

CITY COUNCIL MEETING – COLUMBIA, TENNESSEE

April 15, 2010 – 6:30 p.m.

PUBLIC HEARING - ON ORDINANCE NO. 3846 – AN ORDINANCE TO AMEND THE FY 2009-10 BUDGET ORDINANCE NO. 3806 AS PREVIOUSLY AMENDED, PROVIDING FOR REVISIONS TO THE GENERAL, SANITATION AND SEWER SYSTEM REVENUE FUNDS – FINANCE DEPARTMENT.

Mayor Dean Dickey called the Public Hearing to order, pursuant to proper public notice having been given. Present were Mayor Dean Dickey, Vice Mayor Kennedy, Council Members Carl McCullen, Debbie Matthews, Christa Martin, Mike Greene and Susan Stephenson, City Manager Paul C. Boyer, Jr., City Attorney Tim Tisher, City Recorder Betty Modrall, and Liz Bermudez, Recording Secretary.

There being no one present in connection with the Public Hearing for Ordinance No. 3846, Council Member Martin moved to close the Public Hearing. Council Member McCullen seconded the motion. All Council Members present voted aye.

APPROVED:

DEAN DICKEY, MAYOR

ATTEST:

BETTY R. MODRALL, CITY RECORDER

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Mayor Dickey called the regular meeting to order, pursuant to proper notice having been given. City Recorder Betty Modrall called the roll. Present were Mayor Dean Dickey, Vice Mayor Wayne Kennedy and Council Members Carl McCullen, Debbie Matthews, Christa Martin, Mike Greene and Susan Stephenson, City Manager Paul C. Boyer, Jr., City Attorney Tim Tisher, Betty Modrall, City Recorder, and Liz Bermudez, Recording Secretary.

Reverend Roger Nicholson of First Presbyterian Church offered the invocation followed by the Pledge of Allegiance led by Council Member Matthews.

APPROVAL OF AGENDA:

Council Member Matthews moved to approve the Agenda. Council Member McCullen seconded the motion. All Council Members present voted aye.

ORGANIZATIONAL BUSINESS:

Item 6.1 – **MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 1, 2010.** Council Member McCullen moved to approve the April 1, 2010 City Council Meeting Minutes. Council Member Matthews seconded the motion. All Council Members present voted aye.

CONSENT AGENDA:

Vice Mayor Kennedy moved to approve the Consent Agenda. Council Member Matthews seconded the motion. All Council Members present voted aye with the exception of Vice Mayor Kennedy who voted no and the following items were approved:

1. Disbursements for the month of March 2010 in the amount of \$4,541,434.44.
2. Bid award for commercial mower – Parks and Recreation Department.
3. Bid award for rotary contour mower – Parks and Recreation Department.

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4. Bid award for tennis court resurfacing – Parks and Recreation Department.
5. Bid award for skid steer – Parks and Recreation Department.
6. Sole source procurement of digital in-car video system – Police Department.
7. Bid award for light duty trucks with service body – Wastewater Department.
8. Authorization the Mayor to sign a nomination letter for Mrs. A. J. Morton & Son Funeral Home to be placed on the 2010 “Ten In Tennessee” endangered historical places list – City Manager’s Office.
9. Approval of addendum to purchase agreement with R. B. Branch Properties, Incorporated for the purchase of real property located at 700 North Garden, 708 North Garden and 204 West 6th Street – Ward 3.

RESOLUTIONS:

RESOLUTION NO. 10-18 - TAX CORRECTIONS – CITY RECORDER’S OFFICE.

Council Member Martin moved to approve Resolution No. 10-18. Council Member Matthews seconded the motion. All Council Members present voted aye.

ORDINANCES:

ORDINANCE NO. 3846 - AN ORDINANCE TO AMEND THE FY 2009-10 BUDGET ORDINANCE NO. 3806 AS PREVIOUSLY AMENDED, PROVIDING FOR REVISIONS TO THE GENERAL, SANITATION AND SEWER SYSTEM REVENUE FUNDS – FINANCE DEPARTMENT.

THIRD CONSIDERATION
Council Member Martin moved to approve Ordinance No. 3846 on third consideration. Council Member Matthews seconded the motion. All Council Members present voted aye.

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ORDINANCE NO. 3843 - AN ORDINANCE AMENDING ORDINANCE NO. 3638, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING THE APPEAL PROCESS FOR HISTORIC ZONING COMMISSION – GRANTS AND PLANNING
SECOND CONSIDERATION DEPARTMENT.

Council Member Matthews moved to approve Ordinance No. 3843 on second consideration. Council Member Stephenson seconded the motion. All Council Members present voted aye.

