
Columbia, TN 38401
Phone: (931) 216-2594

CITY

Columbia Parks & Recreation Department
c/o Mackel Reagan, Director
821 West 9th Street
Columbia, TN 38401
Phone: (931) 388-8119

26. SPECIAL PROVISIONS

In the event there is any conflict between the following special provisions and any other provisions of this permit, the special provisions shall govern. The special provisions are as follows:

- The Permittee shall provide proof of indemnification insurance to the Parks and Recreation Department to be submitted with the agenda packet for council approval.
- Permittee must also provide a copy of the league rules and by-laws when returning this document to Columbia Parks & Recreation Department. A copy of the weekly game schedule must be provided when it is completed.
- The Permittee shall not commence practice sessions or games at premises until contract terms are approved by Council and signed by all parties as required.
- Permittee shall not sublet, transfer, or assign the fields to any other organizations or groups outside of Permittee for any reason. This includes nonfood items to be sold as concessions: hats, helmets, t-shirts, customizations, and etc.
- All organizations and groups outside of Permittee must have written permission from the Parks & Recreation Director or Designee prior to use of fields.
- The City's Logo may not be used on any concession products without the City's approval.
- The Parks & Recreation Director or his Designee will coordinate efforts with the Permittee to confirm field availability prior to approving other organizations usage of the facilities during the term of this agreement.
- Permittee shall have the right to charge a fee for groups or individuals to provide clinics, teachings, or instructional classes for league participants. All funds collected by Permittee shall be used for premises development, maintenance, and program operation.
- The Permittee reserves the right to govern its membership according to the published by-laws provided and on-file with Columbia Parks & Recreation Department
- The parties agree to attempt to execute any renewal of this agreement with such revisions as necessary within 30 days of the expiration date on this agreement.

27. TERMINATION

- A. FOR CAUSE: The Parks and Recreation Department Director, by giving written notification specifying an effective date, not less than five (5) days after the date of written notification, may terminate this Permit on behalf of the City, in whole or part, for cause which shall include:
- 1.) Failure for any reason of Permittee to fulfill its obligations under this Permit in a timely manner acceptable to the Parks and Recreation Department Director, including non-compliance with other City directives, Federal, State and local statutes, rules, laws, regulations or directives non-applicable or as may become applicable.
 - 2.) Any ineffective or improper use of the site by Permittee, its employees, agents, subcontractors, guests, or any person or group under Permittee's responsibility.
 - 3.) Any conduct on the site by Permittee, its employees, agents or subcontractors unacceptable to the Parks and Recreation Department Director.
- B. FOR CONVENIENCE: Either City or Permittee may seek termination of this Permit upon thirty (30) days written notice to the other party.

IN WITNESS WHEREOF, the City and the Permittee have caused this Permit to be executed, effective the date first above written, by their duly authorized agents.

PERMITTEE

CITY OF COLUMBIA

By _____
Daniel Doubler, President
Maury County Co-Ed Softball League
Date _____

By _____
Mackel Reagan, Director
Parks & Recreation
Date _____

By _____
Charles (Chaz) M. Molder,
Mayor
Date _____

Legal Form Approved:

By C. Tim Tisher
C. Tim Tisher,
City Attorney
Date: 3/28/24

By _____
Thad H. Jablonski, City Recorder
Date _____

Title VI Policy
City of Columbia, Tennessee

It is the policy of the City of Columbia to ensure that no citizen shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Chappell Insurance 4335 Cox Rd Ste 4335 Glen Allen, VA, 23060		CONTACT NAME: Daryl Chappell	
		PHONE (A/C, No. Ext): 804-733-2020	FAX (A/C, No): 804-591-1603
		E-MAIL ADDRESS: support@chappellinsurance.com	
INSURED Smyrna Adult Softball League, Inc. 201 Carol Drive Columbia, TN 38401		INSURER(S) AFFORDING COVERAGE	
		INSURER A: SiriusPoint America Insurance Company	NAIC # 38776
		INSURER B: Axis Insurance Company	37273
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: **NS-AI-516** REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	☒ COMMERCIAL GENERAL LIABILITY			PLH01GL00000691	01/01/2024 12:01 AM	01/01/2025 12:01 AM	EACH OCCURRENCE	\$ 2,000,000		
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000		
							MED EXP (Any one person)	\$		
							PERSONAL & ADV INJURY	\$ 1,000,000		
							GENERAL AGGREGATE	\$ 5,000,000		
							PRODUCTS-COMP/OP AGG	\$ 2,000,000		
							Participant Legal Liability	\$ 1,000,000		
	GEN'L AGGREGATE LIMIT APPLIES PER:									
	☒ POLICY ☐ PROJECT ☐ LOC									
	OTHER:									
	UMBRELLA LIAB						EACH OCCURRENCE	\$		
	EXCESS LIAB						AGGREGATE	\$		
	DED							\$		
	PARTICIPANT ACCIDENT						EXCESS MEDICAL	\$		
							DEDUCTIBLE	\$		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The certificate holder is an additional insured but only with respect to the operations of the named insured. Smyrna Adult Softball League, Inc. and its director(s) is a named insured on this policy. This policy covers Smyrna Adult Softball League, Inc. activities only.

Coverage Effective From 05:00 PM on 03/21/2024 TO 01/01/2025**CERTIFICATE HOLDER**City of Columbia
700 Garden Street
Columbia, TN 38401

Certificate Number: NS-AI-516

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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Notice to Texas Insureds: The insurer for the purchasing group may not be covered by an insurance insolvency guarantee fund or similar mechanism and the insurer of the group is not subject to all the insurance laws and regulations of this state.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lindsay Barrier, Sr. Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: 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

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.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Ginger Adams, Senior Administrative Assistant, gadams@columbiatn.com 931-560-1723

AGENDA ITEM TITLE: APPROVE THE SOLE SOURCE PROCUREMENT OF MSA G1 PROTECTION SYSTEMS BREATHING AIR EQUIPMENT IN THE AMOUNT OF \$698,677.80 TO SAFE INDUSTRIES

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:

ATTACHMENTS: Staff Report; Safe Industries Sole Source Letter; Safe Industries Quote; MSA G1 Protection Systems Breathing Air Equipment Brochure; RIT Bag;



April 2, 2024

Chief Chris Cummins
Columbia Fire Department
1000 S. Garden Street
Columbia, TN 38401

MSA Corporate Center
1000 Cranberry Woods Drive
Cranberry Township, PA 16066
800.MSA.2222
www.MSAnet.com

Dear Chief Cummins:

Thank you, Columbia Fire Department for your interest in the MSA product line.

This letter confirms that Safe Industries is the sole authorized distributor of MSA SCBA and Globe turnout gear for the Municipal Fire Service Market for Maury County, Tennessee. In addition, Safe Industries is the only CARE certified MSA SCBA repair center for the Municipal Fire Service Market for Maury County, Tennessee.

By way of background, in the fire service / first responder markets, MSA imposes specific requirements upon our distributors, which can result in a small number of distributors authorized to call upon a particular region. We impose these requirements because the equipment we manufacture and sell requires the involvement of partners with special knowledge, training and experience. Accordingly, MSA's distributors are obligated to acquire and maintain extensive knowledge, training, and experience necessary to properly educate, assist and service our end user customers before, during and after the sale. MSA's fire service / first responder distributor qualification requirements are likewise intended to ensure the highest possible end user customer experience.

If you desire additional information about MSA, its product lines, or channel partners, please do not hesitate to contact me. Thank you for your interest in our products.

Sincerely,

A handwritten signature in blue ink that reads "Scott McGuire". The signature is written in a cursive, flowing style.

Scott McGuire
North American Sales Channels Specialist
Phone: 724-742-8028
Email: scott.mcguire@MSAsafety.com



Safe Industries

Safe Industries
5031 Highway 153
Easley SC 29642
United States
(864) 845-7175

Quote

Date	Quote #
4/1/2024	EST28265

Page 1 of 2

Bill To

Asst. Chief Keeton
Columbia Fire Department (TN)
711 Lion Pkwy
Columbia TN 38401
United States

Ship To

Asst. Chief Keeton
Columbia Fire Department (TN)
711 Lion Pkwy
Columbia TN 38401
United States

Expires		Sales Rep		Terms		Shipping Method	
5/1/2024		Brian Green		Net 30			
Quantity	Units	Item	Description	Comments	Price	Extended	
58		A-G1FS442 MA2C2LAR	MSA - G1 SCBA SYSTEM PRESSURE 4 4500 PSIG CYLINDER CONNECTION 4 CGA Quick Connect Remote Con HARNESS 2 Standard wth Chest Strap CRADLE TYPE M Metal Band LUMBAR TYPE A Adjustable Swivel Lumbar Pad REGULATOR TYPE 2 Solid Cover Left Shd. REGULATOR HOSE TYPE C Continuous EMERGENCY BREATHING SUPPORT 2 Universal Extendaire II SPEAKER MODULE L Left Chest PASS A PASS Right Shoulder BATTERY TYPE R Rechargeable		7,600.00	440,800.00	
116		10175708	MSA - CYL VLV QC G1 RC 4500 PSIG, LP, 45 MINUTE CYLINDER	Dept patch and numbering included	1,200.00	139,200.00	
130		10161816	MSA - Fcpc, G1, FS, MD, MD NC, 5PT C-HARN,C-N		395.00	51,350.00	
5	Ea	10158385	MSA - KIT, CHARGING STATION, G1		800.00	4,000.00	
30	Ea	10148741-S P	MSA - Battery Pack, G1, Rechargeable		400.00	12,000.00	
1		Freight	Due to continued disruptions in the global supply chain, fuel surcharges, and fluctuating freight/shipping charges, we will no longer be able to estimate nor include any shipping charges on a quote. Shipping charges will be finalized on the Invoice. As always, we will continue to provide the		0.00	0.00	



Safe Industries

Safe Industries
5031 Highway 153
Easley SC 29642
United States
(864) 845-7175

Quote

Date	Quote #
4/1/2024	EST28265

Page 2 of 2

Quantity	Units	Item	Description	Comments	Price	Extended
			best product pricing as possible but this volatile market has necessitated a change in our day to day operations. We hope you understand and continue to put your trust in Safe Industries.			
5		10206313	MSA - RIT,G1,QC,QF,GAUGE,QA BYPASS,UEBSS,4500		4,900.00	24,500.00
5		10175710	MSA - CYL VLV QC G1 RC 4500 PSIG, 60 MINUTE CYLINDER		1,500.00	7,500.00
5		RBL303	True North - L-3 Lite-Speed RIT Bag Red		305.96	1,529.80
1		Equipment	Fit Test adapter for G1		500.00	500.00
1	Ea	10158407	MSA - Kit, RFID Reader/Writer		800.00	800.00
2		10197700	MSA - MSA HUB Fireservice - US		4,999.00	9,998.00
130	Ea	10083875	MSA - TAG ASSY, ELECTRONIC ID, M7/G1 SCBA		50.00	6,500.00
1		Equipment	Safe industries is willing to accomodate ADA for 1 scba if needed due to Firefighter and an allergy.		0.00	0.00
				Total	\$698,677.80	

Please note quoted prices are subject to change after expiration date. Quoted prices expire 30 days from issue date.

Please be advised that if paying by credit card, a 3% credit card processing fee will be added to the invoice subtotal.



EST28265



MSA G1 SCBA



WHEN YOU GO IN, WE GO IN WITH YOU.

Fire Service Equipment

Products for today that drive the future.

As your emergency responder duties expand, as well as your exposure to hazards, MSA continues to provide more emergency response products to exceed your expectations and requirements. MSA supports firefighters and recognizes your role as the front line of protecting others. We are constantly improving products that you have come to rely upon as the best in the industry, to make your job safer and easier. For your protection, you can count on MSA for the most technologically advanced products, and for the best support and training assistance.



We are committed to you.

Working closely with firefighters and rescue teams for over 100 years, MSA's premier focus continues to be the fire service for product innovations, improvements and service. From our Cairns® Fire Helmets, Evolution® Series Thermal Imaging Cameras and breakthrough ALTAIR® Gas Detectors, to the most advanced, safety driven breathing apparatus we've ever produced, the G1 SCBA, you can rely upon MSA to offer the very best in personal protective equipment. Your options in gas detection instruments and fall protection/rescue systems are more numerous and better than ever. Our MSA-U® Training Center online training tool provides in-depth product training with team-tracking capability that allows 24/7 instruction for your entire squad. And now Globe, the world's leading maker of innovative protective clothing for firefighters, is part of MSA. Equipping firefighters with the highest level of protection – head to toe, Cairns helmet to Globe boots – no one is as committed to your health and safety as we are.

Our people set us apart from the competition.

MSA's SCBA are manufactured at our award-winning Murrysville, PA facility. Whether your needs include the revolutionary G1 SCBA, an Evolution® TIC from our Cranberry, PA plant or a Cairns® Helmet made in Jacksonville, NC, you can be sure that each of them has been made with the dedicated care and skill of an MSA associate whose average time on the job of 18 years means consistent quality, time after time.

Assistance is everywhere.

Your personalized service starts locally with your trained MSA-authorized distributor and MSA's fire service field sales managers. To locate your nearest MSA fire service distributor, or find an answer to an urgent technical question, our award winning, dedicated team of customer service professionals is ready to help, as they understand your hazards as well as regulatory compliance. Contact them at 1-877-MSA-FIRE or visit us at www.MSAFIRE.com.



MSA G1 SCBA iTIC

Find the Hot Spots. And the Heartbeats.

MSA provides personal thermal imaging to every firefighter—from 360 to rescue; egress to overhaul.

The FIRST and ONLY TIC Integrated Directly into the SCBA.

- No additional bulky equipment added to your facepiece or hanging from your gear
- Compatible with all G1 SCBA via simple field upgrade
- Powered by the G1 SCBA's single integrated power source – never check multiple battery locations again
- Single button functionality allows for simple, intuitive use

Take Advantage of the Latest Technology.

- Lightweight—only adds 4.2 oz. compared to standard MSA G1 Control Module
- Up to five user-selectable palettes – 10+ additional palettes available via MSA A2 Software
- 220 x 176 resolution ensures crystal clear images
- Compliant to the 2018 version of the NFPA 1981 and 1982 standards
- A full five-year warranty on thermal imager. Additional 15 years extended warranties available.

The MSA G1 SCBA stands out from the crowd.



1 Facepiece

- Open port design with cross-contamination protection
- Comfortable and easy to use, with low breathing resistance on and off air
- Zero electronics, reducing weight, snag hazards and cost

2 Control

- Integrated Thermal Imaging Camera (TIC) allows firefighter to see within dark, smoke-filled environments
- Five user-selectable palettes – 10+ additional programmable palettes available via MSA A2 Software
- Compatible with all G1 SCBA via simple field upgrade
- Control module provides both color LCD and analog displays
- Display automatically turns on when control module is lifted into viewing position
- No matter which button is pressed, necessary information displays
- Improved visibility through buddy lights

3 Situational Awareness

- Wide field of view through the G1 Facepiece
- Seven three-stage buddy lights providing 360-degree visibility of pressure status
- Highly reflective material on shoulder straps and cylinder band
- Optional integrated TIC provides visibility when it is needed most

4 Information

- HUD provides more information than ever before and can be customized to meet your SOP; cylinder pressure, battery status, evacuation (optional), and so much more

5 Communications

- Loud and clear communications are included with every G1 SCBA
- Intelligently removes background and inhalation noise, helping your commands to be heard



6 Comfort

- Swiveling, adjustable lumbar pad properly positions SCBA weight
- Improved comfort, balance, fit

7 Power

- Single power source
- Uses alkaline or rechargeable battery
- Eliminates the need to maintain multiple battery sizes or multiple battery locations
- Low cost of ownership

8 Ready for the Future

- Bluetooth connectivity, RFID, Near Field Communication (NFC), long-range radio
- Quickly update the G1 SCBA with the latest advancements through Bluetooth technology, ensuring the SCBA you buy today can easily adapt to meet your needs far into the future

9 Built Just for You

- Control module and HUD display required information; easily customized to meet your existing standard operating procedure
- Modular designs allows for quick component change

About FACE

The G1 Facepiece was designed without electronic components to minimize weight, reduce your stress and fatigue and improve your overall performance level. There are no electronic components on the outside of the facepiece that may result in snag and entanglement hazards. What's more, by eliminating costly electronic components, the price is reduced substantially, allowing personal-issue facepieces to be a cost-effective measure. The G1 facepiece utilizes an inhalation check valve when the second stage regulator is connected, which directs potentially contaminated exhaled air away from the second stage regulator. But MSA didn't stop there. The MSA G1 SCBA is also equipped with a speaking diaphragm to increase speech clarity while off air.

Taking the preferred features of the Ultra Elite Facepiece – Comfort, Field of View, Superior Communications, and Fit – we've taken the G1 Facepiece to the next level with an Open-Port that provides low breathing resistance in standby modes.

The G1 Facepiece can help you to conserve energy for when you need it most.



Be Heard

Electronic Voice Amplification Shouldn't Be Optional. Every MSA G1 SCBA is equipped with electronic voice amplification because high quality fireground communications shouldn't be optional. With patent-pending design, dual microphones integrated into the regulator eliminate the Darth Vader-like inhalation sound. This unique feature automatically activates and shuts down with the unit. Shoulder strap-mounted speaker module provides loud and clear communications from the regulator microphone while maintaining low profile to aid in reducing snag points. Every MSA G1 SCBA is equipped with this cutting-edge technology.

Heads Up

Internal HUD display. No facepiece electronics? It's not only possible, it's here. By placing electronics that power the heads up display within the regulator, MSA has effectively reduced weight, profile, pairing, and cross talk. The HUD is inside the facepiece, so external contaminants cannot block the view and vital displayed relayed information. This design means that you no longer have to buy HUDs for each facepiece, reducing costs and maintenance. By using revolutionary light pipes, the MSA G1 SCBA heads up display is clear and simple to understand; it's a HUD system made easy!



Designed to Fit YOUR Needs

Cutting-edge technology. The MSA G1 SCBA with Integrated TIC meets your demands, providing more functionality and safety than ever before. G1 Control Module integrates TIC technology to eliminate the need to carry more gear while adding speed and effectiveness. The iTIC draws power from G1 Power Module—no separate battery is necessary. Module offers both analog and color digital LCD displays to make certain that your status is available at all times. Autostart motion control mechanism built into the control module intuitively provides the information you need when you need it. Adding yet another layer to ease-of-use: no matter which button is pressed, your information displays.

Highly configurable and customizable. The MSA G1 SCBA's user-selectable configurations are an industry first: pressure, time remaining calculation, breathing time, temperature (the ability to set your own temperature alarm), and pressure drop (to alert you to leaks, either primary or secondary). What's more, the control module and HUD can be programmed to display information required by your particular specification. But best of all, electronics can be adjusted to YOUR needs. The MSA G1 SCBA provides the ability to configure this device to follow any standard operating procedure, with alarm settings, lights and information provided on the control module. The MSA G1 SCBA is designed for the flexibility you need! The G1 Facepiece can help you to conserve energy for when you need it most.



Always in Demand

G1 Mask-Mounted Regulator. The G1 Regulator houses easy-to-operate heads up display and communications, yet is the smallest and lightest regulator available. The G1 Regulator has an optional purge cover that can be used to start air flow during emergency situations. The G1 Regulator can also be shut off and removed from the mask with one simple action! The G1 Regulator is always in DEMAND!

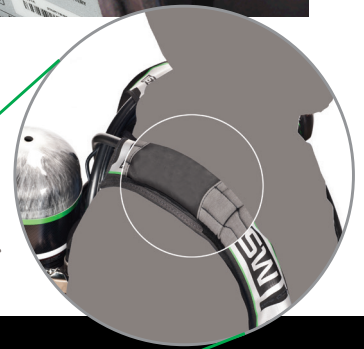
The Power of One

Central Power System. With only one centralized power source, you can use either alkaline or an industry-first rechargeable battery. As the ONLY manufacturer to offer rechargeable batteries, we've taken SCBA protection to a whole new level — finally, an SCBA that doesn't require multiple battery sizes! No need to manage battery types, compartments and change-outs, resulting in lower cost of ownership.

Finally, an SCBA Where One Size Really Can Fit All

Ergonomics. The MSA G1 SCBA is the only SCBA on the market that offers harness customization to ensure improved comfort, balance and fit. By providing an adjustable lumbar pad, you can have a tailored unit with up/down and pivot capabilities that can actually move with you. Widened, adjustable shoulder straps enhance weight distribution and comfort.

Through use of interlocking shoulder straps and strategically placed friction pads, the MSA G1 SCBA provides increased fit and stability while allowing for easy donning and doffing. The G1 Control Module, G1 Regulator and G1 Speaker Module can be configured on either shoulder, easily integrating into any standard operating procedure.





Make a Connection

Pressure Reducer. Designed to work with quick-connect or CGA threaded cylinders, there's a connection to meet your needs. Adding to this flexibility are available direct and remote quick-connect attachment options to enable effortless cylinder change-outs. Pressure reducer accessory ports allow for future upgrades, including the high pressure Quick-Fill® System. The MSA G1 SCBA is available in both quick-connect and threaded-connection options. With minimal parts, you can easily upgrade from one option to the other! All in all, this unit provides each user with many choices, all of which result in lower cost of ownership.



When Air is Low, Seconds Matter

Universal Air Connection (UAC). When air is low and you must access the UAC for emergency purposes, seconds matter. That's why MSA invented the patent-pending RIT light to shine a bright white LED on the UAC connection, making it easier to find and connect to a rescue air source. The primary UAC illuminates when end of service time indicator (EOSTI) reaches 35%.



Find the Hot Spots. And the Heartbeats.

The MSA G1 SCBA with Integrated Thermal Imaging Camera provides EVERY firefighter with the ability to see within dark and smoke-filled environments, aiding in your operation's speed and effectiveness from the initial 360, to working the fire, overhaul and rescue. This sight is provided through a thermal imaging camera that is integrated into the G1 SCBA Control Module, eliminating the need to carry additional equipment and the concern of snag hazards.

- Compatible with all G1 SCBA via simple field upgrade
- Powered by the G1 SCBA single integrated power source – never check multiple batteries again
- Single button functionality allows for simple, intuitive use
- Lightweight - Adds only 4.2 oz. as compared to standard G1 Control Module
- Up to five user-selectable palettes
 - 10+ additional palettes available via MSA A2 Software
- 220 x 176 display ensures crystal clear images

MSA G1 SCBA

A Faster Responder

Conditions faced by firefighters on a daily basis have changed dramatically through the years. The MSA G1 SCBA is designed with technology to drive firefighting into the future. Use of Bluetooth, Radio-Frequency Identification (RFID), Near Field Communication (NFC), and long-range capability allows for fast and easy integration of current and future technologies, providing firefighters with the latest tools available to get their job done.

- MSA G1 SCBA Bluetooth module uses audio and data channels to communicate with Motorola, Kenwood, BKR, Harris, and MSA ALTAIR 5X Detectors with PID. Use of the same Bluetooth connection lets users connect to the G1 SCBA via MSA A2 Software for custom configuration to your department's standard operating procedures.
- RFID reader/writer stores comprehensive tag information and enables pairing with Bluetooth devices. Incorporated Bluetooth provides data link capability for SCBA data log retrieval and electronics troubleshooting.
- Long-range radio communication provides incident command with specific personnel information through MSA A2 Software.



MSA G1 5500 SCBA

Staying at the forefront of safety means constantly evolving to meet the ever-changing demands you face each day on the job. Helping meet these demands MSA's tried-and-trusted G1 SCBA now comes available in a 5500 psig operating system. The MSA G1 offers our lowest profile, most comfortable, streamlined, balanced and configurable SCBA with the lightest weight 5500 psi cylinders on the market today, providing its users:

- Reduced stress and fatigue
- Increased maneuverability in tight spaces, reducing your chance of getting snagged, improving your mobility, and helping keep you safe in dangerous environments
- 30-, 45-, or 60-minute duration cylinders allows you to keep the same operating system, while reducing weight, profile, additional training time and overall expenses

MSA G1 SCBA Accessories

MSA G1 SCBA Rechargeable Battery

MSA offers the first NIOSH-approved and NFPA-compliant SCBA platform to provide a rechargeable battery, eliminating the need for disposable replacement batteries. Portable and compact rapid charger can charge up to six batteries at once; batteries can reach full charge in just six hours.