ORDINANCE NO. 3844 - AN ORDINANCE AMENDING ORDINANCE NO. 3638, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN REGULATIONS FOR REAL ESTATE SIGNAGE – GRANTS
SECOND CONSIDERATION AND PLANNING DEPARTMENT.

Council Member Martin moved to approve Ordinance No. 3844 on second consideration. Council Member Matthews seconded the motion. All Council Members present voted aye.

ORDINANCE NO. 3847 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-303, OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING IN ITS ENTIRETY PRESENT SCHEDULES A, B, C AND D AND ADOPTING AND APPROVING THE FOLLOWING
FIRST CONSIDERATION SCHEDULES A, B, C AND D.

Council Member McCullen moved to approve Ordinance No. 3847 on first consideration. Council Member Stephenson seconded the motion for discussion. Council Member Matthews said every two years Mr. Jim Clark comes and does a schedule for two years out on water rate increases. Mr.

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Clark agreed with Council Member Matthews' comment. Council Member Matthews said at the Study Session, Mr. Clark gave Council some information and said that Columbia Power & Water Systems (CPWS) wants people to conserve water. Council Member Matthews said when citizens conserve, they are not using as much water as normal and therefore prices go up. Council Member Matthews said she understands there are extenuating circumstances due to Saturn. Council Member Matthews advised on Tuesday night she asked for three things. Mr. Jim Clark said the information that Council is receiving tonight is in regards to those three things. Council Member Matthews asked Mr. Clark what they are doing to be more efficient, cost effective and is there any waste or just running business like it was three or four years ago instead of "tightening the belt". Council Member Matthews advised the three questions were: how often do you exchange your trucks (trade them in), how much warehousing of supplies or how much equipment does CPWS have sitting, and a comparison of costs in regards to the insurance the employees of CPWS are on versus the insurance City employees have. Mr. Clark said that fifteen years ago, he set up a five-year replacement plan with about 110,000 miles over five years. Mr. Clark said he had to drop that plan over the last four years. Mr. Clark advised the water department has 25 vehicles. Mr. Clark advised the average mileage on the vehicles is 68,000 miles and the average age is eight years old. Mr. Clark said he does have some vehicles from 1986 and 1988. Mr. Clark said CPWS uses a combination of mileage and age and they are looking at miles per gallon to work some "gas guzzlers" out of their fleet. Mr. Clark informed Council that CPWS has cut back on replacing their vehicles by running the vehicles a few years longer. Mr. Clark continued by speaking of CPWS's insurance. Mr. Clark advised they are a partially self-funded insurance plan; CPWS pays for the first \$30,000 in medical expenses (claims) of each employee, dependent and retiree. Mr. Clark said additional medical expenses are covered under a re-insurance plan, which kicks in at \$30,000 and up. Mr. Clark advised the total expense for fifty-three individuals, retirees and dependents is \$436,377. Mr. Clark said the average benefit per family (not exact) is \$8,200 that year. Mr. Clark continued by saying they do keep a reserve balance because they are self-insured and they know they will have both good and bad years, the reserve balance is \$273,000 and they pay their claims out of that amount. Mr. Clark said they use a plan administrator and they use the PHCS Healthcare System to get as many discounts for the employees as they can

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from the doctors, prescriptions etc. Mr. Clark said his re-insurance rate is below \$123 a month per single employee and \$299 a month per family. Mr. Clark said they use Mr. Bob Shoe for an insurance consultant to keep fine tuning their program. Mr. Clark advised CPWS has generally had an eight percent a year cost increase for the last sixteen to seventeen years. Mr. Clark said it works well for them. Council Member Matthews asked if the information Mr. Clark just gave Council was only for the water division. Mr. Clark advised it was just for the water division but the electrical division would be similar except there would be more people. Council Member Matthews asked if there are two separate plans. Mr. Clark advised it is separate funding, water costs are paid out of water revenues and electric costs are paid out of electric revenues. Council Member Matthews asked if the policy is shopped as total. Mr. Clark said it is all administrated under one plan. Council Member Matthews said they are getting the best value they can then for that amount. Mr. Clark said that is right. Mr. Clark advised Council Member Stephenson and Council Member Martin asked a question about one of the graphs and he would like to answer their questions. Mr. Clark said on the colored pie chart they put the dollars as Council Member Stephenson requested and they put a backup sheet behind the pie chart. Mr. Clark advised the backup sheet has highlighted areas that show where the numbers from the pie chart came from. Mr. Clark said a better explanation for Council Member Martin on the term he previously used, which was “available for construction”, is “available for cash”. Mr. Clark said the Board of Public Utilities can designate any portion of the available for cash depending on how much is available and depending on what kind of cash requirements they have. Mr. Clark advised CPWS tries to keep about \$1.2 million in reserve. Mr. Clark said the City’s Garden Street Project is an example where the water system spent \$852,000 unreimbursed, out of their reserve, because they wanted a new waterline (old waterline was 60 years old) under the new streets and sidewalks. Mr. Clark spoke about the old Columbia dam and the River Walk and operating out of reserves. Council Member Martin said that is a better explanation, she was troubled by the word “construction” and she did not see the word “reserves” on the graph. Council Member Matthews asked Mr. Clark to speak about the bond that CPWS said they were about to pay off. Mr. Clark said in four years one of their older bonds will be paid out. Council Member Matthews asked what the debt service amount is on that bond. Kelley White advised to offset that they will start paying on the new bond they just received in fiscal

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year 2008. Ms. White said CPWS has, including the current fiscal year, \$3.7 million in principal loans to pay on the 2000 bond over four years. Ms. White said in 2010 they will pay \$850,000; in 2011, they will pay \$900,000; in 2012, they will pay \$950,000; and in 2013, they will pay \$1 million. Council Member Matthews asked how many outstanding bonds CPWS currently has. Ms. White advised they currently have three and they are paying principal payments on two of those three. Ms. White said when CPWS pays off the 2000 bond they will begin principal payments on the 2008 bond. Council Member Matthews asked at what amount the principal payments will start. Ms. White advised the payments would start at \$330,000 and will end in fiscal year 2025 at \$515,000. Council Member Matthews said in four years they will be saving approximately \$400,000 from the bond servicing. Council Member Matthews asked Mr. Clark to go over the rates for those that live in the City and for those outside the City. Mr. Clark said CPWS charges the customers about 1.4 times as much as they do the city customers for the same amount of water. Mr. Clark advised, a residential customer would pay \$8.25 for a customer charge and \$1.95 for the first 1,000 gallons and \$1.95 for the rest if buying 5,000 gallons. Mr. Clark said, in the county, a customer would pay \$12.75 versus the \$8.25, and \$2.58 versus \$1.95, and \$2.09 versus \$1.79. Mr. Clark said the county customers will pay anywhere from 1.5 to 1.4 times as much as a city customers for the same amount of water. Mr. Clark advised municipal systems are allowed to charge more as long as there is a cost justification, which in this case there is. Mr. Clark advised it costs more to pump water further out into the county. Council Member Matthews asked if the 1.4 rate is comparable to other communities. Mr. Clark advised he has charged as high as 1.6 in other systems but here it has always been around 1.4 or 1.5. Mr. Clark said it is hard with the city's makeup because the city limits are not nice and round. Mr. Clark said they think the 1.4 is fair and the 1.5 they could also say is fair. Mr. Clark advised they still have a very good rate for the county customers. Council Member Matthews said the City would be ahead of Spring Hill in water rates if the Council decided to raise the rates. Council Member Matthews advised the mean income in Maury County is between \$29,000-\$34,000 a year with Spring Hill being around \$65,000 a year and Franklin is around \$80,000 a year. Council Member Matthews said she will probably vote no on this tonight because she feels this is a year of crippling economic challenges for the community and if they can hold off on one more year hopefully things will be better in a year. Mr. Clark went

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over a chart that he passed out that explained the history of CPWS beginning with the year 2000. Mr. Clark said they are keeping their growth expenditures between 1.5 and 2 percent, which is not bad. Mr. Clark advised the Board has been very conscious about keeping the costs under control. Council Member Stephenson asked Council Member McCullen, who represents Council on the Utility Board, if he voted yes to increase the rates and if it is his recommendation to increase the water rates. Council Member McCullen advised he did vote yes and it is his recommendation to increase the water rates. Council Member Stephenson said on Tuesday evening there was discussion on tap fees and she would like to know if Mr. Clark had a response to that discussion. Mr. Clark advised he has not discussed it with the Board yet, but has discussed it with staff. Mr. Clark said they have sold 180 taps this year and this rate increase would generate over a million dollars in its first year. Mr. Clark said with a 180 taps he would have to make the cost \$10,000 a piece. Mr. Clark said until they get impact fees or are ready to serve charges their money comes from water fees. Mr. Clark advised he would have to make the costs for taps five digits to generate the same amount of revenue. Mr. Clark said taps have always been to promote growth and development. Council Member Stephenson asked Mr. Clark if Spring Hill currently has a water rate of \$18.17 and if on July 1, 2010 their rate will increase to \$20.87 for 5,000 gallons of water use. Mr. Clark advised that is correct. Mr. Clark said Spring Hill was two tiered, some three months ago and some in July. Mr. Clark advised CPWS has staged their increases over a two-year period. Mr. Clark asked Council to look also at the commercial rates and not just the residential rates. Mr. Clark said in Franklin the commercial rate is \$113 while he charges \$79. Council Member Martin asked Mr. Clark if someone recommends to their Board how much the available cash needs to be. Mr. Clark said it is something they look at each year as they budget and budget their sales. Mr. Clark said it is a moving number. Council Member Martin asked if their salaries and benefits were under operations and maintenance on the graph and what part of that. Mr. Clark said it is and it is not broken down in an exact percentage in the graph. Council Member Martin said they have 23% for the operation and maintenance, which equates to \$1,972,655 for that year. Council Member Martin asked Mr. Clark to get the number for Council. Ms. White said she could break it down. Ms. White said customer accounts and the general administrative make up the operations and maintenance number. Ms. White advised customer accounts include meter