- Reduced cost of ownership, never waste money on disposable batteries
- No need for multiple battery sizes in multiple locations
- Never waste time on alkaline battery replacement
- Single source powers entire SCBA
- Save 1/2 lb. when compared to alkaline battery pack
- Rapid charging with available smart charger.

PART NUMBER	Description
10148741-SP	MSA Rechargeable Battery
10158385	MSA G1 Charger

* Charger not included



MSA G1 ExtendAire System

MSA G1 ExtendAire II System is a Universal Emergency Breathing Supply System (UEBSS) accessory that uses intermediate-pressure air to provide firefighters with emergency breathing air by allowing firefighters to quickly and easily interconnect to fellow firefighter's air supply. System integrates into G1 SCBA, providing unrestricted mobility and easy access during emergency situations. Locking quick-connects with integrated check valve prevent contamination of breathing air pathway by ambient atmosphere.

G1 ExtendAire II System features integrated rescue hose and manifold assembly that uses both male and female quick-connect fittings, and stows in low-profile pouch that mounts on carrier assembly.

G1 ExtendAire II System is NIOSH-approved and NFPA 1981-2018 edition-compliant.



EXTENDAIRE II SYSTEM	10205767	ExtendAire II System Conversion Kit for G1 SCBA, UEBSS, 2018 ed.
	10203820	Replacement pouch for G1 ExtendAire II System, UEBSS, 2018 ed.
	10156464	ExtendAire II System Conversion Kit for G1 SCBA, 2013 ed.
	10156466-SP	Replacement pouch for G1 ExtendAire II System, 2013 ed.

MSA G1 SCBA

The Quick-Fill System

The Quick-Fill System lets MSA air mask users refill and transfill air cylinders* while SCBA is worn, without removing the air cylinder –even in IDLH atmospheres. Use this MSA option to:

- Fill SCBA cylinder from a mobile compressor or cascade system in less than a minute.
- Transfill between two cylinders, providing emergency breathing system.*
- Extend air supply over longer durations, using a remote compressed-air source.

Air masks compliant to recent NFPA standards have Quick-Fill System URC fitting located at the Audi-Larm Audible Alarm warning device. Quick-Fill System hose with quick-disconnect connects air source to adapter for air transfer. See Bulletin 0105-92-MC for a Quick-Fill System Q&A.



QUICK-FILL SYSTEM REPLACEMENT	10156465	Waist-mounted Quick-Fill System for MSA G1 SCBA
	10156467	Replacement Quick-Fill System pouch for MSA G1 SCBA
	10156468	3-ft. Quick-Fill System hose in pouch for MSA G1 SCBA

	25 ft.	12 ft.	10 ft.	8 ft.	6 ft.	3 ft.	
QUICK-FILL SYSTEM HOSES	485332	802690	802689	802688	802687	485331	FQD x FQD *
	487907	802677	802675	802673	802671	492796	FQD x CGA-347 outlet
	487909	802685	802683	802681	802679	487427	FQD x CGA-347 CN
	487906	802704	802703	802702	802701	802705	FQD x SAE-4
	487908	802678	802676	802674	802672	492797	FQD x CGA-346 outlet
	487910	802686	802684	802682	802680	487428	FQD x CGA-346 CN

MSA G1 RIT Systems

The Quick-Fill System lets MSA air mask users refill and transfill air cylinders* while SCBA is worn, without removing the air cylinder – even in IDLH atmospheres. Use this MSA option to:

- Fill SCBA cylinder from a mobile compressor or cascade system in less than a minute.
- Transfill between two cylinders, providing emergency breathing system.*
- Extend air supply over longer durations, using a remote compressed-air source.

Air masks compliant to recent NFPA standards have Quick-Fill System URC fitting located at the Audi-Larm Audible Alarm warning device. Quick-Fill System hose with quick-disconnect connects air source to adapter for air transfer. See Bulletin 0105-92-MC for a Quick-Fill System Q&A.

PART NUMBERS	Operating Pressure	Description
10206310	2216	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (UEBSS, 2018 ed.), remote gauge, URC, Quick-Connect
10169710	2216	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (2013 ed.), remote gauge, URC, Quick-Connect
10206311	4500	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (UEBSS, 2018 ed.), remote gauge, URC, Thread Connect
10206313	4500	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (UEBSS, 2018 ed.), remote gauge, URC, Quick-Connect
10169711	4500	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (2013 ed.), remote gauge, URC, Quick-Connect
10192465	4500	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (2013 ed.), remote gauge, URC, Thread Connect
10206312	5500	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (UEBSS, 2018 ed.), remote gauge, URC, Quick- Connect
10197179	5500	G1 RIT System, FCPC, Regulator, 6-Ft Quick-Fill & ExtendAire II Systems (2013 ed.), remote gauge, URC, Quick-Connect

Note: This RIT system does NOT include cylinder. Please see cylinder ordering information.



PART NUMBER	Description
10161130	RescueAir II System, Snap-Tite, 4500,
10161142	60-Min Cylinder
10161141	RescueAir II System, Snap-Tite, 4500, Less Cylinder
10161143	RescueAir II System, Snap-Tite, 2216,
10207540	30-Min Cylinder
10207542	RescueAir II System, Snap-Tite, 2216, Less Cylinder
10207541	RescueAir II System, UEBSS, 4500, 60-Min Cylinder
10207543	RescueAir II System, UEBSS, 4500, Less Cylinder

G1 RescueAir® II System

The MSA G1 RescueAir II System for Rapid Intervention Teams (RITs) provides firefighters with emergency breathing air, including air supply to trapped firefighters wearing SCBA with compatible system(s). Built for extreme fire service conditions, G1 RescueAir II System offers two operating pressures, 2216 and 4500 psi. Optional-use shoulder strap provides hands-free carrying.

System incorporates G1 Regulator; RIT teams can provide air to downed firefighter wearing G1 Facepiece. G1 Regulator connects directly to G1 Facepiece for maximum rescue capability, supported by flame and heat-resistant carrying harness of Nomex and Kevlar materials.

G1 RescueAir II System includes:

- SuperLite® Cylinder
- 36" Quick-Fill System EBS Connection
- ExtendAir System EBS Connection
- G1 PR-14 Pressure Reducer
- G1 Regulator
- Carrying harness with adjustable shoulder strap
- Audi-Larm™ Audible Alarm low pressure warning device

MSA Rescue Belt II System for MSA G1 SCBA

MSA's innovative device for emergency egress, the Rescue Belt II System for the G1 SCBA, is an integrated personal escape system that allows firefighters to rappel to safety should they become trapped in a building's upper level. G1 Rescue Belt II System is NFPA 1983-certified for use as a personal escape system for emergency escape when installed on MSA-approved air masks. Device can also be used as a standalone product when not installed on an air mask. The Rescue Belt II System can be ordered as an MSA G1 SCBA option or as an individually-sold component for upgrade of your existing MSA G1 SCBA.

Key Features:

- One-piece cylinder valve and first-stage regulator incorporates downstream design to reduce moisture buildup and dual springs for maximum reliability.
- Low-profile escape cylinder is worn on either right or left hip for easier movement within tight spaces.
- Shoulder support strap incorporates hose keeper; regulator hose stays close to body to reduce snagging.
- Escape cylinders rated at 5-, 10- and 15-minutes.
- Pressure gauge recessed into valve housing protects gauge and reduces size and profile.
- Two harness materials: standard nylon for chemical resistance and Kevlar for high heat environments or those with spark potential.
- Regulator offers bypass and purge cover.
- NIOSH-approved as combination supplied-air respirator and self-contained breathing apparatus.



Rope	Connectors			
				
	Crosby Hook	Carabiner	Lightning Hook	Lightning GT Hook
50-FT. FIRETECH 32	10173088	10173089	10173090	10173101
50-FT. MSA SAFETECH	10173102	10173103	10173104	10173105

MSA G1 PremAire® Cadet Escape Respirator

This combination supplied-air respirator with escape cylinder is used for entry into or escape from hazardous, confined space or immediately dangerous to life or health atmospheres. Streamlined, lightweight design incorporates a technologically advanced, light, low profile, open-port facepiece that provides cross-contamination protection.

- One-piece cylinder valve and first-stage regulator incorporates downstream design to reduce moisture buildup and dual springs for maximum reliability.
- Low-profile escape cylinder is worn on either right or left hip for easier movement within tight spaces.
- Shoulder support strap incorporates hose keeper; regulator hose stays close to body to reduce snagging.
- Escape cylinders rated at 5-, 10- and 15-minutes.
- Pressure gauge recessed into valve housing protects gauge and reduces size and profile.
- Two harness materials: standard nylon for chemical resistance and Kevlar for high heat environments or those with spark potential.
- Regulator offers bypass and purge cover.
- NIOSH-approved as combination supplied-air respirator and self-contained breathing apparatus.



Ordering Selection Matrix

- A Type**
PCG PremAire Cadet Escape G1
- B Carrier & Harness Type**
1 Nylon, strap carrier, standard
2 Kevlar, strap carrier, standard
3 Nylon, bag carrier, standard
4 Kevlar, bag carrier, standard
Notes:
Aluminum escape cylinders are not compatible with bag carriers.
- C Pad Option**
0 None
1 Shoulder
- D Escape Cylinder**
A 5-minute aluminum
B 10-minute aluminum
C 5-minute carbon
D 10-minute carbon
E 15-minute carbon
F 5-minute aluminum, less air
G 10-minute aluminum, less air
H 5-minute carbon, less air
J 10-minute carbon, less air
K 15-minute carbon, less air

- E MMR Regulator**
A G1 Regulator, purge cover
- F G1 Facepiece**
1 None
2 G1 Facepiece with 4-pt adjustable head harness, medium^m
3 G1 Facepiece with 5-pt adjustable head harness, medium^m
4 G1 Facepiece with rubber head harness, medium^m
Notes:
If desired facepiece is not available here, choose "None" and select from the G1 Facepiece ATO.

- G Quick Disconnect**
0 None
A Snap-Tite, aluminum
B Snap-Tite, stainless steel
C Snap-Tite, brass
D Hansen, stainless steel
E Hansen, brass
F Foster, steel
G Foster, stainless steel
H Foster, brass
J Snap-Tite, locking, aluminum
K Snap-Tite, locking, stainless steel
M Snap-Tite, locking, brass
N Foster, stainless steel
P Cejn, locking
- H Case**
0 None
1 Hard plastic case

Note:
An additional surcharge will be added to configurations that are classified as hazardous materials

Key:
^m Facepiece includes nosecup, but does not include neckstrap.

A	PCG								
	A	B	C	D	E	F	G	H	Quantity
PART NUMBER									

MSA A2 Monitoring Software

MSA A2 Software offers the ability to customize your SCBA to meet your SOP, analyze use data and reliably enhance firefighter safety and accountability on the fire scene. Software monitors firefighter status remotely from incident command. In-depth reporting capabilities include data log search for incident reports by date and/or alarm type; reports can be exported, filtered, printed, and more. Users can also retrieve event logs for any recorded incidents.

- Software provides the ability to configure alarm, control module, accountability, speaker module, and HUD settings.
- MSA G1 SCBA stores 25 hours-of-use data; MSA A2 Software allows viewing of incident date, duration, air used, alarm status, and more.
- Tag creation allows G1 SCBA customization to meet your needs and track the location of each component. Incident event logs include date, time, duration, incident number, dispatch center number, firefighter name, firefighter team, PASS device serial number, time firefighter went on-air, any event recorded, and pressure remaining when event occurred.



Additional G1 SCBA Accessories

Part Number	Description
10148740-SP	Replacement alkaline battery pack
10148741-SP	Replacement rechargeable battery pack
10158385	Rechargeable battery charging station
10149701-SP	Quick-connect adapter for 2216 psig cylinders
10149702-SP	Quick-connect adapter for 4500/5500 psig cylinders
10158389	Retainer Kit for H-30 carbon (807587) 4500 psig (Type 2 - dovetail)
10158390	Retainer Kit for H-45 LP carbon (10035644) 4500 psig (Type 3 - dovetail)
10158401	Retainer Kit for L-30 carbon (807586) 2216 psig (Type 4 - dovetail)
10162403	Quick-connect adapter for fill station
10158401	Retainer Kit for H-45 carbon (807570) 4500 psig (Type 4 - dovetail)

Part Number	Description
10158402	Retainer Kit for H-60 carbon (807588) 4500 psig (Type 5 - dovetail)
10158408	Quick-connect adapter for fill station
10164940	G1 Custom Tool Kit
10083875	RFID Tag
10158407	RFID reader/writer (primary use with A2)
10186214	RFID read only (primary use with AIMS)
10175010-SP	G1 Control Module w/ Integrated TIC upgrade kit - 2216 psig
10175021-SP	G1 Control Module w/ Integrated TIC upgrade kit -4500/5500 psig
10183992	Kit, Protective Cap & Boot for 30 min cylinder
10183993	Kit, Protective Cap & Boot for 45 min LP cylinder

MSA Connected Firefighter Platform

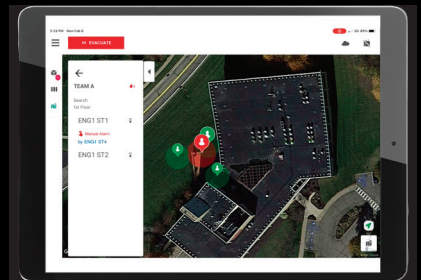
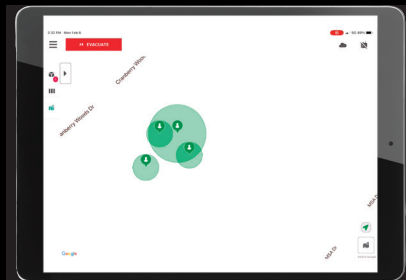
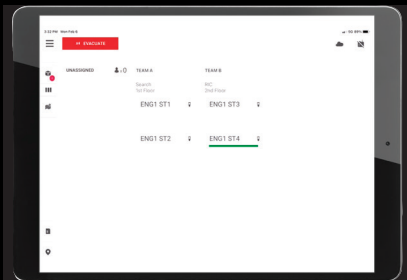
FireGrid

FireGrid is a cloud-based suite of applications comprised of various mobile, tablet and web applications enabling greater fleet management and data-driven decisions through increased device usage, personnel and incident awareness. It introduces remote monitoring functionality, automatic report generation, and advancements in inventory management, local monitoring, device personalization, configuration and firmware updates.

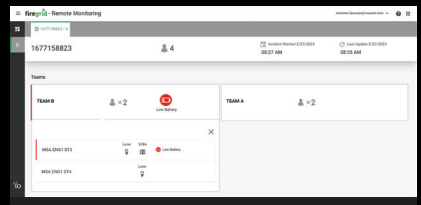
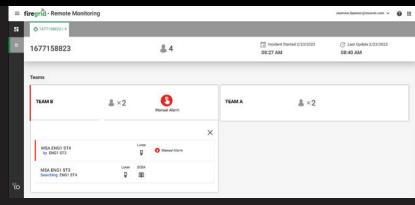
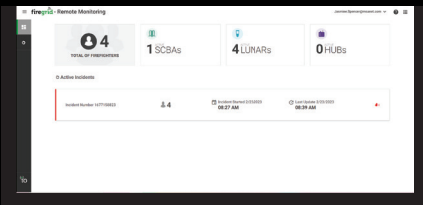
MSA's applications leverage on-scene device data to enable Incident Commanders to make more-informed decisions and aid in reducing cognitive overload through increased situational awareness of devices, personnel and event data. Post-scene, FireGrid provides automated report generation, capturing detailed device and personnel data from cloud-connected devices. On-scene product usage information is automatically stored in the cloud to access from anywhere.

Inventory management is enabled by a centralized, cloud-based digital asset management and compliance application. Simply using the connected devices drives usage-based preventative maintenance, enhanced fleet management, improved resource efficiency and the ability to avoid over-servicing product due to the on-scene data automatically documenting and storing in the inventory management application. FireGrid aids in ensuring all products are compliant and ready for use through summary dashboards and assigning inspection and service procedure reminders. Dashboard analytics visualize department trends to understand what's happening over time.

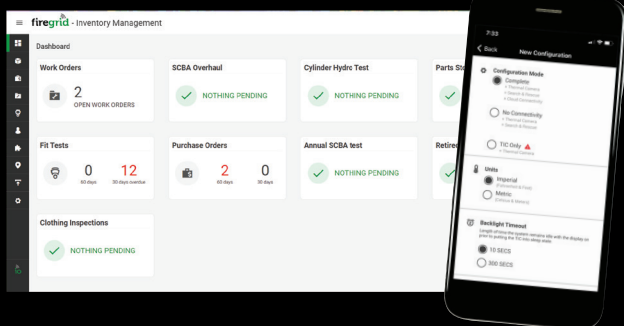
LOCAL MONITORING



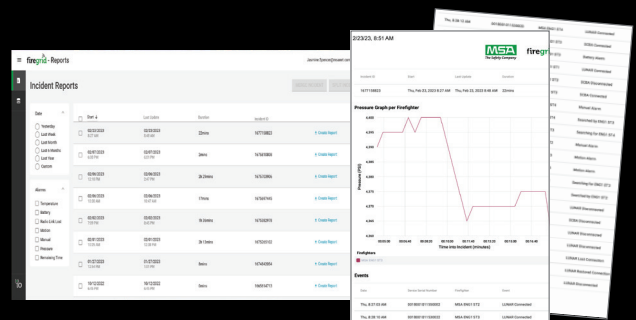
REMOTE MONITORING



INVENTORY MANAGEMENT



REPORTS AND ANALYTICS



The MSA Connected Firefighter Platform is a network of products expanding the connectivity offering of MSA solutions to enhance firefighter safety. The Connected Firefighter Platform is comprised of MSA's cloud-connected products enabling incident command, inventory management compliance as well as reporting and analytics. It includes the G1 SCBA at the center, ALTAIR® Portable Gas Detection, MSA HUB Fire Service, LUNAR® Connected Device, and FireGrid™. As features and functionality are expanded, the platform will further support respiratory and PPE products.



MSA HUB

The MSA HUB provides a wireless gateway to the cloud, enabling wireless on-scene data for local and remote Incident Command for additional eyes on the scene and a more seamless post-incident evaluation. The MSA HUB creates its own hotspot for local use with no internet connection needed or connects to the cloud via an existing internet connection. It connects to the tablet application for local monitoring and sends all data to the FireGrid web-based platform for remote monitoring, post-scene evaluation, reporting and inventory management.

LUNAR CONNECTED DEVICE

As part of the MSA Connected Firefighter Platform, LUNAR Connected Device and FireGrid provide enhanced connectivity, search and rescue technology, and situational awareness—on and off scene. These devices and solutions can help with keeping the entire team connected, locating a downed team member, accounting for the entire crew inclusive of seeing their location on a map, and automatically notifying all team members, including Incident Command, that there is an alarm. The LUNAR device has a direct cloud connection which provides device data to Incident Command on MSA's tablet-based local monitoring application and is available for use on FirstNet®, ensuring priority on AT&T's cellular network.





G1 SCBA Cylinders

Standard, Lightweight Carbon Cylinders

MSA Standard, Lightweight Carbon Cylinders (also known as SuperLite Cylinders) are a staple in the Fire Service. Available in 2216, 4500, and 5500 psi, these cylinders are durable and lightweight. The cylinder is wound thousands of times with high-strength carbon fibers impregnated with epoxy resin.

A final over-wrap of fiberglass fibers enhances abrasion resistance. Then, a glow-in-the-dark luminescent band is applied for improved night visibility.

Eclipse Cylinders

The Eclipse Cylinder is a new option for the G1 SCBA that provides an exciting, sleek black finish. The Eclipse Cylinders incorporate a lightweight and streamlined design and are available in 4500 psi with 30-minute and 45-minute Low-Profile rated service duration.



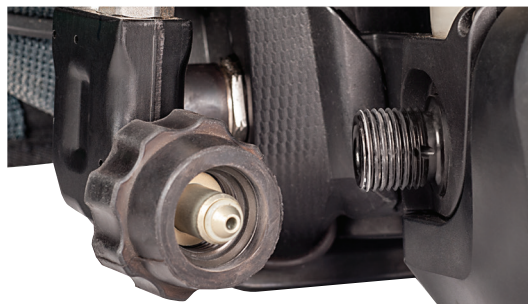
G1 SCBA Cylinder Options

MSA G1 SCBA Cylinders are available for purchase in a wide variety of options and ability for customization.

Connection Type

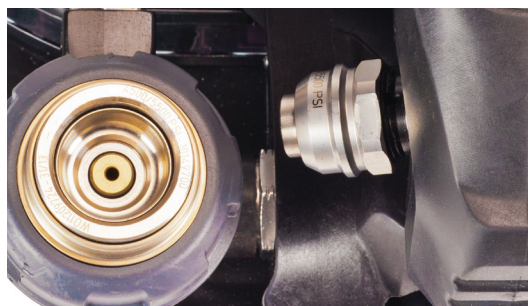
Threaded Remote Connection

Threaded Remote Connection is available in CGA 346 (2216 psi) and CGA 347 (4500 and 5500 psi) for a traditional, thread on connection.



Quick-Connect Remote Connection

The Quick-Connect option is available for rapid, quick changing of cylinders. The Quick-Connect Cylinders come with an installed adapter to easily push-to-connect with the remote handwheel.



Handwheel Type



Standard Handwheel

The Standard handwheel allows for simple and easy opening and closing of the cylinder valve by turning the handwheel knob.



Locking Handwheel

The Locking handwheel locks when the cylinder valve is in an open position. It requires only a simple turning motion of the handwheel to open the cylinder, but to close the cylinder valve the user must pull the handwheel outward and then turn to close.



Custom Logo

For easy-to-read cylinder identification, MSA can customize any G1 Cylinder to have a department's logo wrapped under the clear coat of the cylinder.

This customization can be done by either a reflective or paper band in single or multi-color.

Custom Labels



Single Color



Multi Color

G1 SCBA Cylinder Specs

Standard, Lightweight Carbon Cylinders					
Cylinder Pressure	Service Time	Available Breathable Air	Cylinder Height (w/Valve)	Cylinder Diameter	Cylinder Weight (Full)
30-minute Cylinders					
2216 PSI	30 Minutes	45 ft. ³	22.8" (579 mm)	6.7" (170 mm)	11.3 lb. (5.1 kg)
4500 PSI	30 Minutes	45 ft. ³	21.4" (544 mm)	5.4" (137 mm)	10.4 lb. (4.7 kg)
5500 PSI	30 Minutes	45 ft. ³	21.0" (533 mm)	5.0" (127 mm)	9.9 lb. (4.5 kg)
45-minute Cylinders					
4500 PSI	45 Minutes (<i>low-profile</i>)	65 ft. ³	23.1" (587 mm)	6.3" (160 mm)	13.9 lb. (6.3 kg)
4500 PSI	45 Minutes	65 ft. ³	21.0" (533 mm)	6.8" (173 mm)	14.4 lb. (6.5 kg)
5500 PSI	45 Minutes	65 ft. ³	22.7" (577 mm)	5.8" (147 mm)	13.5 lb. (6.1 kg)
60-minute Cylinders					
4500 PSI	60 Minutes	87 ft. ³	23.9" (607 mm)	7.1" (180 mm)	17.2 lb. (7.8 kg)
5500 PSI	60 Minutes	87 ft. ³	22.7" (577 mm)	6.7" (170 mm)	17.4 lb. (7.9 kg)
Eclipse Cylinders					
4500 PSI	30 Minutes	45 ft. ³	21.7" (551 mm)	5.4" (137 mm)	10.2 lb. (4.6 kg)
4500 PSI	45 Minutes (<i>low-profile</i>)	65 ft. ³	23.5" (597 mm)	6.1" (155 mm)	13.5 lb. (6.1 kg)



2216 psi Standard
yellow band



4500 psi Standard
green band



5500 psi Standard
blue band



4500 psi Eclipse
green band

MSA G1 SCBA Cylinder Ordering Information

MSA G1 SCBA Cylinders for Threaded Remote Connection

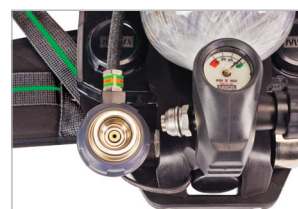
Cylinder Pressure	Cylinder Type	Connection Type	Handwheel Type	Air	Less Air
2216 PSIG	30-minute	Threaded	Standard	10156422-SP	10156431-SP
4500 PSIG	30-minute	Threaded	Standard	10156423-SP	10156432-SP
4500 PSIG	45-minute (<i>low-profile</i>)	Threaded	Standard	10156424-SP	10156433-SP
4500 PSIG	45-minute	Threaded	Standard	10156425-SP	10156434-SP
4500 PSIG	60-minute	Threaded	Standard	10156426-SP	10156435-SP
5500 PSIG	30-minute	Threaded	Standard	10185508	10185602
5500 PSIG	45-minute	Threaded	Standard	10185509	10185603
5500 PSIG	60-minute	Threaded	Standard	10185510	10185604



Threaded Remote Connection

MSA G1 SCBA Cylinders for Quick-Connect Remote Connection

Cylinder Pressure	Cylinder Type	Connection Type	Handwheel Type	Air	Less Air
2216 PSIG	30-minute	Quick-Connect	Standard	10175706	10175711
4500 PSIG	30-minute	Quick-Connect	Standard	10175707	10175712
4500 PSIG	45-minute (<i>low-profile</i>)	Quick-Connect	Standard	10175708	10175713
4500 PSIG	45-minute	Quick-Connect	Standard	10175709	10175714
4500 PSIG	60-minute	Quick-Connect	Standard	10175710	10175715
5500 PSIG	30-minute	Quick-Connect	Standard	10181628	10181708
5500 PSIG	45-minute	Quick-Connect	Standard	10181629	10181709
5500 PSIG	60-minute	Quick-Connect	Standard	10181630	10181710



Threaded Remote Connection

MSA G1 SCBA Standard Cylinders for Threaded & Quick-Connect Remote Connection w/Locking Handwheel

Cylinder Pressure	Cylinder Type	Connection Type	Handwheel Type	Air	Less Air
4500 PSIG	30-minute	Threaded	Locking	10191802	10191838
4500 PSIG	45-minute (<i>low-profile</i>)	Threaded	Locking	10191806	10191842
4500 PSIG	45-minute	Threaded	Locking	10191804	10191840
4500 PSIG	60-minute	Threaded	Locking	10191808	10191844
4500 PSIG	30-minute	Quick-Connect	Locking	10191803	10191839
4500 PSIG	45-minute (<i>low-profile</i>)	Quick-Connect	Locking	10191807	10191843
4500 PSIG	45-minute	Quick-Connect	Locking	10191805	10191841
4500 PSIG	60-minute	Quick-Connect	Locking	10191809	10191845

MSA G1 SCBA Eclipse Cylinders

Cylinder Pressure	Cylinder Type	Connection Type	Handwheel Type	Air	Less Air
4500 PSIG	30-minute	Threaded	Standard	10204941	10204965
4500 PSIG	45-minute (<i>low-profile</i>)	Threaded	Standard	10204945	10204969
4500 PSIG	30-minute	Quick-Connect	Standard	10204942	10204966
4500 PSIG	45-minute (<i>low-profile</i>)	Quick-Connect	Standard	10204946	10204970
4500 PSIG	30-minute	Threaded	Locking	10204943	10204967
4500 PSIG	45-minute (<i>low-profile</i>)	Threaded	Locking	10204947	10204971
4500 PSIG	30-minute	Quick-Connect	Locking	10204944	10204968
4500 PSIG	45-minute (<i>low-profile</i>)	Quick-Connect	Locking	10204948	10204972

MSA G1 SCBA Cylinder Accessories

Part Number	Description
10149701-SP	Quick-Connect adapter for 2216 psig cylinders
10149702-SP	Quick-Connect adapter for 4500/5500 psig cylinders
10158389	Retainer kit for 4500 psig, 30-min. cylinder (type 2 dovetail)
10158390	Retainer kit for 4500 psig, 45-min. low-profile cylinder (type 3 dovetail)
10158401	Retainer kit for 4500 psig, 45-min. cylinder (type 4 dovetail)
10158402	Retainer kit for 4500 psig, 60-min. cylinder (type 5 dovetail)
10162403	Quick-Connect adapter for fill station
10183992	Kit, protective cap & boot for 30-min. cylinder
10183993	Kit, protective cap & boot for 45-min. low-profile cylinder



Cap & Boot

The Cap & Boot provide a protective, rubber cover to the top and bottom of the cylinder. Only available for Standard, Lightweight Carbon Cylinders in 30-minute and 45-minute LP 4500 psi.

MSA G1 SCBA Accessories

Part Number	Description
10148740-SP	Replacement alkaline battery pack
10148741-SP	Replacement rechargeable battery pack
10158385	Rechargeable battery charging station
10164940	G1 Custom Tool Kit
10083875	RFID Tag
10158407	RFID reader/writer (primary use with A2)
10186214	RFID read only (primary use with AIMS)
10175010-SP	G1 Control Module w/ Integrated TIC upgrade kit - 2216 psig
10175021-SP	G1 Control Module w/ Integrated TIC upgrade kit - 4500/5500 psig

MSA G1 SCBA Facepieces

Part Number	Type	Size	Nosecup Size	Head Harness	ATO Configuration
10156458	Fire service	Small	Small	4-pt. adjustable	G1FP-F-S-1-S-4-0-1
10156459	Fire service	Medium	Medium	4-pt. adjustable	G1FP-F-M-1-M-4-0-1
10156460	Fire service	Large	Large	4-pt. adjustable	G1FP-F-L-1-L-4-0-1
10156461	Fire service	Small	Small	Rubber	G1FP-F-S-1-S-R-0-1
10156462	Fire service	Medium	Medium	Rubber	G1FP-F-M-1-M-R-0-1
10156463	Fire service	Large	Large	Rubber	G1FP-F-L-1-L-R-0-1
10161812	Fire service	Small	Small	5-pt. adjustable	G1FP-F-S-1-S-5-0-1
10161813	Fire service	Medium	Medium	5-pt. adjustable	G1FP-F-M-1-M-5-0-1
10161814	Fire service	Large	Large	5-pt. adjustable	G1FP-F-L-1-L-5-0-1



MSA SCBA Facepiece Accessories

Part Number	Description
496081	PAPR Type H filter cartridge (6-pk.)
10042346	PAPR Type H filter cartridge (20-pk.)
10067469	P100/OV canister (1-pk.)
10094315	P100/OV canister (12-pk.)
10144230	Spectacle Kit for G1 Facepiece
10152979	Riot control P100/CN/CS canister (1-pk.)
10160594	Multigas GME/CS/CN/P100 cartridge (1-pk.)

Part Number	Description
805078	Quik Chek® Fit Test Adapter
10144220-SP	Replacement cloth neck strap
10159699-SP	Replacement rubber neck strap
10144231-SP	APR filter adapter assembly
10189322	G1 CBRN Nosecup, Large
10189323	G1 CBRN Nosecup, Medium/Small
10046570	CBRN Canister
10144230	G1 Spectacle Kit

Ordering Selection Matrix

A Application

F Fire

B Size

S Small

M Medium

L Large

C Material

1 Hycar

D Nosecup

0 None

S Small

M Medium

L Large

E Head Harness

0 None

4 4 pt Adjustable

5 5 pt Adjustable

R Rubber

F Neckstrap

0 None

C Cloth

R Rubber

G Regulator Connection

1 Fixed Push-to- Connect

Note:

Part numbered facepieces are also available

An additional surcharge will be added to configurations that are classified as hazardous materials

A-G1FP

		1				1
A	B	C	D	E	F	G

PART NUMBER

Quantity



MSA G1 SCBA Fire Service Edition

Ordering Selection Matrix

A System Pressure

- 2 2216 psig
- 4 4500 psig
- 5 5500 psig ^[1]

B Cylinder Connection

- 2 CGA Threaded Remote Connection
- 4 CGA Quick Connect Remote Connection

C Harness

- 1 Standard without Chest Strap
- 2 Standard with Chest Strap
- 3 Serviceable Tunnel without Chest Strap
- 4 Serviceable Tunnel with Chest Strap
- 9 Serviceable Tunnel without Chest Strap No PASS
- 10 Serviceable Tunnel with Chest Strap No PASS

D Cradle Type

- M Metal Band

E Lumbar Type

- A Adjustable Swiveling Lumbar Pad
- B Basic
- C Basic, Solid buckle
- D Adjustable Swiveling, Solid buckle
- 1 Rescue Belt II Crosby Hook, 50'
- 2 Rescue Belt II Carabiner, 50'
- 3 Rescue Belt II 50' FireTech Rope, Crosby Hook
- 4 Rescue Belt II, 50' FireTech Rope, Carabiner
- 5 Rescue Belt II, Lightning Hook, 50' FireTech Rope
- 6 Rescue Belt II, Lightning Hook, 50' Aramid/ Nylon Rope
- 7 Rescue Belt II, Lightning GT Hook, 50' FireTech Rope
- 8 Rescue Belt II Lightning GT Hook, 50' Aramid/ Nylon Rope

F Regulator Type

- 1 Purge cover Left Shoulder ^[2]
- 2 Solid cover Left Shoulder ^[2]

G Regulator Hose Type

- C Continuous
- Q Quick Connect

H Emergency Breathing Support

- 0 None
- 1 Waist Mounted Quick-Fill ^[1]
- 2 ExtendAire II
- 3 Waist Mounted Quick-Fill and ExtendAire II ^[1]
- 4 Hose and pouch
- 5 Waist-mounted Quick-Fill w/hose and pouch ^[1]
- 6 ExtendAire II w/ hose and pouch
- 7 Waist-mounted Quick-Fill w/hose and pouch, ExtendAire II ^[1]
- A Pouch only

J Speaker Module

- L Left Chest ^[2]
- 0 None

K PASS

- A PASS Right Shoulder ^[2]
- C PASS Telemetry Right Shoulder ^[2]
- E PASS Right Shoulder w/ Integrated TIC ^[2]
- G PASS Telemetry Right Shoulder w/ Integrated TIC ^[2]
- H No PASS Right Shoulder ^{[2][4]}
- J No PASS Telemetry Right Shoulder ^{[2][4]}
- K No PASS Right Shoulder w/ Integrated TIC ^{[2][4]}
- L No PASS Telemetry Right Shoulder w/ Integrated TIC ^{[2][4]}

L Battery Type

- A Alkaline
 - R Rechargeable ^[3]
- Notes:**
If Telemetry is ordered R must be selected.

Key:

^[1] SCBA to SCBA Transfiling is not available with the 5500psig operating system

^[2] As Worn

^[3] Charger sold separately

^[4] Can only be combined with Harness option 9 or 10

Note:

An additional surcharge will be added to configurations that are classified as hazardous materials

A-G1FS

A	B	C	D	E	F	G	H	J	K	L
---	---	---	---	---	---	---	---	---	---	---

PART NUMBER

Quantity

Note: This Bulletin contains only a general description of the products shown. While product uses and performance capabilities are generally described, the products shall not, under any circumstances, be used by untrained or unqualified individuals. The products shall not be used until the product instructions/user manual, which contains detailed information concerning the proper use and care of the products, including any warnings or cautions, have been thoroughly read and understood. Specifications are subject to change without prior notice. MSA is a registered trademark of MSA Technology, LLC in the US, Europe, and other Countries. For all other trademarks visit <https://us.msasafety.com/Trademarks>.

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L-3 Lite Speed™ RIT Bag

RBL303

\$359.95

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, liz@columbiatn.com 931-560-1510

AGENDA ITEM TITLE: 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.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Bailey Fitzgerald, Chief's Administrative Assistant, bfitzgerald@columbiatn.com, 931-560-1612

AGENDA ITEM TITLE: 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

**A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE
2024 EDWARD BYRNE MEMORIAL JUSTICE GRANT (JAG) FOR \$32,308 AND
AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO
ACCEPTING AND ADMINISTERING THE GRANT.**

WHEREAS, the City of Columbia Police Department has been awarded Thirty-Two Thousand Three Hundred and Eight Dollars (\$32,308) from the Edward Byrne Memorial Justice Assistance Grant Program (JAG) to continue the canine project. This project will significantly 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; and

WHEREAS, the grant does not require any matching funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA that:

1. The City hereby ratifies the application for the 2024 Edward Byrne Memorial Justice Grant (JAG) in the amount of Thirty-Two Thousand Three Hundred and Eight Dollars (\$32,308).
2. The City Council does hereby accept the grant from the Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of Thirty-Two Thousand Three Hundred and Eight Dollars (\$32,308)
3. The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA,
TENNESSEE, this the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Bailey Fitzgerald, Chief's Administrative Assistant, bfitzgerald@columbiatn.com, 931-560-1612

AGENDA ITEM TITLE: 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

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 to apply for.

ATTACHMENTS: Staff Report; 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**

WHEREAS, the City of Columbia is eligible for funds under the Tennessee Highway Safety Grant Program through the Tennessee Highway Safety Office and plans to use fifty percent of the funds for traffic enforcement. Per grant rules, the other fifty percent will be used for overtime for traffic safety assignments; and

WHEREAS, the City of Columbia supports the Columbia Police Department's efforts to reduce traffic crashes and fatalities and enforce laws to keep the motoring public safe in Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA that:

1. The City hereby ratifies the application for the Tennessee Highway Safety Grant in the amount of Twenty-Eight Thousand and Five Hundred Dollars (\$28,500).
2. If awarded, the City Council approves of the grant award in an amount not to exceed \$28,500.
3. The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Kim Dale, Asst. City Recorder, kdale@columbiatn.com 931-560-1579

AGENDA ITEM TITLE: 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

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

**A RESOLUTION TO ESTABLISH THE MAXIMUM AMOUNT OF \$75 FOR
THE 2024 CITY OF COLUMBIA PROPERTY TAX RELIEF FOR THE
ELDERLY LOW-INCOME HOMEOWNERS**

WHEREAS, the City of Columbia adopted Ordinance No. 3770 on December 4, 2008 granting Tax Relief for certain elderly homeowners as set forth in Tennessee Code Annotated, § 67-5-701 (j); and

WHEREAS, the estimated cost of the program during the 2024-2025 budget year is \$40,000; and

WHEREAS, the funds are to be included and appropriated in the 2024-2025 Budget to be adopted by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, TENNESSEE AS FOLLOWS:

That the maximum amount of tax relief that can be granted under this program to the qualified homeowner for the 2024 tax year is hereby established at \$75 and will only be disbursed after the State Reimbursement has been applied to any taxes due in accordance with Tennessee Code Annotated, § 67-5-701 (j) and § 67-5-702.

BE IT FURTHER RESOLVED, if the State Reimbursement covers the entire amount of taxes due the City of Columbia will not have any obligation to disburse any funds under the program.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Kim Dale, Asst. City Recorder, kdale@columbiatn.com 931-560-1579

AGENDA ITEM TITLE: 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

A RESOLUTION AUTHORIZING BOTH THE DAILY HERALD AND MAIN STREET MAURY AS THE OFFICIAL LOCAL NEWSPAPERS FOR THE CITY OF COLUMBIA

WHEREAS, the Charter for the City of Columbia mandates that the Council 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.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, TENNESSEE AS FOLLOWS:

That both The Daily Herald and Main Street Maury are hereby designated as the official newspapers for the City of Columbia, Tennessee, and either may be used for the publishing of all advertising, notices and other matters of every description that the City may publish.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-21 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTER'S STATION EAST, PHASE 2

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.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING SUMMIT AT CARTER'S STATION
EAST, PHASE 2**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,236 linear feet of 8" gravity main serving Summit at Carter's Station East, Phase 2; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Summit at Carter's Station East, Phase 2.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

Date: 8 March 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Summit at Carter's Station East, Phase 2 in the amount of 1,236 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of \$29,973.00, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Signed:



Tamarack Land - Carter's Station, LLC

Print:

Jeff Leere



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-22 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTER'S STATION EAST, PHASE 3

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.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING SUMMIT AT CARTER'S STATION
EAST, PHASE 3**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 2,077 linear feet of 8" gravity main serving Summit at Carter's Station East, Phase 3; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Summit at Carter's Station East, Phase 3.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

Date: 8 March 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Summit at Carter's Station East, Phase 3 in the amount of 2,077 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of \$50,367.25, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Signed:



Tamirick Land - Carter's Station, LLC

Print:

Jeff Leone



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Regina Connelly, City Recorder's Office, rconnelly@columbiatn.com, 931-560-1520

AGENDA ITEM TITLE:

RESOLUTION NO. 24-23 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 24-23.

INFORMATION: The City Recorder is presenting tax corrections through 3/22/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

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

RESOLUTION

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is assessed which should not be assessed; and

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is incorrectly assessed; and

WHEREAS, the City of Columbia, Tennessee, desires to correct these errors to properly reflect the corrections on the books of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the following corrections are hereby approved:

(SEE SCHEDULE "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

COLUMBIA, TENNESSEE, this the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

TAX CORRECTIONS – EXHIBIT A
RESOLUTION NO. 24-23

1. DELETE 2022 PROPERTY TAX IN THE NAME OF HABITAT FOR HUMANITY WILLIAMSON-MAURY. MAP 099B E 005.00, 700 E 6TH B&C. PROPERTY VALUE \$20,000.00, ASSESSED VALUE \$5,000.00, AND TAXES \$41.00. DUE TO ERROR IN ASSESSMENT, THIS PARCEL SHOULD HAVE BEEN DELETED FOR 2022 PER MAURY COUNTY TAX ASSESSOR.
2. DELETE 2023 PROPERTY TAX IN THE NAME OF HABITAT FOR HUMANITY WILLIAMSON-MAURY. MAP 099B E 005.00, 700 E 6TH B&C. PROPERTY VALUE \$20,000.00, ASSESSED VALUE \$5,000.00, AND TAXES \$41.00. DUE TO ERROR IN ASSESSMENT, THIS PARCEL SHOULD HAVE BEEN DELETED IN 2022 PER MAURY COUNTY TAX ASSESSOR.
3. DELETE 2023 PERSONAL PROPERTY TAX IN THE NAME OF LINDSEY’S CAR CARE/PRESSURE WASHING. MAP 089L B 007.00 P 003, 313 CHAPMAN LN. PROPERTY VALUE \$531.00, ASSESSED VALUE \$159.00, AND TAXES \$1.00. DUE TO BUSINESS CLOSED PER MAURY COUNTY TAX ASSESSOR.
4. CHANGE 2023 PROPERTY TAX IN THE NAME OF SOUND INVESTMENT CONCEPT LLC. MAP 099H G 004.00 S/I 001, 107 D-1 E 9TH ST. PROPERTY VALUE FROM \$280,500.00 TO \$215,400.00, ASSESSED VALUE FROM \$112,000.00 TO \$53,850.00 AND TAXES FROM \$924.00. TO \$444.00. DUE TO PROPERTY REVISED FROM COMMERCIAL TO RESIDENTIAL PER MAURY COUNTY TAX ASSESSOR.
5. CHANGE 2023 PROPERTY TAX IN THE NAME OF SOUND INVESTMENT CONCEPT LLC. MAP 099H G 004.00 S/I 002, 107 D-1 E 9TH ST. PROPERTY VALUE FROM \$280,500.00 TO \$215,400.00, ASSESSED VALUE FROM \$112,000.00 TO \$53,850.00 AND TAXES FROM \$924.00. TO \$444.00. DUE TO PROPERTY REVISED FROM COMMERCIAL TO RESIDENTIAL PER MAURY COUNTY TAX ASSESSOR.

6. CHANGE 2023 PROPERTY TAX IN THE NAME OF SOUND INVESTMENT CONCEPT LLC. MAP 099H G 004.00 S/I 003, 107 D-1 E 9TH ST. PROPERTY VALUE FROM \$280,000.00 TO \$215,100.00, ASSESSED VALUE FROM \$112,000.00 TO \$53,775.00 AND TAXES FROM \$924.00. TO \$444.00. DUE TO PROPERTY REVISED FROM COMMERCIAL TO RESIDENTIAL PER MAURY COUNTY TAX ASSESSOR.
7. CHANGE 2023 PROPERTY TAX IN THE NAME OF SOUND INVESTMENT CONCEPT LLC. MAP 099H G 004.00 S/I 004, 107 D-1 E 9TH ST. PROPERTY VALUE FROM \$280,000.00 TO \$215,100.00, ASSESSED VALUE FROM \$112,000.00 TO \$53,775.00 AND TAXES FROM \$924.00. TO \$444.00. DUE TO PROPERTY REVISED FROM COMMERCIAL TO RESIDENTIAL PER MAURY COUNTY TAX ASSESSOR.
8. PICK UP 2023 PERSONAL PROPERTY TAX IN THE NAME OF LEE COMPANY. MAP 090F A 007.01 P S/I 500, 142 BEAR CREEK PIKE. PROPERTY VALUE \$208,034.00, ASSESSED VALUE \$62,410.00, AND TAXES \$724.00. DUE TO ERROR FOUND IN AUDIT ON 2020 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
9. PICK UP 2023 PERSONAL PROPERTY TAX IN THE NAME OF LEE COMPANY. MAP 090F A 007.01 P S/I 501, 142 BEAR CREEK PIKE. PROPERTY VALUE \$65,760.00, ASSESSED VALUE \$19,728.00, AND TAXES \$163.00. DUE TO ERROR FOUND IN AUDIT ON 2022 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
10. PICK UP 2023 PERSONAL PROPERTY TAX IN THE NAME OF LEE COMPANY. MAP 090F A 007.01 P S/I 502, 142 BEAR CREEK PIKE. PROPERTY VALUE \$108,217.00, ASSESSED VALUE \$32,465.00, AND TAXES \$268.00. DUE TO ERROR FOUND IN AUDIT ON 2023 TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
11. REFUND PARTIAL 2023 PROPERTY TAX IN THE NAME OF TRH HEALTH PLANS. MAP 114 04.03 P S/I 003, 323 E JAMES M CAMPBELL BLVD. PROPERTY VALUE FROM \$17,065,049.00

TO \$17,014,870.00, ASSESSED VALUE FROM \$5,119,515.00 TO \$5,104,461.00, AND TAXES FROM \$42,241.00 TO \$42,117.00. REFUND OF \$124.00 DUE TO AUDIT PER MAURY COUNTY TAX ASSESSOR.

12. REFUND PARTIAL 2022 PROPERTY TAX IN THE NAME OF NHC-MAURY REGIONAL HEALTHCARE LLC, C/O NATIONAL HEALTHCARE CORP CITY CENTER. MAP 112 004.00, 5010 TROTWOOD AVE. PROPERTY VALUE FROM \$15,109,100.00 TO \$13,900,000.00, ASSESSED VALUE FROM \$6,043,640.00 TO \$5,560,000.00, AND TAXES FROM \$49,866.00 TO \$45,875.00. REFUND OF \$3,991.00 DUE TO REVISED IMPROVEMENT VALUE PER STATE BOARD OF EQUALIZATION PER MAURY COUNTY TAX ASSESSOR.

13. REFUND PARTIAL 2023 PROPERTY TAX IN THE NAME OF NHC-MAURY REGIONAL HEALTHCARE LLC, C/O NATIONAL HEALTHCARE CORP CITY CENTER. MAP 112 004.00, 5010 TROTWOOD AVE. PROPERTY VALUE FROM \$15,109,100.00 TO \$13,900,000.00, ASSESSED VALUE FROM \$6,043,640.00 TO \$5,560,000.00, AND TAXES FROM \$49,866.00 TO \$45,875.00. REFUND OF \$3,991.00 DUE TO REVISED IMPROVEMENT VALUE PER STATE BOARD OF EQUALIZATION PER MAURY COUNTY TAX ASSESSOR.

14. REFUND PARTIAL 2022 PROPERTY TAX IN THE NAME OF NHC HEALTHCARE/COLUMBIA LLC, C/O NATIONAL HEALTHCARE CORP. MAP 100P A 021.01, 101 WALNUT LN. PROPERTY VALUE FROM \$3,604,900.00 TO \$2,999,999.00, ASSESSED VALUE FROM \$1,441,960.00 TO \$1,200,000.00, AND TAXES FROM \$11,898.00 TO \$9,902.00. REFUND OF \$1,996.00 DUE TO REVISED IMPROVEMENT VALUE PER STATE BOARD OF EQUALIZATION PER MAURY COUNTY TAX ASSESSOR.

15. REFUND PARTIAL 2023 PROPERTY TAX IN THE NAME OF NHC HEALTHCARE/COLUMBIA LLC, C/O NATIONAL HEALTHCARE CORP. MAP 100P A 021.01, 101 WALNUT LN. PROPERTY VALUE FROM \$3,604,900.00 TO \$2,999,999.00, ASSESSED VALUE FROM \$1,441,960.00 TO \$1,200,000.00, AND

TAXES FROM \$11,898.00 TO \$9,902.00. REFUND OF \$1,996.00
DUE TO REVISED IMPROVEMENT VALUE PER STATE
BOARD OF EQUALIZATION PER MAURY COUNTY TAX
ASSESSOR.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-24 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S STATION, PHASE 3.4

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.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S
STATION, PHASE 3.4**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,115 linear feet of 8" gravity main serving Independence at Carter's Station, Phase 3.4; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Independence at Carter's Station, Phase 3.4.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

AFFIDAVIT
TO
CITY OF COLUMBIA, TENNESSEE

Project: Independence @ Carters Station 3.4

This is hereby an affidavit documenting there are no liens against the sewer improvements amounting to 1115 linear feet to service the property referenced above and an agreement to indemnify and hold harmless from any which may be asserted against same.

OWNER: Pulte Homes Tennessee Limited Partnership

DATE: 03/21/2024



State of Tennessee County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named Pulte Homes Tennessee Limited Partnership, OWNER, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who acknowledged that he, Pulte Homes Tennessee Limited Partnership, OWNER signed the foregoing (Affidavit) instrument for the purpose herein contained.

Witness our hands and seal at Brentwood, TN this the 21st day of March, 2024.


Notary Public Signature

Commission Expiration: 11/28/2027





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-25 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S STATION, PHASE 3.5

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.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S
STATION, PHASE 3.5**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 282 linear feet of 8" gravity main serving Independence at Carter's Station, Phase 3.5; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Independence at Carter's Station, Phase 3.5.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER - CITY ATTORNEY

AFFIDAVIT
TO
CITY OF COLUMBIA, TENNESSEE

Project: Independence @ Carters Station 3.5

This is hereby an affidavit documenting there are no liens against the sewer improvements amounting to 282 linear feet to service the property referenced above and an agreement to indemnify and hold harmless from any which may be asserted against same.

OWNER: Pulte Home Tennessee Partnership

DATE: 03/21/2024



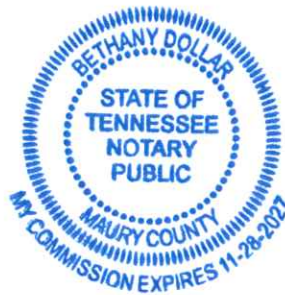
State of Tennessee County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named Pulte Home Tennessee Partnership, OWNER, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who acknowledged that he, Pulte Home Tennessee Partnership, OWNER signed the foregoing (Affidavit) instrument for the purpose herein contained.

Witness our hands and seal at Brentwood, TN this the 21st day of March, 2024.


Notary Public Signature

Commission Expiration: 11/28/2027





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-26 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S STATION, PHASE 6.4

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.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTER'S
STATION, PHASE 6.4**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,105 linear feet of 8" gravity main serving Independence at Carter's Station, Phase 6.4; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Independence at Carter's Station, Phase 6.4.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

AFFIDAVIT
TO
CITY OF COLUMBIA, TENNESSEE

Project: Independence @ Carters Station 6.4

This is hereby an affidavit documenting there are no liens against the sewer improvements amounting to 1105 linear feet to service the property referenced above and an agreement to indemnify and hold harmless from any which may be asserted against same.

OWNER: Pulte Homes Tennessee Limited Partnership

DATE: 03/21/2024



State of Tennessee County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named Pulte Homes Tennessee Limited Partnership, OWNER, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who acknowledged that he, Pulte Homes Tennessee Limited Partnership, OWNER signed the foregoing (Affidavit) instrument for the purpose herein contained.

Witness our hands and seal at Brentwood, TN this the 21st day of March, 2024.



Notary Public Signature

Commission Expiration: 11/28/2027





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-27 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HOMESTEAD SOUTH/FRYE RD

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.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING HOMESTEAD SOUTH/FRYE RD**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 741 linear feet of 8" gravity main serving Homestead South/Frye Rd; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Homestead South/Frye Rd.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER - CITY ATTORNEY

AFFIDAVIT
TO
CITY OF COLUMBIA, TENNESSEE

Project: Homestead South/Frye Rd

This is hereby an affidavit documenting there are no liens against the sewer improvements amounting to 741 linear feet to service the property referenced above and an agreement to indemnify and hold harmless from any which may be asserted against same.

OWNER: Pulte Homes Tennessee Limited Partnership

DATE: 03/21/2024

State of Tennessee County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named Pulte Homes Tennessee Limited Partnership, OWNER, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who acknowledged that he, Pulte Homes Tennessee Limited Partnership, OWNER signed the foregoing (Affidavit) instrument for the purpose herein contained.

Witness our hands and seal at Brentwood, TN this the 21st day of March, 2024.

Bethany Dollar
Notary Public Signature

Commission Expiration: 11/28/2027





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Ginger Adams, Senior Administrative Assistant, gadams@columbiatn.com 931-560-1723

AGENDA ITEM TITLE: 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

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 \$12,500.00.

ATTACHMENTS: Staff Report; Resolution No. 24-20

**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**

WHEREAS, the City of Columbia is eligible for funds under the 2025 Tennessee Highway Safety Office Grant; and

WHEREAS, this grant provides the opportunity to purchase medical training equipment and other training expenses necessary for implementing the training program; and

WHEREAS, the City of Columbia will utilize said monies to support comprehensive first responder and extrication training aimed at providing timely and effective treatment to crash victims within the critical 'Golden Hour.' These funds are designated for covering training expenses and acquiring necessary training equipment; and

WHEREAS, no matching funds are required by the City of Columbia; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

1. The City hereby ratifies the application for the 2025 THSO Grant program.
2. If awarded, the City Council approves of the grant award in an amount not to exceed \$12,500.00.
3. The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such funds; and

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of April, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services, paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE:

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

RECOMMENDATION: Approve Ordinance No. 4486 on second consideration.

INFORMATION: The applicant requests rezoning of the subject property from CD-3L (Neighborhood Large Lot Character District) to CD-3 (Neighborhood Character District). The concept plan depicts single family lots on the four acres of property. The future land use map classification for the property is City Center Urban Village (CCUV). CD-3 is an appropriate implementing district for CCUV where the Planning Commission determines that 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: Ordinance No. 4486; Exhibit A; Exhibit B; Concept Plan; Staff Report.

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).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described from CD-3L (Neighborhood Large Lot Character District) to CD-3 (Neighborhood Character District).

Section 2: Said properties to be rezoned, being Tax Map 89E Group F Parcels 1.01 and 1.02, located off Morningside Lane, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3L (Neighborhood Large Lot Character District) to CD-3 (Neighborhood Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of February, 2024, and after a public hearing held on the 11th day of April, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

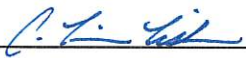
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____
Passed on 2nd consideration: _____

Send TAX Info to:
Rainey Pogue
P.O. Box 384
Columbia, TN
38402

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture made this 12 day of May 2021, between JACK H. POGUE, HEREINAFTER REFERRED TO AS "Grantor" and JACK H POGUE AS Trustee of the JACK H. POGUE LIVING TRUST, HEREINAFTER REFERRED TO AS "Grantee", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is acknowledged, have granted, bargained, and sold to Grantee, the Grantees' heirs, assigns, and successors forever, the following described land, situate, lying and being in Maury County, Tennessee, to-wit:

Being a 4.12 acre's track of land located in the 9th Civil District of Maury County, Tennessee.

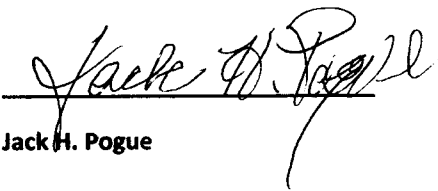
Property location: Morningside Lane, Columbia, Tennessee

Parcel ID/Tax ID: 089E F 001.01

Being the same property conveyed from James D. Patterson, Travis Sargent Patterson, Johnny D. Patterson and David Lee Patterson, to Jack H. Pogue, a one third undivided interest, and Jack H. Pogue, Trustee for Eric L. Pogue and Rainey J. Pogue a two-third undivided interest as tenants in common. and recorded in BK 753, PG's 110 & 111. Register's Office of Maury County, Tennessee.

A more complete description of metes and bounds for the property can be found as recorded in BK 753, PG' 110 and 111. Register's Office of Maury County, Tennessee.

In Witness Whereof, the said Grantor has set his hand the day and year first written above.


Jack H. Pogue

BK/PG: R2733/1478-1479	
21010383	
2 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 248818	05/12/2021 - 03:16 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

Witness Name: Bonnie G. Hickman Witness Signature: Bonnie G. Hickman
Witness Name: Julie A Kirk Witness Signature: Julie A Kirk

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Tennessee)

County of MAURY)

On May 12, 2021 before me, a notary public in and for said state,
personally appeared Jack H Pogue, personally known to me (or
proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the
within instrument and acknowledged to me that she/he executed the same in her/his
authorized capacity, and that by her/his signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Penny C Worley

Notary Public

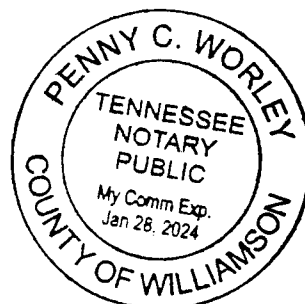
My commission expires: 1-28-24

(NOTARIAL SEAL)

MAURY COUNTY REGISTER, STATE OF TENNESSEE Page 2 of 2
For we hereby certify that the actual Consideration for
the transfer of value of the property transferred whichever is
greater is \$ 0 which amount is equal to greater than
the amount value of the property transferred would command at
a run voluntary sale.

James J Pogue Affiant
Subscribed and sworn before me this 12 day of May 2021

John Fleming
by jj (DR)



OFFICIAL SEAL
JOHN FLEMING
REGISTER OF DEEDS
MAURY CO TN

PluRainey Pogue
Prepared by:
Lewis W. Pogue
2201 County Club CT
Plant City, FL 33508

SEND TAX NOTICE
Rainey Pogue
P.O. Box 384
Columbia TN 38402

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture made this 12 day of May, 2021, between JACK H. POGUE, TRUSTEE for Eric L. Pogue and Rainey J. Pogue, HEREINAFTER REFERRED TO AS "Grantor" and JACK H POGUE AS Trustee of the JACK H. POGUE LIVING TRUST, HEREINAFTER REFERRED TO AS "Grantee", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is acknowledged, have granted, bargained, and sold to Grantee, the Grantees' heirs, assigns, and successors forever, the following described land, situate, lying and being in Maury County, Tennessee, to-wit:

Property Address: Morningside Lane

Subdivision: Sunset Park

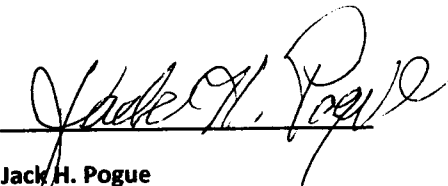
Parcel ID/Tax ID: 089E F 001.02

Located in the Ninth (9th) Civil District of Maury County, Tennessee.

This being the same property conveyed by Travis Sargent Patterson and wife, Shirly A. Patterson to Jack H. Pogue, Trustee for Eric L. Pogue and Rainey J. Pogue with the deed recorded on Book 755, Pages 623 and 624, Register's Office County of Maury, Tennessee.

A more complete description of the metes and bounds for the property can be found recorded in Book 755 Pages 623 and 624, Register's Office Maury County, Tennessee.

In Witness Whereof, the said Grantor has hereunto set his hand the day and year first written above.


Jack H. Pogue

BK/PG: R2733/1486-1487	
21010387	
2 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 248818	05/12/2021 - 03:16 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

Julia A. Kock

Page 136 of 210

Morningside Lane Rezoning

Project #:	23-0379	Location:	Map 89E F Parcel 1.01, 1.02
Applicant:	WES Engineers & Surveyors	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Homes

PROJECT SUMMARY

The applicant requests to rezone a 4.28-acre property located near the current terminus of Morningside Lane from CD-3L (Neighborhood Large-Lot Character District) to CD-3 (Neighborhood Character District). The subject site is composed of two existing lots of record. The current zoning designation permits low density single-family residences. The requested zoning designation accommodates a medium density single-family residence. The concept provided by the applicant depicts development of the site for detached single family homes. The Zoning Ordinance permits two dwelling units per acre in CD-3L and four dwelling units per acre in CD-3. The Planning Commission previously recommended approval of rezoning to CD-4 (General Urban Neighborhood Character District).

- The DRC reviewed this proposal at its October 2023 meeting.
- The request is consistent with Connect Columbia, the City's comprehensive plan. The most appropriate implementing zones for the City Center Urban Village future land classifications are CD-4 and CD-5. However, CD-3 is appropriate where the Planning Commission determines that it is compatible with the established land use pattern.
- The concept plan generally indicates that it is possible to develop the site in conformity with the requested standards.
- Rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan; greater detail will be required at the time of any subsequent site development plan and preliminary plat.
- The concept plan depicts development of the infill site with a 550-foot extension of Morningside Lane beyond its current terminus.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

Morningside Lane Rezoning

Project #:	23-0379	Location:	Map 89E F Parcel 1.01, 1.02
Applicant:	WES Engineers & Surveyors	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Homes

PROJECT SUMMARY

The applicant requests to rezone a 4.28-acre property located near the current terminus of Morningside Lane from CD-3L (Neighborhood Large-Lot Character District) to CD-4 (General Urban Character District). The subject site is composed of two existing lots of record. The current zoning designation permits low density single-family residences. The requested zoning designation accommodates a medium density mix of residential and commercial uses. The concept provided by the applicant depicts development of the site for detached single family homes. The Zoning Ordinance permits two dwelling units per acre in CD-3L and twelve dwelling units per acre in CD-4.

- The DRC reviewed this proposal at its October 2023 meeting.
- The request is consistent with Connect Columbia, the City's comprehensive plan.
- The concept plan generally indicates that it is possible to develop the site in conformity with the requested standards.
- Rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan; greater detail will be required at the time of any subsequent site development plan and preliminary plat.
- The concept plan depicts development of the infill site with a 550-foot extension of Morningside Lane beyond its current terminus.
- Although the subject property is not located in an Area of Change, the single-family standards of the CD-4 character district are compatible with the established pattern of the surrounding neighborhood. The development depicted in the concept plan effectively extends the Sunset Park Subdivision.
- At the request of staff, the applicant provided specific responses to some of the rezoning criteria.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3L	Single Family	Single Family House	+/- 4.28 Acres



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Urban Neighborhood	CD-3L	Single-Family
North	Urban Neighborhood	CD-3	Utility Facility/Single Family
South	Urban Neighborhood	CD-4	Single-Family
East	Urban Neighborhood	CD-3	Single-Family
West	Suburban Neighborhood	CD-3L	Single-Family

The subject property is currently vacant except for an unoccupied single-family home constructed in 1940. The property is located at the current terminus of Morningside Lane. It sits between a very large residential property to the west and medium density neighborhoods on the east, north, and south. One of the parcels bordering the property on the north contains a utility facility. The area is a mix of CD-3L, CD-3, and CD-4 zoned parcels. The future land use of the subject property and most adjacent properties is Urban Neighborhood. The current zoning in the immediate vicinity of the site is **not consistent** with Connect Columbia, except for the CD-4 section to the south. Although the current zoning of the immediately surrounding Sunset Park Subdivision is CD-3, and therefore inconsistent with the Future Land Use Map, the platted lots are generally 50' wide, conforming to the CD-4 standard.

CONSISTENCY WITH CONNECT COLUMBIA

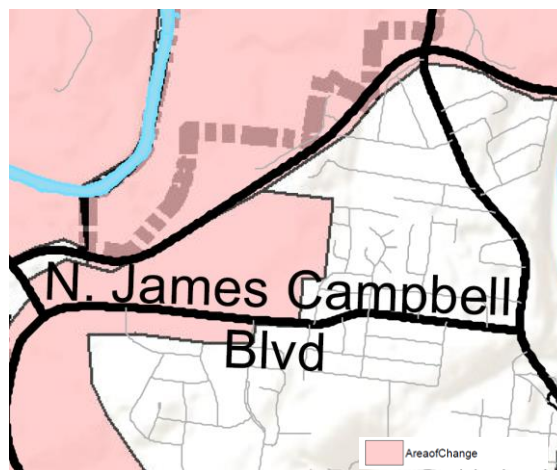
Urban Neighborhood: The future land use of the subject site is Urban Neighborhood. The Character Area is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The Future Land Use Plan indicates that “the general development pattern is defined by a single use activity on individual lots with a mixture of lot sizes” (Connect Columbia, p. 24). Future development should focus on context-responsive in-fill development that emphasizes connectivity and housing diversity. (Connect Columbia, p. 25). The future land use classification is implemented by the CD-4 and CD-5 character districts.

Urban Neighborhood

CHARACTER AREA MATRIX				
	Development Pattern	Zoning Category and Uses	Infrastructure	Design Standard
URBAN NEIGHBORHOOD	Is the property in an Area of Change? No: The development pattern is established. Changes to overall character of the area should rarely occur. Yes: The development pattern is evolving. Changes to area are likely as development occurs. New development should blend with existing, surrounding neighborhood assets.	Residential Uses Zoning Category: Low Density Residential, Medium High Residential, and High Residential Districts Public and Civic Uses Zoning Category: Religious Facilities, Government Facilities (low to medium impact), and Educational Facilities	Not in an Area of Change: Limited new services, with mostly in-fill enhancements to existing infrastructure. Within an Area of Change: Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	<u>Scale:</u> New dwellings and structures should aid in establishing the character of the area. <u>Architecture:</u> New developments or redevelopments should include a mix of architectural styles. Residential garages, if front-facing, should be recessed from the front façade of the structure. Civic use should respect the residential character, while providing architectural interest.

AREA OF CHANGE

The subject site **is not located** in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern in the area was established and that changes to overall character of the area should rarely occur. The designation does not necessarily mean that any particular development proposal is inconsistent with Connect Columbia. It does mean that the Planning Commission should pause to ensure the context of the area surrounding the subject property is considered in the review process. (Connect Columbia p. 14).

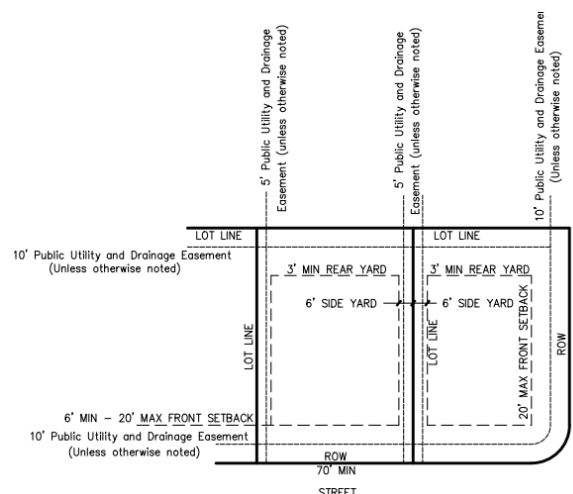


CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any site development plan/preliminary plat must conform to Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

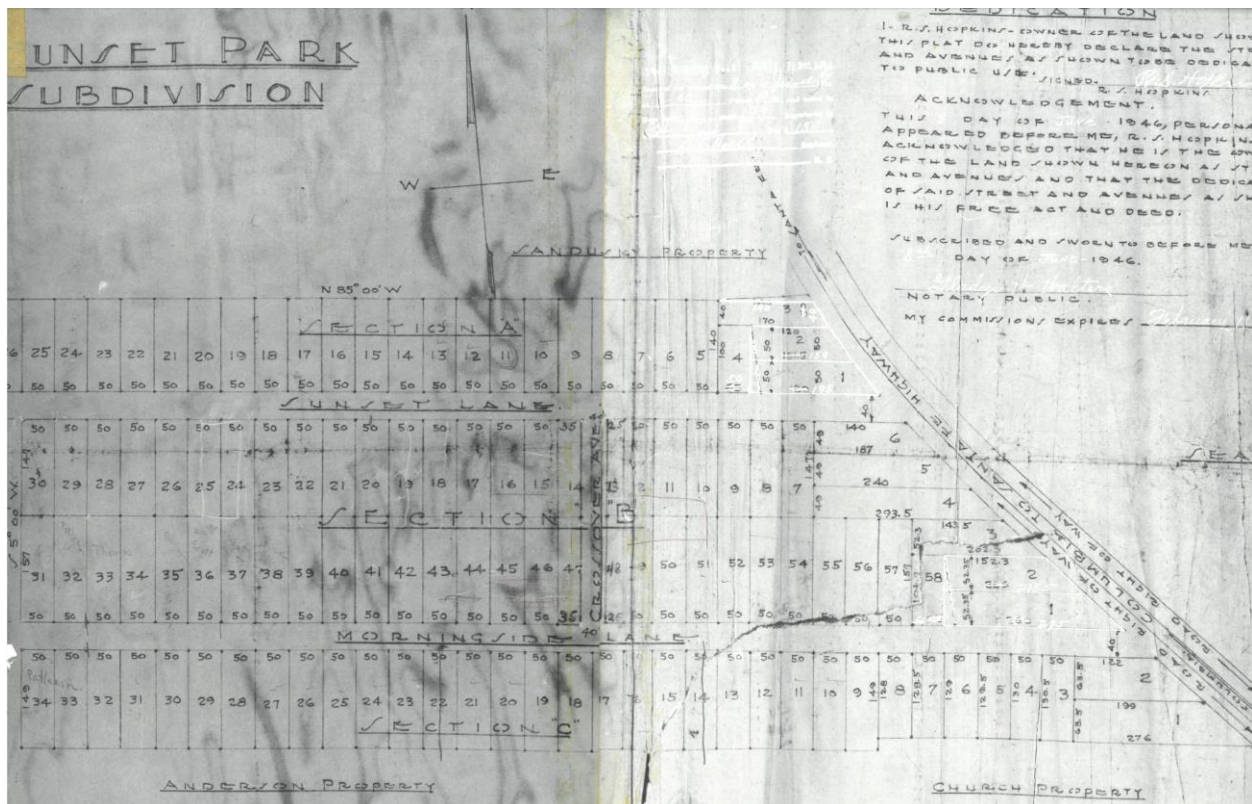
Lots, Building Sites & Bulk Standards

- The concept plan depicts single family lots which generally conform to the CD-4 bulk standards listed in Table 4.3.1-D of the Zoning Ordinance.
 - The Ordinance requires a minimum lot width of 50’ for a single family home.
 - The Ordinance prescribes setbacks of:
 - 6’ minimum and 20’ maximum front setback principal and secondary frontages;
 - 6’ side setback; and
 - 3’ rear setback, measured from the rear property line; or 15’ from the centerline of rear alley as applicable.
 - The applicant’s concept proposes the creation of eighteen lots which conform to the minimum lot width and could accommodate homes conforming to the setbacks.



Conceptual Lots Conform to CD-4 Standards

- **The CD-4 lot standards extend the established pattern of Columbia**
 - The concept plan depicts development of the infill site with a 550-foot extension of Morningside Lane beyond its current terminus.
 - The Sunset Park Subdivision established 50-foot wide lots enfronting Morningside Lane and Sunset Lane, which run parallel to each other.
 - The single-family standards of the CD-4 character district are compatible with the established pattern of the surrounding neighborhood. The development depicted in the concept plan effectively extends the Sunset Park Subdivision through the subject site.



The standards of the requested zone are compatible with the lot dimensions of the surrounding neighborhood as established by the 1946 Sunset Park Subdivision Plat

Other Standards

- Conformity with other requirements of the Ordinance, including tree preservation, Civic Space, and design prescriptions will be reviewed at the time of preliminary plat or building permit as applicable.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its October 2023 meeting, as directed by **§8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];¹*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its October 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** asked the applicant to provide a narrative response to criterion **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment. This request is intended to aid the Planning Commission in its analysis of the requested change to zoning map.

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read "the legal purposes for which zoning exists are not contravened."

- Planning requested a legal description of the smaller of the two parcels which compose the subject site.
- Planning also made a number of advisory comments. Specifically, planning staff noted that the design of homes for the lots will need to conform to the CD-4 standards at the time of building permit.
- Planning also advised the applicant to prepare to answer questions from the Commission and the community related to compatibility and character.
- **Wastewater** noted that sewer upgrades may be required at the time Site Development Plan and Preliminary Plat.
- Columbia Water System's (CPWS) consultant (Inflow) noted that water is available for the site and that a water availability letter was issued on September 15th.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. The subject site's future land use classification is Urban Neighborhood. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as PUDs.

Conditions affecting the area may have changed to a sufficient degree to warrant the Zoning Map Amendment. The comprehensive plan and the zoning ordinance encourage infill development. The subject property is located well inside the urbanized area of Columbia with existing services. The lot standards of the requested character district mimic the pattern of residential development established in 1946. The proposed rezoning allows the development of the property in a manner consistent with the comprehensive plan and compatible with adjacent residential properties.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

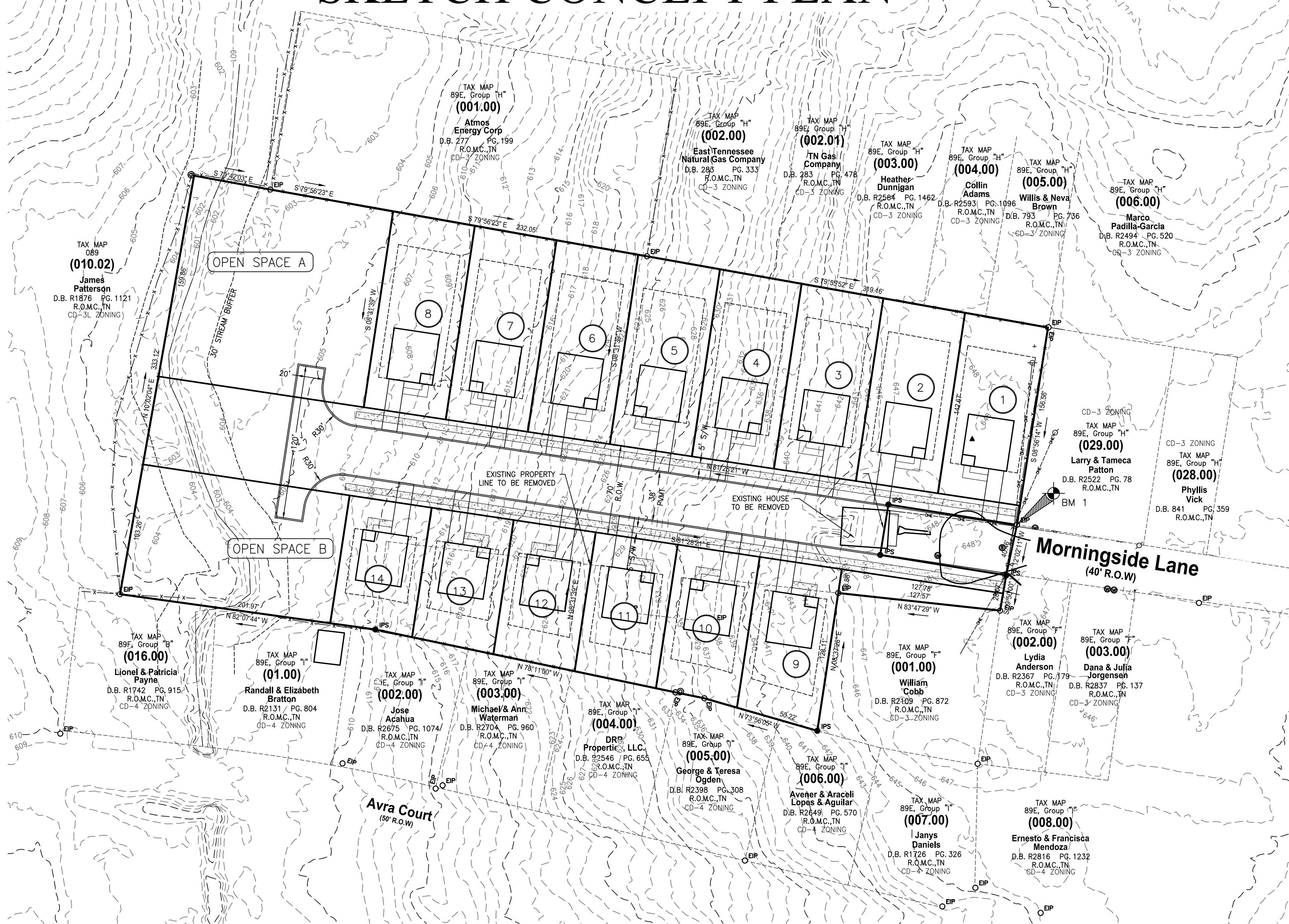
Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

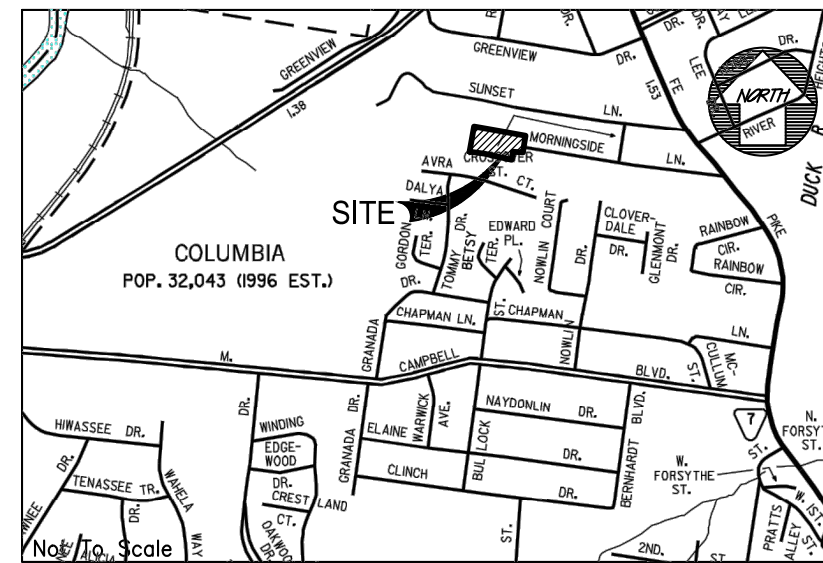
Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

SKETCH CONCEPT PLAN



Location Map



SITE DATA:

OWNER: JACK POGUE, TRUSTEE
P.O. BOX 384
COLUMBIA, TN 38402

PARCEL NUMBER: TAX MAP 89E, GRP F, PARCEL 01.01
DEED BOOK: R2733, PG 1478

SUBJECT PARCEL ZONING: REQUEST CD-3, CURRENT CD-3L

ACREAGE OF SITE: 4.78 ACRES
(PROPOSED 47,745.95 S.F. - 1.10 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
6' MIN - 20' MAX FRONT
3' MIN - REAR
6' MIN - SIDE

UTILITY SERVICES:
WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: CONSTRUCT 548.54 L.F. OF ROADWAY AND
PROVIDE 18 RESIDENTIAL LOTS.

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH
BURIED PIPES IS PROHIBITED.
- ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY
INDIVIDUAL HOMEOWNERS.

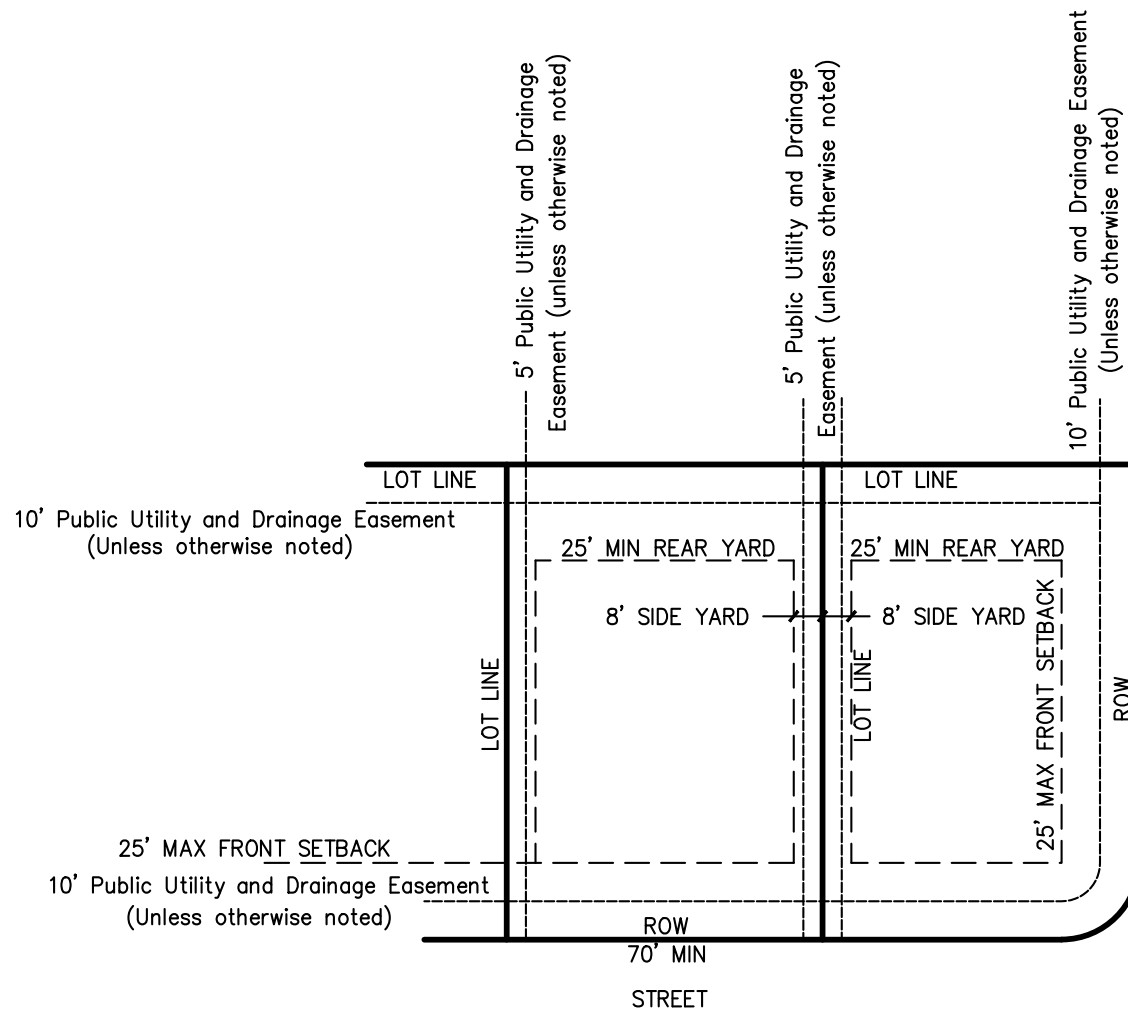
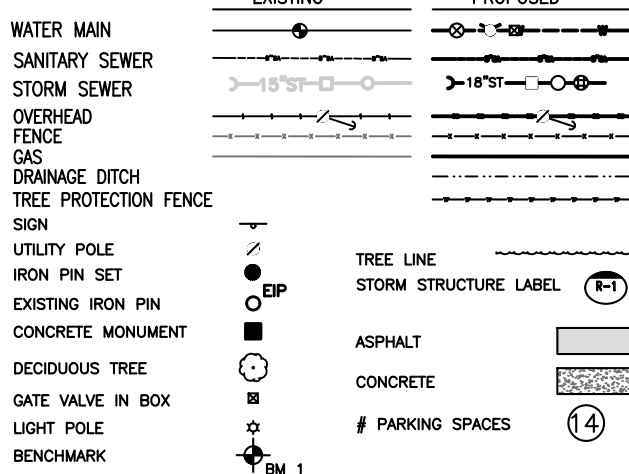
BENCHMARK

BENCHMARK #1
IRON PIN
ELEV = 647.69'
N = 474.645.74
E = 1,657.815.38
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

LEGEND



SUBDIVISION
TYPICAL LOT LAYOUT

LOT AREA TABLE

LOT #	AREA S.F.	AREA AC.
1	7,171.2	0.16
2	7,167.1	0.16
3	7,234.4	0.17
4	7,261.7	0.17
5	7,368.9	0.17
6	7,436.2	0.17
7	7,503.4	0.17
8	7,570.3	0.17
9	7,637.2	0.18
10	7,704.1	0.18
11	7,771.0	0.18
12	6,229.7	0.14
13	5,913.4	0.14
14	5,708.2	0.13
15	5,584.1	0.13
16	5,419.7	0.12
17	5,255.3	0.12
18	5,130.9	0.12

OPEN SPACE

OPEN SPACE	AREA S.F.	AREA AC.
A	20,608.5	0.47
B	20,931.0	0.48

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE
HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF
MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS
INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAN.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

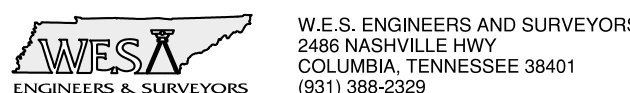
GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:



FLOOD STUDY NOTE:

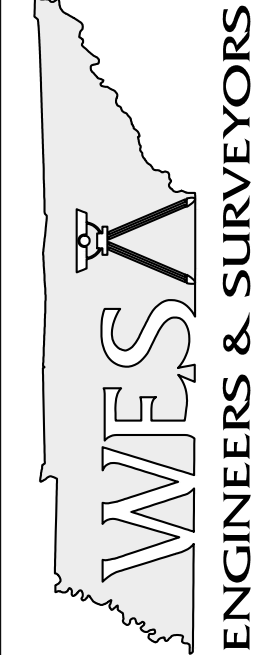
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD
HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP
NUMBER 47117C0120E DATED APRIL 16, 2007.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com



Client
RAINEY POGUE
P.O. BOX 384
COLUMBIA, TN 38402
931-215-1299

REVISIONS	DATE	COMMENTS
ADRESSED STAFF	10/12/23	
Revised to Demonstrate	1/3/24	CD-3

POGUE CONCEPT SKETCH

MORNINGSIDE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
SKETCH PLAN

Drawn: RP	Checked: CV	Approved: CV	Date: 9/28/23
Scale: 1"=50'	Vertical: 1"=50'	Horizontal: 1"=50'	

MP-1



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services, paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE: 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 - CITYWIDE

RECOMMENDATION: Approve Ordinance No. 4492 on second consideration.

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, 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: Ordinance No. 4492; Exhibit A; Exhibit B; Staff Report.

**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**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 14th day of February 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance 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 in same. Exhibits A and B showing such changes are attached hereto and are incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 11th day of April, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That Ordinance number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended 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; pursuant to exhibits A and B showing such changes which are attached hereto and are incorporated herein by reference.

Section 2: That pursuant to Section 8.5.18.J.4, the City Council makes the following specific findings:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of April, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

Proposed Zoning Text Amendment

Additions are Underlined
Deletions are Strikethrough

TABLE 3.7.1 District Descriptions (p. 36 – 39)

Districts

CD-2 (Rural)

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations~~sparsely settled, primarily agricultural or in~~ low density single-family detached Residential areas. ~~Typical buildings include farmhouses and agricultural buildings.~~ CD-2 is an appropriate District for the Rural Countryside-Transition and Hillside & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

CD-3L (Neighborhood-Large Lot)

The CD-3L Neighborhood Large Lot Character District consists of primarily a low density single-family detached Residential area in which ~~Estate Houses and Houses are~~ is the predominant Building Types. It has large lots, medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. CD-3L is an appropriate District for the ~~Suburban Neighborhood~~ Suburban Neighborhoods future land use Character Area described in the Comprehensive Plan.

These changes to the district descriptions correspond to the 2023 update of Connect Columbia, the Comprehensive Plan.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

CD-3 (Neighborhood)

The CD-3 Neighborhood District consists of primarily a low density single-family detached Residential area in which ~~Cottages and~~ Houses are the predominant Building Types. It has medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks and/or street streets, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods and Future Land Use Character Area, the Tom Hitch Special Area, and the Bear Creek Pike "Node" Special Area described in the Comprehensive Plan; it is also be appropriate for the City Center Urban Village Future Land Use Character Area where the Planning Commission determines that it is compatible with the established land use pattern in the surrounding area.

CD-3 is most appropriate for the Suburban Neighborhoods FLU Character Area; however, the Planning Commission may determine that it is appropriate within the City Center Urban Village FLU Character Area where compatible with established land use pattern.

CD-4 (General Urban)

The CD-4 General Urban Character District consists of a medium density area that has a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; ~~there are~~ medium, narrow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use~~Urban Neighborhood Character Area, the Employment Character Area, the Tom Hitch Special Area, the Industrial Road Special Area, the Bear Creek Pike "Node" Special Area, and the Interstate Gateway Special Area~~ as described in the Comprehensive Plan.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

CD-4C (General Urban-Corridor)

The CD-4C General Urban - Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile- and pedestrian- oriented built environment and a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; there are ~~medium, narrow or no front~~ Setbacks and narrow to medium side variable Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Activate on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in the Suburban Neighborhoods and City Center Urban Village Future Land Use Corridor ~~Character Areas, the Employment Character Area, the Urban Corridor Character Area, the Tom Hitch Special Area, the Bear Creek Pike "Node" Special Area the Neapolis Special Area~~ described in the Comprehensive Plan.

The appropriateness of CD-4C will be determined by the Areas of Change policy and the functional classification of roadways.

CD-5 (Urban Center)

The CD-5 Urban Center Character District consists of medium to higher density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with side Sidewalks, street lights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the ~~Urban Neighborhood~~ City Center Urban Village Future Land Use ~~Character Area, the Center Character Area, the Inner Core~~

Proposed Zoning Text Amendment

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~~Deletions are Strikethrough~~

~~(Downtown) Special Area, and the Neapolis Special Area~~ described
in the Comprehensive Plan.

CD-5C (Urban Center - Corridor)

The CD-5C Urban Center-Corridor Character District consists of
higher density Mixed Use areas along a corridor. It provides for
a balanced automobile- and pedestrian- oriented built
environment, a mix of Building Types and primarily has a tight
network of Thoroughfares and ~~Internal~~ Internal Drives with side
Sidewalks, street lights and regular tree spacing, defining
medium-sized blocks. Buildings are set close to the Sidewalks.
CD-5C is limited to parcels identified as Activate on the Areas of
Change map of the Comprehensive Plan which have access to a
Principal Arterial identified in the Transportation Plan~~an~~
~~appropriate District for the Urban Corridor Character Area, the~~
~~South Central (James Campbell) Special Area, and the Neapolis~~
~~Special Area~~ located in the City Center Urban Village Character Area
described in the Comprehensive Plan.

*The CD-5C is currently a
"floating zone." No
properties are currently
zoned CD-5C.*

*Corrects a scrivener's
error in the text.*

SD-MHP (Manufactured Home Park)

This District is designed to provide suitable areas for Manufactured
Home Parks where sufficient urban facilities are available prior to
Development. Manufactured Homes and Buildings necessary to
support the Residential occupancy of Manufactured Homes are
permitted. This District is intended also to permit community
facilities and public utility installations that are necessary to service
specifically the residents of this District, or which are benefited by
and compatible with a Residential environment. SD-MHP is
appropriate for the Suburban Neighborhoods future land use
character area described in the Comprehensive Plan.

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~~Deletions are Strikethrough~~

SD-INT (Interstate)

This District is designed to provide space along I-65 to serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this District. Appropriate locations for this District are along I-65 in an environment of general Commercial and Mixed Use activity. Due to the high traffic volumes and general incompatibility between some of the Uses permitted within this District and those in CD-3L and CD-3 areas, this District shall not be located in or Adjacent to a CD-3L or CD-3 District. The SD- INT Special District is an appropriate District for the Technology Employment Center future land use Character Area ~~Interstate Gateway Special Area~~ described in the Comprehensive Plan. SD-INT is limited to parcels within 3,960 feet of an Interstate, Freeway, or other limited access highway identified in the Transportation element of the Plan.

SD-LI (Light Industrial)

This District is intended to provide space for a wide range of wholesale trade, warehousing of a wide variety of products or materials, manufacturing processes, and industrial and related uses that conform to a high level of performance criteria and have few objectionable characteristics. All operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may provide a buffer between other Districts and other industrial activities that have more objectionable influences. This District may require types of Structures and have Uses and other characteristics that cannot be

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~~Deletions are Strikethrough~~

facilitated in other Districts. New Residential Development, Commercial establishments, Retail establishments, personal service Uses, and community facilities and utilities, are permitted, as well as additional Uses that provide needed complementary services or are necessary for the general community welfare. SD-LI is an appropriate District for Technology Employment Center ~~future land use Character Area portions of the Industrial Road~~ ~~Special Area~~ described in the Comprehensive Plan.

SD-HI (Heavy Industrial)

This District is intended to provide suitable areas for intense or potentially noxious Industrial operations, including open land operations. It is specifically intended that all newly created Districts be so located and Buffered as to prevent possible negative impact upon Adjacent land and Uses. SD-HI is an appropriate District for Technology Employment Center future land use Character Area ~~portions of the Industrial Road Special Area~~ described in the Comprehensive Plan.

PUD-R (Residential)

This District ~~is to allow for~~ permits utilization of the Planned Unit Development process under ~~TSA~~ TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Scriveners errors misidentify TCA (Tennessee Code Annotated) at ten locations in the Ordinance. Two of them are corrected here. The others will be addressed in later updates to the Zoning Ordinance.

Proposed Zoning Text Amendment

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~~Deletions are Strikethrough~~

Specifically, this District is intended for predominantly Residential areas on sites ~~where there are~~with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefor due to its necessary and intrinsic Uses or size or form, (d) provides an innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved as part of the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-R Master Plan is consistent with the future land use map of the Comprehensive Plan.

PUD-MU (Mixed Use)

This District ~~is to allow for~~ permits utilization of the Planned Unit Development process under ~~TSA~~TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of

Proposed Zoning Text Amendment

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~~Deletions are Strikethrough~~

permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Specifically, this District is intended for Commercial, Office, Mixed Use, and Multifamily Uses on sites ~~where there are~~with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefor due to its necessary and intrinsic Uses or size or form, (d) provides an innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved as part of the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-MU Master Plan is consistent with the future land use map of the Comprehensive Plan.

PUD-RES

PUD-C

PUD-OP

PUD-VC

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~~Deletions are Strikethrough~~

229 PUD-I
230 PUD-B1 Per applicable approved Master PUD
231 PUD-B3 Development Plan
232 PUD-CEG
233 PUD-CRS
234 PUD-GRS
235 PUD-R1
236 PUD-R2
237 PUD-R6
238 PUD-RM1
239 PUD-RM2
240 PUD-RS6
241 PUD-RS10
242
243 **CV (Civic District)**
244 Civic District (CV) is assigned to areas designated for Civic purposes.
245 These may be Open Space of one or more Civic Space Types
246 allowed within or Adjacent to any specific Character District or
247 Special District, as well as sites dedicated to significant Buildings to
248 be used for Civic purposes, such as City Halls, Post Offices, Libraries,
249 Places of Assembly, Places of Worship, and community centers.
250 This district is appropriate to all future land use Character Areas
251 described in the Comprehensive Plan as determined by the
252 Planning Commission.
253

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-A District Standards (p. 46)

Rural Character District

1 The CD-2 Rural Character District consists of large-lot semi-rural
2 estates, open spaces, and legacy agricultural operations~~sparingly~~
3 ~~settled, primarily agricultural or in~~ low density single-family
4 detached Residential areas. ~~Typical buildings include farmhouses~~
5 ~~and agricultural buildings.~~ CD-2 is an appropriate District for the
6 Rural ~~Countryside~~ Transition and Hillside & Natural Spaces future
7 land use Character Areas described in the Comprehensive Plan.

These changes to the district descriptions correspond to the 2023 update of Connect Columbia, the Comprehensive Plan.

TABLE 4.3.1-B District Standards (p. 56)

Neighborhood Large Lot Character District

8 The CD-3L Neighborhood Large Lot Character District consists of
9 primarily a low density single-family detached Residential area in
10 which House is the predominant Building Type. It has large Lot or
11 Building Sites, medium to deep front Setbacks and medium to wide
12 side Setbacks. Its Thoroughfares and Internal Drives have curbs and
13 may include Sidewalks and/or street trees, and form medium to
14 large blocks. CD-3L is an appropriate District for the Suburban
15 Neighborhoods future land use~~Suburban Neighborhood~~ Character
16 Area described in the Comprehensive Plan.

Proposed Zoning Text Amendment

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Deletions are Strikethrough

TABLE 4.3.1-C District Standards (p. 66)

Neighborhood Character District

17 The CD-3 Neighborhood District consists of primarily a medium
18 density single-family detached Residential area in which House is
19 the predominant Building Types. It has medium to deep front
20 Setbacks and medium to wide side Setbacks. Its Thoroughfares
21 have curbs and may include Sidewalks and/or street trees, and
22 form medium to large blocks. CD-3 is an appropriate District for the
23 Suburban Neighborhoods Future Land Use Character Area, ~~the~~
24 ~~Tom Hitch Special Area, and the Bear Creek Pike "Node" Special~~
25 ~~Area described~~ Area described in the Comprehensive Plan; it is also
26 be appropriate for the City Center Urban Village Future Land Use
27 Character Area where the Planning Commission determines that it
28 is compatible with the established land use pattern in the
29 surrounding area.

TABLE 4.3.1-D District Standards (p. 76)

General Urban Character District

30 The CD-4 General Urban Character District consists of a medium
31 density area that has a mix of Building Types and primarily
32 Residential, Retail / Personal Service / Artisan, Office, Lodging and
33 Civic Uses; there are medium, shallow or no front Setbacks and
34 narrow to medium side Setbacks; it has variable private
35 landscaping; and it has Thoroughfares and Internal Drives with
36 curbs, Sidewalks and trees that define medium-sized blocks. CD-4
37 is an appropriate District for the City Center Urban Village Future
38 Land Use ~~Urban Neighborhood Character Area, the Employment~~
39 ~~Character Area, the Tom Hitch Special Area, the Industrial Road~~

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~~Deletions are Strikethrough~~

~~Special Area, the Bear Creek Pike “Node” Special Area, and the~~
~~Interstate Gateway Special Area~~ as described in the Comprehensive
Plan.

TABLE 4.3.1-E District Standards (p. 86)

General Urban Corridor Character District

The CD-4C General Urban - Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile- and pedestrian- oriented built environment and a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Activate on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in the Suburban Neighborhoods and City Center Urban Village Future Land Use ~~Corridor Character Areas, the Employment Character Area, the Urban Corridor Character Area, the Tom Hitch Special Area, the Bear Creek Pike “Node” Special Area the Neapolis Special Area~~ described in the Comprehensive Plan.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-F District Standards (p. 66)

Urban Center Character District

61 The CD-5 Urban Center Character District consists of medium to
62 ~~higher~~ density Mixed Use areas. It has a tight network of
63 Thoroughfares and Internal Drives with Sidewalks, street lights and
64 regular tree spacing, defining medium-sized blocks. Buildings are
65 set close to the Sidewalks. CD-5 is an appropriate District for the
66 City Center Urban Village Future Land Use Urban Neighborhood
67 ~~Character Area, the Center Character Area, the Inner Core~~
68 ~~(Downtown) Special Area, and the Neapolis Special Area~~ described
69 in the Comprehensive Plan.

TABLE 4.3.1-G District Standards (p. 106)

Urban Center Corridor Character District

70 The CD-5C Urban Center-Corridor Character District consists of
71 higher density Mixed Use areas. It provides for a balanced
72 automobile- and pedestrian- oriented built environment, a mix of
73 Building Types and primarily has a tight network of Thoroughfares
74 and Internal Drives with Sidewalks, street lights and regular tree
75 spacing, defining medium-sized blocks. Buildings are set close to
76 the Sidewalks. CD-5C is limited to parcels identified as Activate on
77 the Areas of Change map of the Comprehensive Plan which have
78 access to a Principal Arterial identified in the Transportation Plan
79 ~~an appropriate District for the Urban Corridor Character Area, the~~
80 ~~South Central (James Campbell) Special Area, and the Neapolis~~
81 ~~Special Area~~ located in the City Center Urban Village Character Area
82 described in the Comprehensive Plan.

Proposed Zoning Text Amendment

Additions are Underlined
Deletions are Strikethrough

TABLE 4.3.1-H District Standards (p. 116)

Manufactured Home Park Residential

Special District

83 This District is designed to provide suitable areas for Manufactured
84 Home Parks where sufficient urban facilities are available prior to
85 Development. Manufactured Homes and Buildings necessary to
86 support the Residential occupancy of Manufactured Homes are
87 permitted. This District is intended also to permit community
88 facilities and public utility installations that are necessary to service
89 specifically the residents of this District, or which are benefited by
90 and compatible with a Residential environment. SD-MHP is
91 appropriate for the Suburban Neighborhoods future land use
92 character area described in the Comprehensive Plan.

*Provides for SD-MHP
to implement a future
land use classification
in the Plan.*

TABLE 4.3.1-H-I District Standards (p. 124)

Interstate Service Special District

93 This District is designed to provide space along I-65 to serve the
94 needs of the motoring public. Automobile and other vehicular
95 service establishments, transient sleeping accommodations, and
96 eating and drinking establishments primarily characterize this
97 District. Appropriate locations for this District are along I-65 in an
98 environment of general Commercial and Mixed Use activity. Due to
99 the high traffic volumes and general incompatibility between some
100 of the Uses permitted within this District and those in CD-3L and
101 CD-3 areas, this District shall not be located in or Adjacent to a CD-
102 3L or CD-3 District. The SDINT Special District is an appropriate
103 District for the Technology Employment Center future land use

*The table number was
misidentified in the
original for this and
subsequent districts.
Future text
amendments will
correct the cross-
references.*

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~~Deletions are Strikethrough~~

104 Character Area ~~Interstate Gateway Special Area~~ described in the
105 Comprehensive Plan. SD-INT is limited to parcels within 3,960 feet
106 of an Interstate, Freeway, or other limited access highway
107 identified in the Transportation element of the Plan.

TABLE 4.3.1-~~IJ~~ District Standards (p. 134)

Light Industrial Special District

108 This District is intended to provide space for a wide range of
109 wholesale trade, warehousing of a wide variety of products or
110 materials, manufacturing processes, and industrial and related
111 uses that conform to a high level of performance criteria and have
112 few objectionable characteristics. All operations must be carried on
113 within completely enclosed Buildings, thus providing a standard of
114 Development that removes most adverse characteristics that affect
115 neighboring properties. This District may provide a buffer between
116 other Districts and other industrial activities that have more
117 objectionable influences. This District may require types of
118 Structures and have Uses and other characteristics that cannot be
119 facilitated in other Districts. New Residential Development,
120 Commercial establishments, Retail establishments, personal
121 service Uses, and community facilities and utilities, are permitted,
122 as well as additional Uses that provide needed complementary
123 services or are necessary for the general community welfare. SD-LI
124 is an appropriate District for Technology Employment Center
125 future land use Character Area described in the Comprehensive
126 Plan.

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~~Deletions are Strikethrough~~

TABLE 4.3.1-~~J~~K District Standards (p. 146)

Heavy Industrial Special District

127 This District is intended to provide suitable areas for intense or
128 potentially noxious Industrial operations, including open
129 land operations. It is specifically intended that all newly created
130 Districts be so located and Buffered as to prevent possible
131 negative impact upon Adjacent land and Uses. SD-HI is an
132 appropriate District for Technology Employment Center future land
133 use Character Area described in the Comprehensive Plan.

TABLE 4.3.1-~~K~~L District Standards (p. 156)

Planned Unit Development Residential District

134 This District ~~is to allow for~~permits utilization of the Planned Unit
135 Development process under TCA Section 13-4-310,
136 implementation of the Comprehensive Plan, and review and
137 approval of a Master PUD Development Plan that complies with
138 these standards and establishes them and other standards as
139 entitlements for a property, including a customized combination of
140 permitted Uses, Building Types, Private Frontage Types, Setbacks
141 and Yards, and Thoroughfares and Internal Drives. Specifically, this
142 District is intended for predominantly Residential areas on sites
143 ~~where there are~~with sufficient existing infrastructure, services, and
144 utilities available for a proposed Development. Development in this
145 District (a) is walkable and provides a diverse mixture of housing
146 choices and Building Types, (b) is necessary to implement and is
147 consistent with the Comprehensive Plan, (c) cannot under any
148 circumstances, plan, or design conform to one or more of the other
149 Districts and standards therefor due to its necessary and intrinsic

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150 Uses or size or form, (d) provides an innovative plan and design, (e)
151 is harmonious with and respects the land use, character, and
152 natural or man-made features of both the subject property and
153 Adjacent property, (f) promotes quality and environmentally
154 sensitive planning and design by taking advantage of special site
155 characteristics, locations and land uses, (g) provides Civic Space, (h)
156 is the best use of the site consistent with the goals of protecting
157 and enhancing the natural environment. There are specific
158 Development standards provided for this District, which may be
159 supplemented by additional standards approved in the applicable
160 Final Master PUD Development Plan. The Planning Commission
161 may determine that a specific PUD-R Master Plan is consistent with
162 the future land use map of the Comprehensive Plan.

TABLE 4.3.1-~~L~~M District Standards (p. 168)

Planned Unit Development - Mixed Use

163 This District ~~is to allow~~s for utilization of the Planned Unit Development
164 process under TCA Section 13-4-310, implementation of the
165 Comprehensive Plan, and review and approval of a Master PUD
166 Development Plan that complies with these standards and establishes
167 them and other standards as entitlements for a property, including a
168 customized combination of permitted Uses, Building Types, Private
169 Frontage Types, Setbacks and Yards, and Thoroughfares and Internal
170 Drives. Specifically, this District is intended for Commercial, Office, Mixed
171 Use, and Multifamily Uses on sites ~~where there are~~with sufficient existing
172 infrastructure, services, and utilities available for a proposed Development.
173 Development in this District (a) is walkable and provides a diverse mixture
174 of housing choices and Building Types, (b) is necessary to implement and is

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~~Deletions are Strikethrough~~

175 consistent with the Comprehensive Plan, (c) cannot under any
176 circumstances, plan, or design conform to one or more of the other Districts
177 and standards therefor due to its necessary and intrinsic Uses or size or
178 form, (d) provides an innovative plan and design, (e) is harmonious with
179 and respects the land use, character, and natural or man-made features of
180 both the subject property and Adjacent property, (f) promotes quality and
181 environmentally sensitive planning and design by taking advantage of
182 special site characteristics, locations and land uses, (g) provides Civic Space,
183 (h) is the best use of the site consistent with the goals of protecting and
184 enhancing the natural environment. There are specific Development
185 standards provided for this District, which may be supplemented by
186 additional standards approved in the applicable Final Master PUD
187 Development Plan. The Planning Commission may determine that a specific
188 PUD-MU Master Plan is consistent with the future land use map of the
189 Comprehensive Plan.

TABLE 4.3.1-M-N — ~~TABLE 4.3.1-T~~ (p. 179)

190 OTHER PUD DISTRICTS FROM PREVIOUS ORDINANCES TO BE
191 REGULATED BY THEIR PUD APPROVALS.

TABLE 4.3.1-U-O District Standards (p. 180)

Civic District

192 Civic District (CV) is assigned to areas designated for Civic
193 purposes. These may be one or more Civic Space Types allowed
194 within or Adjacent to any specific Character District or Special
195 District, as well as sites dedicated to significant Buildings to be used
196 for Civic purposes, such as City Halls, Post Offices, Libraries, Places
197 of Assembly, Places of Worship, and community

The Ordinance reserves eight sub-tables for previous PUDs. Section 3.7.1 lists eleven PUD types approved under previous ordinances. Table 3.7.1 lists seventeen. Regardless of the number, it is unnecessary to reserve more than one sub-table for the note indicating that approved PUD Master Plans regulate existing PUDs.

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198 centers. This district is appropriate to all future land use Character
199 Areas described in the Comprehensive Plan as determined by the
200 Planning Commission.

Proposed Zoning Text Amendment

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~~Deletions are Strikethrough~~

§ 9.3 (p. 484) Defined Terms

1 Comprehensive Plan: The general plan of the City of
2 Columbia as adopted according to T.C.A. § 13-4-201
3 through 203, also referred to as Connect Columbia. The
4 Comprehensive Plan includes all text and maps of
5 Connect Columbia as well as any ancillary special area
6 plans.

§ 9.3 (p. 496) Defined Terms

1 Future Land Use Character Area: The general
2 classification of land identified in the future land use
3 element of Connect Columbia, the comprehensive plan.
4 The comprehensive plan indicates the community's
5 preference for general land use categories and desirable
6 intensity of development corresponding to each future
7 land use character area. Connect Columbia also
8 describes the typical aesthetic and material qualities
9 which provide distinctive character to each area. Each
10 future land use character area corresponds to one or
11 more Character Areas or Special Districts as provided in
12 Article 3. The use, bulk, and design standards of this
13 ordinance, when applied to specific properties,
14 implement the general future land use character area
15 designations. The Planning Commission shall determine
16 the pace of implementation through the process of
17 zoning map amendments (rezoning) described in Article
18 8.

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~~Deletions are Strikethrough~~

§ 8.5.19 (446 – 449) Rezoning

A. Applicability

This Section 8.15.9 is applicable to requests for a change in the District boundaries of property, including without limitation the District assignment of a particular piece of property, as depicted on the Official Zoning Map. Such a change is sometimes referred to as a Rezoning or a Zoning Map Amendment. Requests for amendment of the text or other content of this Ordinance (i.e., a Zoning Ordinance Amendment or a “zoning text amendment”) are governed by Section 8.5.18.

B. General.

1. The City Council may, from time to time, amend the Official Zoning Map by changing the boundaries of districts whenever it is alleged that there was an error in the Official Zoning Map or whenever the public necessity, convenience, and general welfare require such amendment.
2. For additional requirements applicable to Rezonings to a Planned Unit Development, see Section 8.5.21.

C. Consistency & Coordination with Plans.

1. All petitions for Rezoning shall be consistent with the Comprehensive Plan and ~~any~~-applicable local plans. A petition for Rezoning shall not be approved by the City Council unless the Rezoning is consistent with and not in conflict with the Comprehensive Plan or applicable local plans, as determined by the Planning Commission (see Section 8.5.20). The Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into

This language makes clear that the Planning Commission establishes the pace of implementation of the Future Land Use Map based on an analysis of “public necessity, convenience, and general welfare” as well as concurrency.

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Deletions are Strikethrough

conformity with the Comprehensive Plan prior to the
time such change is warranted by the findings of
8.5.19.H.4.e and f.

2. When required, an application for a Comprehensive Plan Amendment or other Land Use Plan Amendment may be submitted concurrently with an application for Rezoning. The decisions, however, shall be rendered with separate motions.

D. Initiation of Rezoning.

Rezoning may be initiated by the City Council, the Planning Commission, the Zoning Administrator, or by application by the owner of the property or an authorized agent of the owner.

E. Application for Rezoning.

1. An application for Rezoning shall be filed with the Zoning Administrator.
2. The Zoning Administrator, on receiving such application, shall transmit a copy thereof to the Planning Commission prior to any consideration of the proposed amendment by the City Council.

F. Application Requirements.

1. Rezoning ~~should~~ must correspond with the boundary lines of existing platted Lots, Building Sites, or tracts, ~~or, if~~ the boundaries of a Rezoning request stop short of an exterior property line, that portion of the property outside the proposed Rezoning boundary shall be capable of being subdivided in accordance with the ~~City~~ Subdivision Regulations and Developed in accordance with the requirements of this Ordinance.

Prevents the creation of split-zoned properties and avoids ambiguities of entitlements.

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~~Deletions are Strikethrough~~

2. All requirements of this Ordinance shall be met within the boundaries of the area being Rezoned. If all of the requirements cannot be met on the property proposed to be Rezoned, the Rezoning shall be expanded to include necessary property being used to meet such requirements.

3. As applicable, a ~~Sketch Development~~concept pPlan meeting the minimum requirements ~~of Section 8.5.6.G~~established by the Zoning Administrator or a Master PUD Development Plan meeting the requirements of Section 8.5.21 shall be provided as part of a Rezoning application that proposes assignment of land to any of the available types of PUD District. Without limitation to the foregoing, no proposal for Rezoning shall be approved unless and until ~~an application for a Sketch Development~~concept Pplan or a Master PUD Development Plan, as applicable, shall have been ~~approved reviewed and or certified, as applicable,~~pursuant to Section 8.5.6-G 8.3.7 and Section 8.5.4 or as applicable, Section 8.5.21.

Makes clear that the concept plan is not a Site Development Plan and does not create any vested rights for a plan of development. Directs the Zoning Administrator to establish minimum requirements for rezoning and to present rezoning requests to the Development Review Committee.

G. Hearing Schedule.

1. The petition for Rezoning shall be placed on the agenda of the next available Planning Commission meeting.

H. Planning Commission Action.

1. Notice requirements shall be met as described in Section 8.5.4.D.

2. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.

3. When a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.

4. The Planning Commission in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

a. The Rezoning is consistent ~~and not in conflict~~ with the Comprehensive Plan ~~or~~ and other applicable approved local plans for the area, provided the Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of 8.5.19.H.4.e and f;

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5;

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

d. It has been determined that no one property owner or small group of property owners will

Reiterates that the Planning Commission establishes the pace of implementation of the Future Land Use Map based on an analysis of "public necessity, convenience, and general welfare" as well as concurrency.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

benefit materially from the change to the detriment of the general public;

e. It has been determined that conditions affecting the area have changed to a sufficient degree to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

~~I. Initial Reading before City Council.~~

~~The City Council shall hold an initial reading of the petition for Rezoning prior to scheduling a public hearing.~~

~~J.~~

Notice of Public Hearing.

Prior to approval, Any request for Rezoning shall require a public hearing before the City Council. ~~After the initial reading before the City Council, the petition which~~ shall be placed on the agenda of the next available City Council meeting. ~~and n~~Notification of a public hearing shall be performed as follows:

1. Notice of the Rezoning shall be published in accordance with Section 8.5.4.D.2.
2. This notice shall specify the property by the best means possible and proposed zoning classification of the property under consideration.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

It is the practice of the Zoning Administrator to post signs even when not required to do so by 8.5.4.D.3.

3. Except in cases of a newly annexed property receiving initial zoning, the City shall post signs on the property indicating the action requested in accordance with Section 8.5.4.D.3.

4. Initial zoning of properties newly annexed into the City shall not require the posting of a sign.

5. Notice of the Rezoning shall be mailed in accordance with Section 8.5.4.D.3.

6. This notice shall specify the street address, current and proposed zoning classification, and it shall contain a graphic illustration of the area.

J. Initial Consideration by City Council

The City Council shall hold an initial consideration of the petition for Rezoning after conducting a public hearing. The request must receive an affirmative vote upon first consideration in order to proceed to second consideration.

K. City Council Action

1. Notice requirements shall be met.
2. The City Council shall consider any recommendations by the Planning Commission in rendering its decision.
3. The City Council may approve the request, deny the request, or send the request back to the Planning Commission for additional consideration.
4. The City Council may approve the request at a less intensive classification than requested with consent of the applicant.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

- 215 5. Including the initial consideration before City Council
216 mentioned above, affirmative votes on two
217 considerations before the City Council shall be
218 required ~~prior to any decision on for~~ the petition to
219 be approved. If the Planning Commission
220 recommended denial of the request, the petition
221 must receive a favorable vote of a majority of the
222 entire membership of the City Council to be approved.
- 223 6. The City Council in its deliberation and decision shall
224 make specific findings with regard to the following
225 grounds for a Rezoning and shall note the same in the
226 official record as follows:
- 227 a. The Rezoning is ~~in agreement~~consistent with the
228 Comprehensive Plan and any applicable local
229 area plans;
- 230 b. It has been determined that the legal purposes
231 for which zoning exists are not contravened; and
- 232 c. It has been determined that there will be no
233 adverse effect upon Adjoining property owners
234 unless such effect can be justified by the
235 overwhelming public good or welfare.

- a. *These changes remove ambiguities about the rezoning review process and mirror the provisions of Article 4 of the City Charter and Section 13-7-204 of the Tennessee Code.*

Fourth Quarter 2023 Zoning Text Amendments

Recommended by the
Columbia Municipal Planning Commission
on
February 14, 2023

2023-2024

Zoning Text Amendments

- This is the first of five rounds of Zoning Text Amendments to implement the comprehensive plan and improve the ordinance.
- Development Services staff will present proposed amendments to the Planning Commission each quarter of 2024.
- The Planning Commission may direct staff to do additional work on particular topics.
- Items will be presented to City Council throughout 2024 following action by the Planning Commission.
- Beginning in 2025, staff will establish a regular annual cycle of updates culminating in City Council action during the fourth quarter of each year.

Planning Commission Recommendation

- **Establish consistency between the zoning ordinance and the comprehensive plan.**
 - Revise **Table 3.7.1** (District Descriptions)
 - Update reference the future land use character areas established in the 2023 update of Connect Columbia, the comprehensive plan.
 - Corrects misidentification of the Tennessee Code.
 - Revise **Table 4.3.1** (District Standards)
 - Update references to future land use character areas.
 - Correct numbering of tables.
 - Add entries to **§9.3** (Definitions)
 - Add a definition for *Comprehensive Plan* which references the Connect Columbia.
 - Add a definition *Future Land Use Character Area*.

Planning Commission Recommendation

- **Revise Zoning Map Amendment Process (“Rezoning”)**
 - Clarifies that the Planning Commission establishes the pace of future land use map implementation based on an analysis of “public necessity, convenience, and general welfare” as well as concurrency.
 - Reduces the incidence of split—zoned properties and avoids ambiguities of entitlements.
 - Makes clear that the concept plan is not a Site Development Plan and does not create any vested rights for a plan of development.
 - Removes ambiguities about the rezoning review process and mirrors the provisions of Article 4 of the City Charter and §13-7-204 of the Tennessee Code.
 - Establishes the public hearing at the time of the first reading by City Council.

Q4 – 2023 Zoning Text Amendment

Project #:	23-0484	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the first of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first seventeen months administering the Ordinance. This initial round of proposed amendments also include changes requested by the Architectural Design Review Team in its most recent annual report.

- The Zoning Administrator proposes to revise **Tables 3.7.1** (District Descriptions) and **4.3.1 (District Standards)**, as well as **§9.3 (definitions)**.
- At the request of the City Attorney, the Zoning Administrator proposes changes to **§8.5.19**, the process and criteria for a zoning map amendment (“rezoning”).
- Upon the request of the Architectural Design Review Team, the Zoning Administrator proposes amendments to the text of the Ordinance at **§ 8.3.6** and **§ 8.5.15**.
- Staff requests that the Planning Commission provide policy recommendation related to the continued use of a stand-alone Architectural Design Review Team.
- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The purpose of these text amendments is to bring the Zoning Ordinance into consistency with pending updates to the comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the first of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

The modifications establish consistency between the zoning ordinance and the comprehensive plan, satisfying the requirement of § 8.5.18.C. The Zoning Administrator proposes to revise **Tables 3.7.1** (District Descriptions) and **4.3.1** (District Standards), as well as **§9.3** (Definitions) to reference the future land use character areas established in the 2023 update of Connect Columbia, the comprehensive plan.

Specific revisions to **Table 3.7.1** provided in the proposed text amendment include:

- Changes to the district descriptions corresponding to the 2023 update of Connect Columbia, the comprehensive plan;
- Indicates where Civic District zoning is appropriate (See proposed text amendment L250 – L252);
- Authorizes the Planning Commission to determine that CD-3 is appropriate within the City Center Urban Village FLU Character Area where compatible with established land use pattern;
- Makes clear that the Planning Commission may determine a specific PUD-R Master Plan is consistent with the future land use map (L188 – 190);
- Clarifies that the MHP Special District implements the Suburban Neighborhoods future land use character area (L106 – L108);
- Corrects misidentification of the Tennessee Code (L160, L194). Others instances of this error will be addressed in later updates to the Zoning Ordinance; and
- Corrects typing errors throughout the tables.

Specific revisions to **Table 4.3.1** provided in the proposed text amendment include:

- Changes to the district descriptions corresponding to the 2023 update of Connect Columbia, the comprehensive plan; and
- Corrections to the numbering of some tables.

The change to **§9.3** adds a definition for the term *Future Land Use Character Area*.

The proposed text amendment explicitly aligns the review process for zoning map amendments with the procedures applicable to all ordinances. At the request of the City Attorney, the Zoning Administrator proposes changes to **§8.5.19**, the process and criteria for a zoning map amendment (“rezoning”) which mirror the City Charter. Additionally, the Zoning Administrator proposes the additional text which makes clear that the Planning Commission shall determine the pace of implementation of the Future Land Use Map. These proposed changes to the Ordinance align with the purpose and intent statements of **§1.5.1.O** of the Ordinance (defining

powers and duties) addressing the criterion at **§8.5.18.A**. Specific revisions provided in the proposed text amendment include:

- Language clarifying that the Planning Commission establishes the pace of implementation of the future land use map based on an analysis of “public necessity, convenience, and general welfare” as well as concurrency (See proposed text amendment L26 – L31 and L97 – L105);
- Prevents the creation of split—zoned properties and avoids ambiguities of entitlements (L49 – L55);
- Makes clear that the concept plan is not a Site Development Plan and does not create any vested rights for a plan of development. The proposed revision also directs the Zoning Administrator to establish minimum requirements for rezoning and to present rezoning requests to the Development Review Committee (L63 – L76);
- Removes ambiguities about the rezoning review process and mirrors the provisions of Article 4 of the City Charter and §13-7-204 of the Tennessee Code (L127 – L136, L166 – L173); and
- Corrects terminology (L178).

The text amendment improves the functioning of the Architectural Design Review Team. Upon the request of the Architectural Design Review Team, the Zoning Administrator proposes amendments to the text of the Ordinance at **§ 8.3.6** and **§ 8.5.15**. The proposed revisions include organizational changes which will resemble other review boards. The changes also clarify the timing of design review. Finally, the proposal reiterates that decisions of the Design Review Team are appealable to the Planning Commission, as provided by state statute. The Planning Commission may also consider alternatives to the current stand-alone design review process.

Specific revisions to **§ 8.3.6** and **§ 8.5.15** provided in the proposed text amendment include:

- Modification of the name from Design Review Team to Design Review Commission in order to mimic the terminology of the enabling legislation (See proposed text amendment L2);
- An increase in the number of members in order to replace the *ex officio* staff positions which served Design Review Team under the previous ordinance, and create a voting quorum greater than two individuals (L12 – L20);
- Provide for the election of a chair and other officers. Currently, planning staff facilitate the meetings (L24-L27);
- Clarification that design review must occur prior to Planning Commission consideration of a related request (L50 – L52, L74 – L76);

- Establishes that property owners may appeal decisions of the Design Review Team to the Planning Commission, mirroring the enabling legislation (L123 – L124);
- Renumbers paragraphs throughout the text; and
- Corrects terminology throughout the document.

Planning staff requests that the Planning Commission recommend its preferred policy for design review. The City of Columbia utilizes a stand-alone Design Review Team. Under the previous zoning ordinance, the Team was composed of staff and citizen members. The scope of the team was wide ranging. The scope of the Design Review Team is currently more limited. The Team now has only three members and no chair. Items reviewed by the Team are subsequently reviewed by the Planning Commission.

The enabling legislation allows municipalities to appoint their Planning Commission to act as the design review commission. This is a common practice among Middle Tennessee cities. In 2024, Planning staff intends to recommend changes to the Ordinance which will permit opportunities for alternative compliance to some design standards under limited circumstances approved by the design review commission. Eliminating the stand-alone body and appointing the Planning Commission as the design review entity may streamline the review process and clarify the decision-making authority for all elements of a site development plan. On the other hand, retaining a stand-alone Architectural Design Review Team allows for more focused review of façade design.

The Planning Commission may recommend approval of the other text amendments, decline to act on the changes to **§ 8.3.6** and **§ 8.5.15**, and direct staff to prepare an alternative text amendment designating the Planning Commission as the City’s design review entity.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendment.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Assistant City Manager, tjablonski@columbiatn.com 931.560.1559

AGENDA ITEM TITLE: 2ND CONSIDERATION OF 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

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. 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.

ATTACHMENTS: Staff Report, 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**

BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That Title 18, Chapter 1, Section 18-103(2) of the Columbia Municipal Code be amended by deleting such Section in its entirety and replacing such Section with a new Section 18-103(2) as follows:

18-103(2). Sewer service charge.

Rates shall apply as follows:

Effective April 1, 2024

User Charge within City Limits	\$ 17.99 per month per service unit
User Charge outside City Limits	\$ 34.18 per month per service unit
Volume Charge within City Limits	\$ 5.88 per thousand gallons of water
Volume Charge outside City Limits	\$ 11.16 per thousand gallons of water

Seven dollars forty-two cents (\$7.42) per one thousand (1,000) gallons of the water volume charge shall be designated for the pretreatment program. A service unit shall be determined as the number of electrical meter boxes installed on the property of any person, corporation, firm or others that are users of the City of Columbia sewer system. One user charge shall be paid for each electrical meter installed on a user's property.

Effective January 1, 2025

User Charge within City Limits	\$ 20.87 per month per service unit
User Charge outside City Limits	\$ 39.65 per month per service unit
Volume Charge within City Limits	\$ 6.82 per thousand gallons of water
Volume Charge outside City Limits	\$ 12.95 per thousand gallons of water

Seven dollars forty-two cents (\$7.42) per one thousand (1,000) gallons of the water volume charge shall be designated for the pretreatment program. A service unit shall be determined as the number of electrical meter boxes installed on the property of any person, corporation, firm or others that are users of the City of Columbia sewer system. One user charge shall be paid for each electrical meter installed on a user's property.

Section 2: This Ordinance shall be published at least once in an official newspaper in the City of Columbia, Tennessee.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

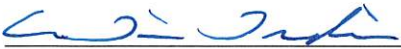
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS THE ____ DAY OF _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE: 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

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: Ordinance No. 4499; Exhibit A; Exhibit B; Staff Report; Concept Plan; Ordinance Staff Report.

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).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said properties to be rezoned, being Tax Map 100E Group F Parcels 25.00 through 25.03, located off West 12th and Haley Streets, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 13th day of March, 2024, and after a public hearing held on the 9th day of May, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 9th day of May, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____, page _____ Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 20____

Date

Title (if action for partnership or corporation)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

JUNE 2, 2021

Date



Registered Land Surveyor

TN PLS# 1859

Number

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 20____

Date

_____,

Name, Title, Agency of Authorized Approving Agent

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage and utilities designated in _____ Subdivision have been installed in accordance with City specifications, or a performance bond in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____,

City Engineer

_____,

Date

Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

_____,

Secretary, Planning Commission

_____,

Date

Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

_____,

Maury County E911

_____,

Date

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____,

Director of Wastewater Department

_____,

Date

Columbia, Tennessee

Certificate of Compliance

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

_____,

City Engineer

_____,

Date

Columbia, Tennessee

Lot Area		
Lot 1	10099 sf	0.23 Acres
Lot 2	12291 sf	0.28 Acres
Lot 3	12025 sf	0.28 Acres

LEGEND

● IRON PIN FOUND

○ IRON PIN SET

 UTILITY POLE

○ SS MANHOLE

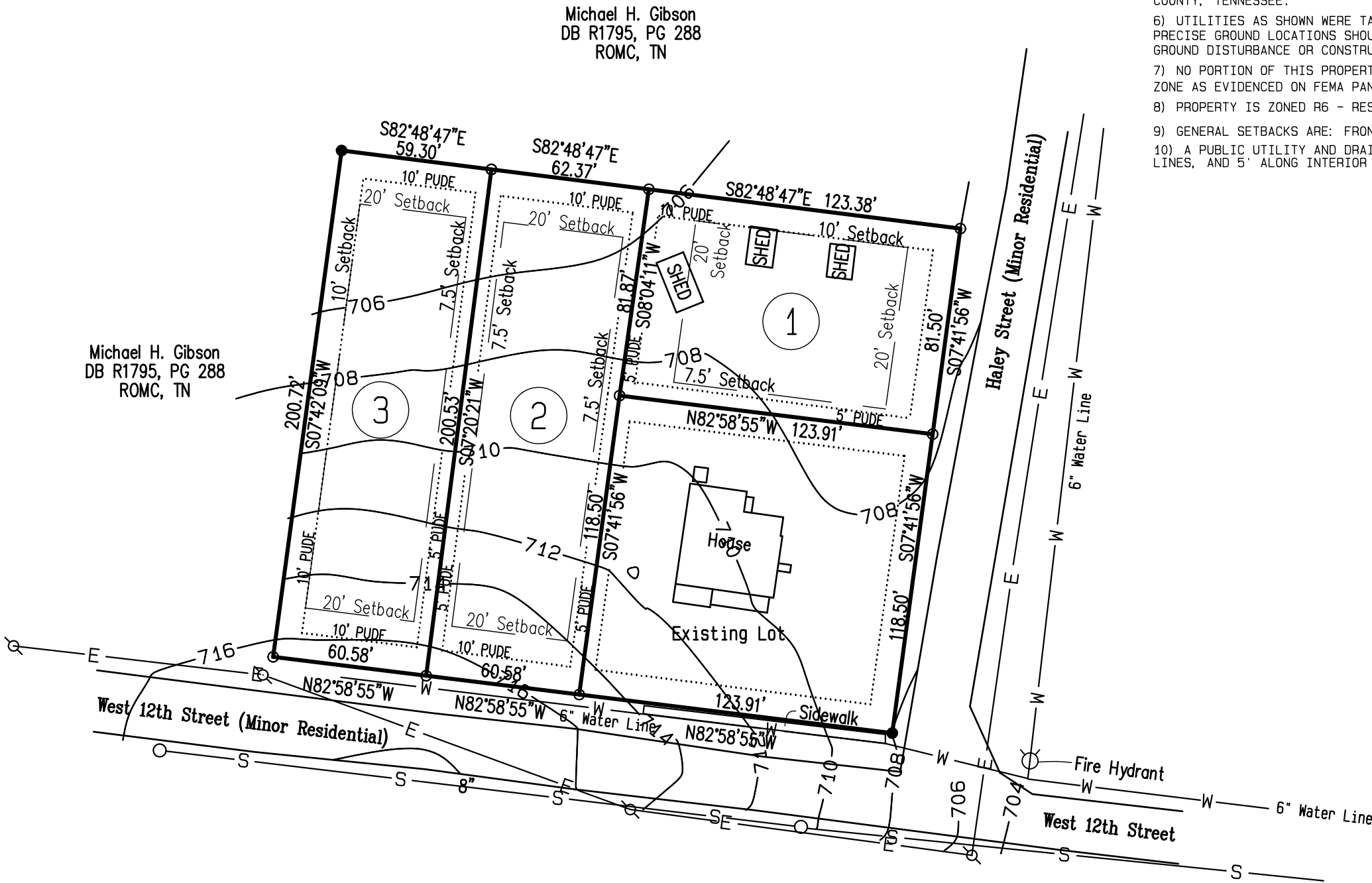
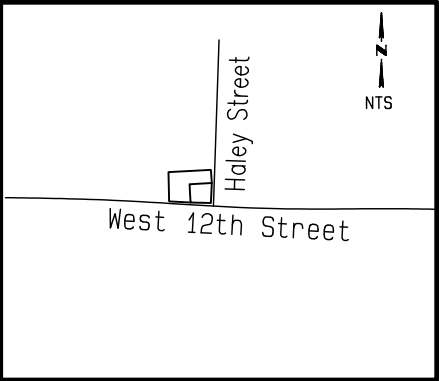
..... PUDE LINE

—E— ELECTRIC LINE

—W— WATER LINE

—S— SANITARY SEWER LINE

PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT



- GENERAL NOTES
- 1) THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL 25.01 OF MAP 100E INTO 3 LOTS.

2) BEARINGS ARE BASED ON GPS.

3) THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.

4) ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF MAURY, TENNESSEE.

5) SUBJECT PROPERTY IS LOCATED IN THE CITY OF COLUMBIA, 9TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE.

6) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.

7) NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0285E OF MAURY COUNTY, TN, DATED 04/16/2007.

8) PROPERTY IS ZONED R6 - RESIDENTIAL

9) GENERAL SETBACKS ARE: FRONT=20'; SIDES=7.5'; REAR=20'.

10) A PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) 10' ALONG FRONT AND REAR PROPERTY LINES, AND 5' ALONG INTERIOR PROPERTY LINES IS REQUIRED FOR THIS SITE.

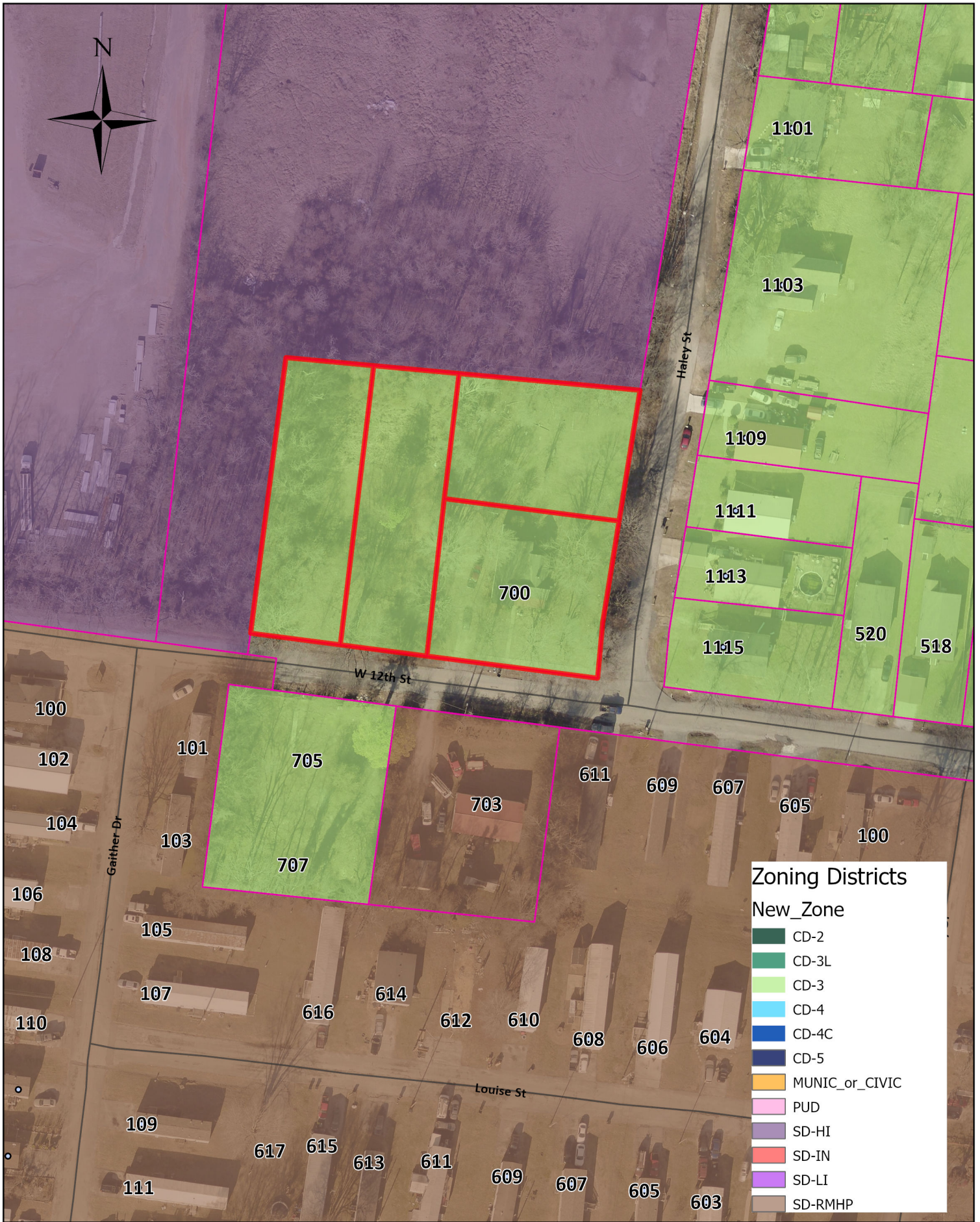
ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
615-599-7347



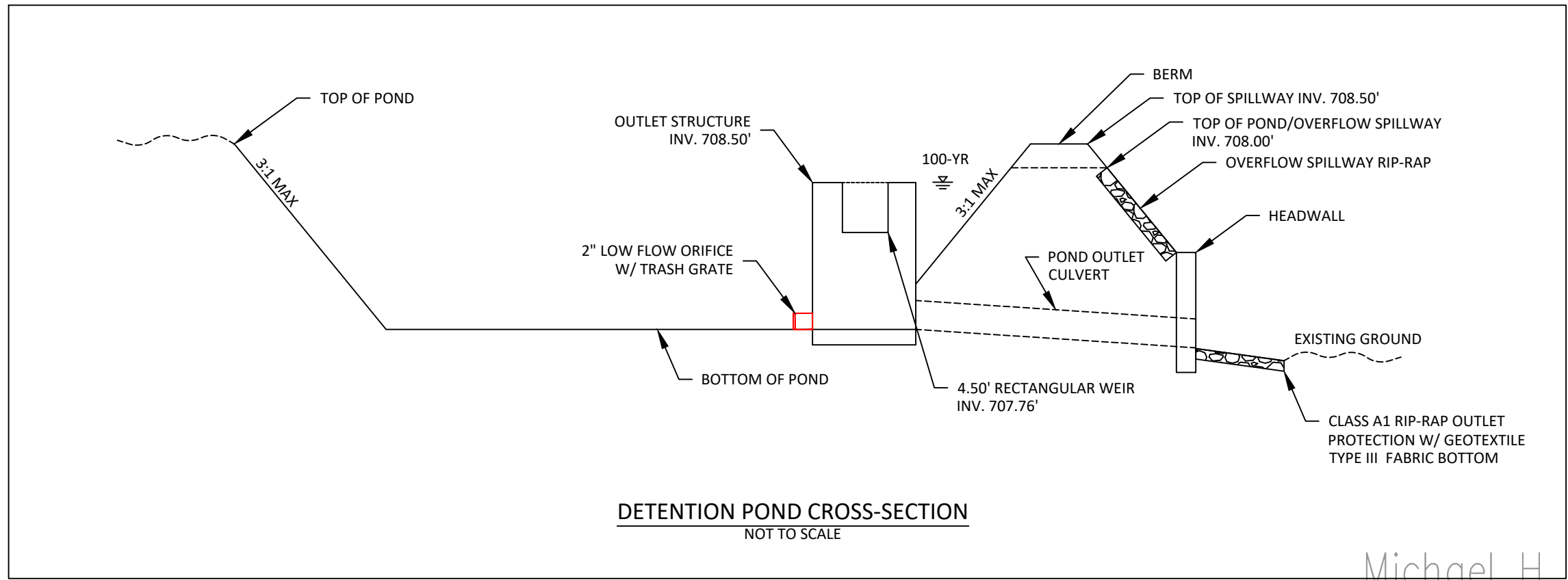
6/2/2021

CITY OF COLUMBIA MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE

FINAL PLAT	
MINOR SUBDIVISION	
LOT 1, 2, & 3 RECURVE LLC PROPERTY	
TOTAL ACRES = 1.13	TOTAL LOTS =4
MILES NEW ROADS =0.00	ACRES NEW ROADS = 0.00
PARCEL: 25.01 OF TAX MAP: 100E GROUP: F PLAT BOOK 22, PAGE 151, LOT 1 & 2	
OWNER: RECURVE LLC 114 Churchill Place, Franklin, TN 37067	
CIVIL DISTRICT: 9TH	SCALE: 1"= 50'
DATE: 6/02/2021	CLOSURE:1/15,000 SHEET 1 OF 1

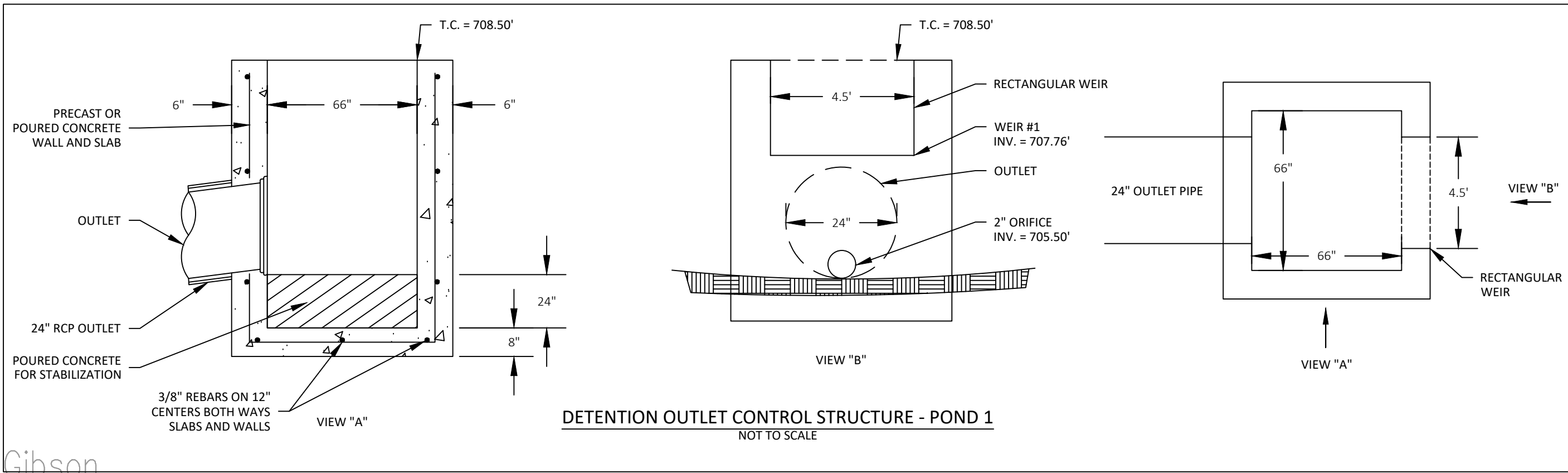


Ordinance No. 4499 - Exh B
W. 12th and Haley Streets
TM100E Group F Parcels 25-25.03



POND #1	
Water Quality Volume Calcs for 80% TSS	
WQ	4,987 ft ³
P	2.500 in
A	0.549 acres
IMP Area	23,936 sf
Orifice size 2 inches	
a	0.008 sf
avg SA	1,267 sf
C	0.66 orifice coefficient
T	24.00 hours
g	32.2 ft/sec ²
H	707.76 ft
H ₀	705.5 ft

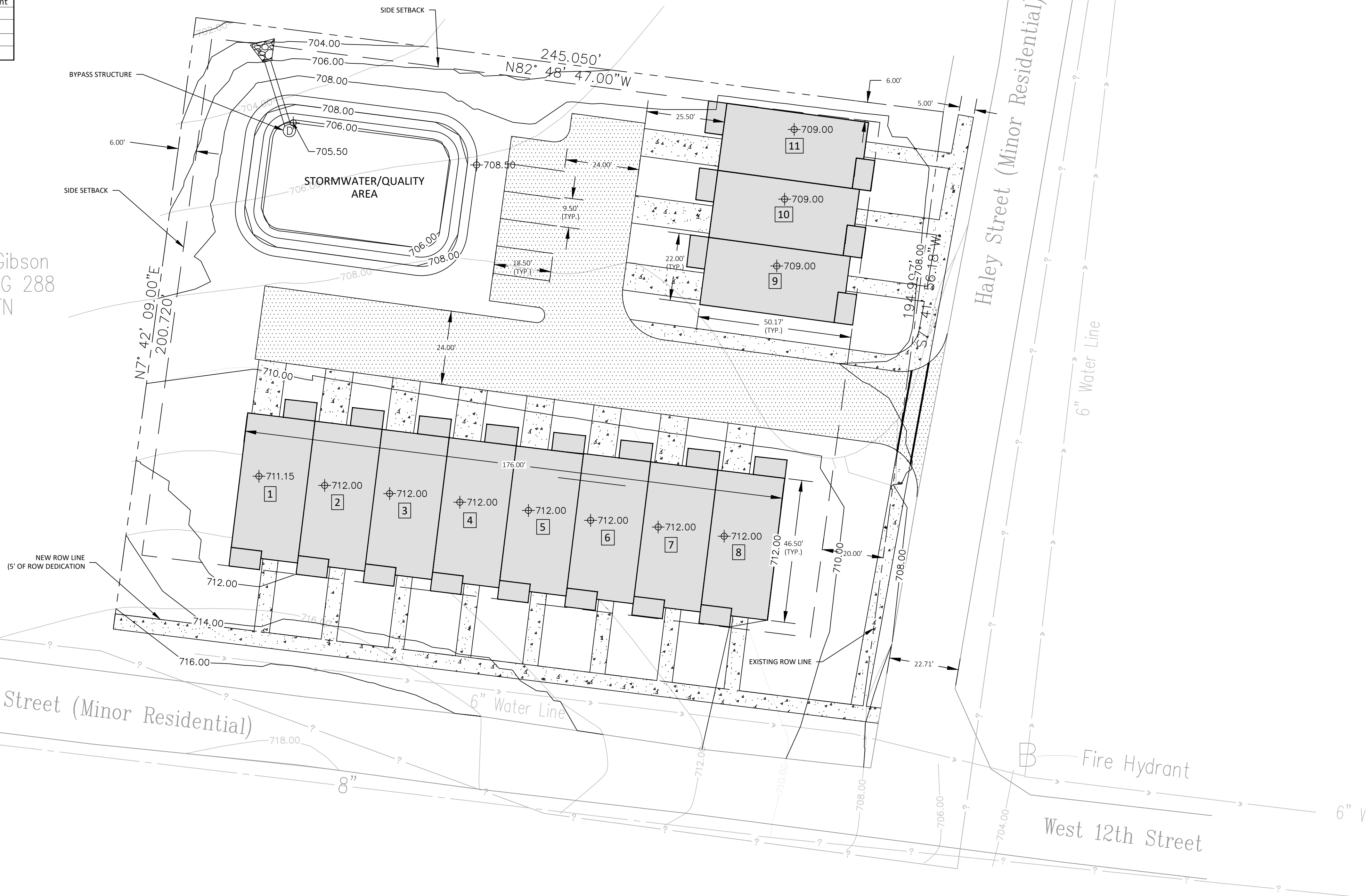
Michael H. Gibson
DB R1795, PG 288
ROMC, TN



SITE DATA TABLE

SITE ADDRESS:	700 W 12TH ST COLUMBIA, TN 37066
OWNER:	KHATERA SAFI
PARCEL ID:	100E F 02500 000; 100E F 02501 000; 100E F 02502 000; 100E F 02503 000
COUNCIL DISTRICT:	2
COUNCIL MEMBER:	DEBBIE WILES
SITE AREA:	+/- 1.13 ACRES (49,223 SF)
SITE AREA W/ 5' ROW DED.:	+/- 1.10 ACRES (47,877 SF)
EXISTING IMPERVIOUS AREA:	+/- 0.05 ACRES (2,247 SF)
PROPOSED IMPERVIOUS AREA:	+/- 0.55 ACRES (23,936 SF)
NET IMPERVIOUS AREA:	+/- 0.50 ACRES (21,689 SF)
EXISTING ZONING:	CD-3
PROPOSED ZONING:	CD-4
EXISTING USE:	SINGLE FAMILY HOME/VACANT
PROPOSED USE:	RESIDENTIAL/TOWNHOMES
# OF UNITS PROVIDED:	11 UNITS
SETBACKS:	REQUIRED
FRONT:	20'
REAR:	N/A
SIDE:	6'
MAX BUILDING HEIGHT:	3 STORIES
PARKING REQUIRED:	17 SPCS (1.5 SPCS/UNIT)
PARKING PROVIDED:	20 SPCS (11 GARAGE SPCS, 3 DRIVEWAY PADS, 6 PARKING SPCS)

NOTES:
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY
AND TOPOGRAPHIC SURVEY PROVIDED BY ARROWHEAD SURVEY,
DATED 6-2-2021.



Michael H. Gibson
DB R1795, PG 288
ROMC, TN

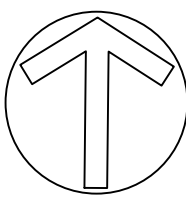
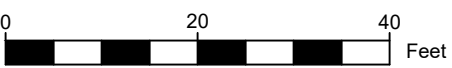
700 W 12TH TOWNHOMES
RESIDENTIAL SITE PLAN SUBMITTAL
700 W 12TH STREET, COLUMBIA, TN 38401

REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #:	1061001
DESIGNED BY:	CMN
DRAWN BY:	CMN
DATE:	11/17/2023

SITE PLAN

C2.0



700 W 12th Rezoning

Project #:	24-0026	Location:	Map 100E F 25.0 - 25.03
Applicant:	Corey Nelson	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Townhomes

PROJECT SUMMARY

The applicant requests rezoning of 1.13-acres located at the corner of West 2th Street and Haley Street from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District). The current CD-3 zoning permits detached houses and some duplexes at four density units per acre. The requested CD-4 zoning permits a mix of uses and structure types, including townhomes, at twelve density units per acre.

- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting townhomes on the property. The concept plan demonstrates that it is possible to develop the site in conformity with the standards of the requested character district.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

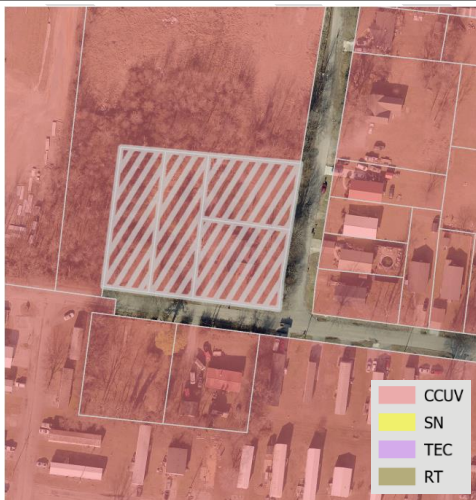


SITE INFORMATION

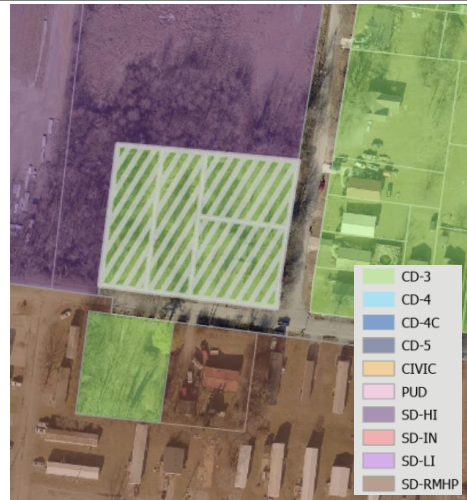
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	Residential	House & Accessory Structures	+/- 1.13



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-3	Vacant
North	City Center Urban Village	SD-LI	Industrial
South	City Center Urban Village	SD-MHP/CD-3	Manufactured Home Park/Single Family
East	City Center Urban Village	CD-3	Single Family
West	City Center Urban Village	SD-LI	Industrial

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of the subject site is Suburban Neighborhood. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
 General Urban CD-4
 Urban Center CD-5
 General Urban-Corridor CD-4C (only along Arterial roadways)
 Urban Center - Corridor CD-5C (only along Arterial roadways)*
 Mixed Use PUD PUD-MU
 Civic CV

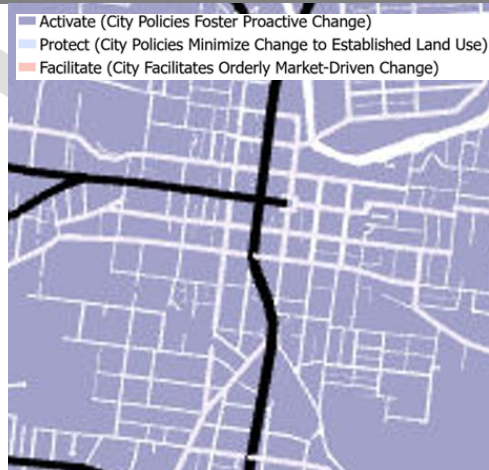
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
 Density (density units per acre): ≥ 12 du/ac
 Building Height: 1-5 stories
 Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The purpose of the concept plan is to demonstrate that it is possible to develop the site in conformity with the standards of the requested character district. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
 - The plan depicts townhomes with rear-loaded garages
 - The concept plan also depicts the addition of sidewalks at the public frontage, parking, and stormwater facilities.
 - The concept plan does not show tree preservation as required by § 4.3.16.L. Tree cover on the site is likely minimal. If this request is successful and the project proceeds to site development plan review, staff will determine the status of trees on the site and ensure preservation or mitigation as appropriate.
 - If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.
 - Any proposed redevelopment of the site must conform to the standards of the Zoning Ordinance and applicable overlays.
- **The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.**

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its February 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];¹*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read “the legal purposes for which zoning exists are not contravened.”

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its December 2023 and January 2024 meetings. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Utility providers indicated willingness and capacity to serve. Some included standard caveats about the impact of supply chain disruption on the ability to establish services. Water availability letters must be renewed every 120 days.
- Maury County Schools did not comment on this application. However, the school system generally indicates that proposals which add housing units are not guaranteed any particular attendance zone assignment. Attendance zones can be adjusted to balance demand and capacity at school facilities.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV). The requested CD-4 (General Urban Neighborhood) character district implements the future land use. The Area of Change Policy for the property is *activate*, indicating that the city encourage beneficial changes to the land use pattern in the area.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed annexation with a plan of services and rezoning [*subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the requested annexation with a plan of services and rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE: 1ST CONSIDERATION OF 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.

RECOMMENDATION: Approve Ordinance No. 4500 on first consideration.

INFORMATION: The creation of Valley View Subdivision off North Hardin Drive in 2020 enabled the elimination of an existing pump station. The location of the station is surrounded by Lot 6A of Crestview Subdivision Section 2 being 400 West Burt Drive. The station was located on 0.036 acre of property that adjacent property owner is requesting to take over and maintain.

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

**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.**

WHEREAS, the City of Columbia, Tennessee, is the owner of property adjacent to Lot 6A, 400 West Burt Drive, owned by James and Deborah Hanna.

WHEREAS, the City of Columbia, Tennessee, no longer has any use for said property and that it should be declared surplus, abandoned and transferred to the adjacent property owner.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That the City of Columbia, Tennessee, does hereby declare surplus, abandon and relinquish all of its right, title and interest in and to the tract of unimproved property located at 400 West Burt Drive, which property is legally described in Exhibit “A” attached hereto and incorporated herein by reference.

Section 2: That the Mayor of the City of Columbia, Tennessee, is hereby authorized to execute and deliver a quitclaim deed, conveying all right, title and interest the said City of Columbia may have in and to the property underlying said property to the owners of Lots 6A as described in Exhibit “A”.

Section 3: This Ordinance is passed after review and public hearing of the Columbia Municipal Planning Commission to amend the recorded plat, with a recommendation of approval on the 9th day of May, 2024.

Section 4: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, This the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. TIM TISHER, CITY ATTORNEY

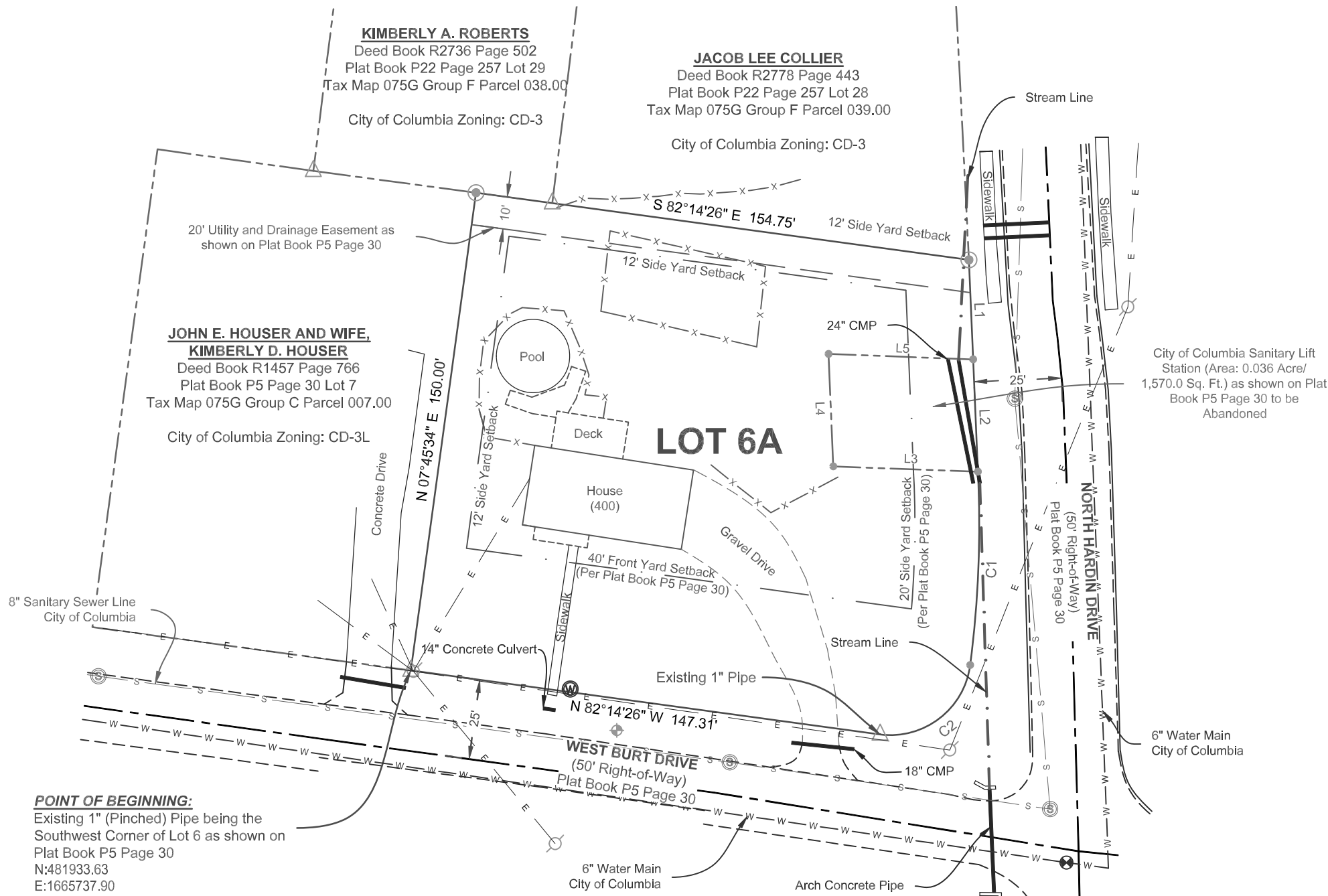
APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

Exhibit "A"



LEGEND

PROPERTY LINE	_____
ADJOINING LINE	_____
EASEMENT LINE	_____
SETBACK LINE	_____
ELECTRIC LINE	_____ E _____ E _____
CENTERLINE	_____
PAVEMENT EDGE	_____
FENCE LINE	_____ X _____ X _____ X _____ X _____
WATER LINE	_____ W _____ W _____ W _____ W _____
SANITARY LINE	_____ S _____ S _____
GAS LINE	_____ G _____ G _____
INDEX CONTOUR LINE	_____
CONTOUR LINE	_____
EXISTING MONUMENT	△
CONCRETE MONUMENT	□
SET CAPPED 5/8" IRON ROD	●
NO MONUMENT SET	○
POWER POLE	○
WATER METER	⊙
SURVEY CONTROL	⊕
SEWER MANHOLE	⊙
WATER VALVE	⊙



SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO COMBINE THE CITY OF COLUMBIA SANITARY LIFT STATION AREA WITH LOT 6 OF CRESTVIEW SUBDIVISION, SECTION 2 REVISED (PLAT BOOK P5 PAGE 30).
- TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS OBSERVATION.
- HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS. REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED.
- I, JOSEPH C. PUGH, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL REAL TIME KINEMATIC (RTK) GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
TYPE OF SURVEY – REAL TIME KINEMATIC (RTK),
GPS DEVICE – TOPCON HIPER VR
POSITIONAL ACCURACY – 0.05'
PUBLISHED/FIXED CONTROL – TENNESSEE DEPARTMENT OF TRANSPORTATION CORS NETWORK
GEOID MODEL – NAVD88 GEOID18
DATUM/POCH – NAD83(2011)
DISTANCE – GRID
BEARING – GRID
- SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED.
- VISIBLE UTILITIES ARE SHOWN HEREON.
- FIELD SURVEY PERFORMED ON JANUARY 22 & 23, 2024.
- AREA SHOWN HEREON.
- ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
- POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
- DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.
- ZONING: COLUMBIA, TN CD-3L NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT. 30' FRONT YARD SETBACK, 12' SIDE YARD SETBACK, AND 30' REAR YARD AS SHOWN HEREON. REFER TO THE ZONING ORDINANCE OF COLUMBIA, TN FOR MORE INFORMATION.
- PROPERTY LOCATED WITHIN A ZONE X UNSHADED OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP 47119C0170E WITH EFFECTIVE DATE APRIL 16, 2007.

UTILITY NOTE:

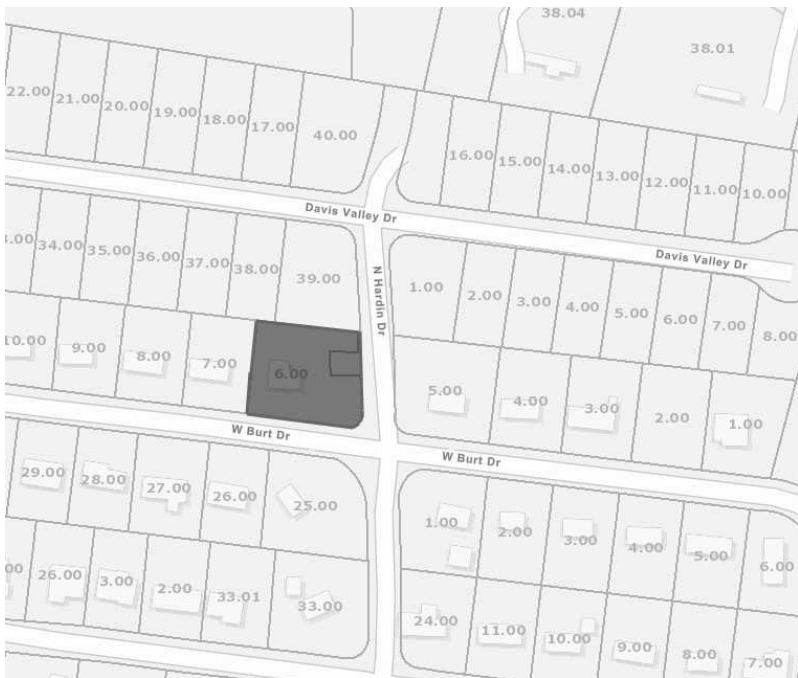
This surveyor has not physically located the underground utilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The individual lot owner will have to verify the location of such utilities prior to any construction. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than 3 or more than 10 working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 800-351-1111.

AREA TABLE:	
Lot 6	0.534 Acre/23,249.0 Sq. Ft.
City Lot	0.036 Acre/1,570.0 Sq. Ft.
New Combined Area:	0.570 Acre/24,819.0 Sq. Ft.

LIFT STATION LINE TABLE		
LINE	BEARING	DISTANCE
L3	N 87°54'29" W	45.01'
L4	N 02°24'30" W	35.00'
L5	S 87°51'56" E	45.00'

PROPERTY BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°25'06" E	30.97'
L2	S 02°25'50" E	34.97'

PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	339.42'	60.29'	60.21'	S 02°17'34" W	10°10'38"
C2	25.00'	39.27'	35.36'	S 52°22'54" W	90°00'01"



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_R1510_ Page_48_ , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

James Hanna _____ Date _____

Deborah Hanna _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Name _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES
I hereby certify that the streets, drainage, and utilities outlined or indicated on this final subdivision plat have been installed in accordance with City specifications, or a performance surety in the amount of \$_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer _____ Date _____
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Planning Director _____ Date _____
Columbia, Tennessee

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES
Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Maury County E-911 _____ Date _____

CERTIFICATE OF SANITARY SEWER SYSTEM
I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Director of Wastewater Department _____ Date _____
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE
I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer _____ Date _____
Columbia, Tennessee

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having a positional accuracy of 0.05'. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh _____ (Date) _____
TN RLS# 3163

PROPERTY DATA:
JAMES HANNA AND WIFE, DEBORAH HANNA
Deed Book R1510 Page 48
Plat Book P5 Page 30 Lot 6
Tax Map 075G Group C Parcel 006.00
City of Columbia Zoning: CD-3L

CONTACT INFORMATION:
James and Deborah Hanna
400 W Burt Dr
Columbia, TN 38401
Cell: 931-215-5667
Email: jimhanna@charter.net

MINOR PLAT FOR		
JAMES HANNA		
400 WEST BURT DRIVE, COLUMBIA, TENNESSEE		
DRAWN BY: ELR		DATE: 01/25/2024
CHECKED BY: JCP		REVISED:
SCALE: 1"=40'		JOB #: 240106_Hanna
	ESSENTIAL LAND SURVEYING & MAPPING, LLC 811 HATCHER LANE, COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM	PAGE #: 1 of 1