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reading, sewer billing and accounting, and customer assistance. Ms. White continued by saying the general administrative includes salaries, any outside services, property insurance, benefits and the personnel department. Mr. Clark asked Council Member Martin if she would like a further breakdown of the numbers. Council Member Martin advised she would like a further breakdown because her question is if CPWS employees have received raises every year for the last five years. Mr. Clark advised the employees did not receive a raise this current year and the last four years they did receive a cost of living raise. Council Member Martin asked where their capital projects are located in their strategic plan. Mr. Clark advised they are spread throughout different categories depending what the project is. Council Member Martin asked if other numbers were considered, besides the numbers in front of Council, to see where those numbers would put the organization. Mr. Clark advised they looked at different numbers. Mr. Clark said if they do not collect \$2.57 per 1,000 gallons they are going to lose money on that 1,000 gallons. Mr. Clark said to recover the \$2.57 from all classes of customers is one goal and then they did their revenue based on declining sales and they eventually found a number that would give them the revenue that the Board thought they could work with that was not too high. Mr. Clark said the amount will bring in what they need over a two year period. Mr. Clark said they want to recover the cost of water from every class of customer; and more important we have to be more responsible with our resources. Mr. Clark advised there is no way he can get people to conserve if they are paying an \$18 water bill; they will not conserve. Council Member Martin asked Mr. Clark if he was anticipating employee raises with the \$2.57 water rate increase. Mr. Clark said he will make the recommendation of a cost of living raise for CPWS employees to the Board. Mr. Clark said their employees got nothing this year and to make them bear the burden is not fair. Mr. Clark said their employees are doing a great job. Council Member Martin asked the City Attorney if Council will consider this item for three considerations. City Attorney Tisher advised that is correct. Council Member Stephenson asked for clarification on the raises CPWS received over the last four years. Council Member Stephenson asked if it was just a cost of living raise or both a cost of living and a raise. Mr. Clark advised it was just cost of living. Council Member Stephenson asked Mr. Clark if CPWS has less than \$2 million in reserve. Mr. Clark said they have \$1.25 million in reserves, but he is going to spend \$300,000 already in the Riverside project that has not been bid yet. Council Member

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Stephenson asked Mr. Clark to get information back to Council that shows what cities comparable to Columbia maintain as a minimum reserve. Vice Mayor Kennedy asked about the impact to a residential customer that uses 5,000 gallons. Mr. Clark said forty percent of customers in the city use 3,000 gallons of water or less; they are currently paying \$14.25 per month, they would go to \$16.70 per month. Mr. Clark said a city customer that uses 5,000 gallons of water currently pays \$18.25 per month and it will go to \$22.00 per month. Mr. Clark reminded Council that the number is two years out. Mr. Clark said it will not cause a great change of life for any homeowner they have. Mr. Clark said the water will be affordable, reasonably priced, clean and healthy two years out from now. Council Member Matthews said she wants to reiterate what Council Member Greene said Tuesday night and what Council Member Stephenson brought up tonight. Council Member Matthews said current citizens are paying for growth because they are paying the bonds on the loans to send pipes out and there is only a \$1,250 tap fee. Council Member Matthews said growth needs to pay for growth. Council Member Matthews advised a tap fee of \$2,500 would be on par with surrounding communities because right now we are half the price. Council Member Matthews reminded Mr. Clark about the comprehensive plan that just came in and they are talking about infill instead of outer growth. Mayor Dickey asked what Mr. Clark what he and the Board are doing to meet needs since in the last two or three years we have seen a decline in growth, sales, use of water, with rising costs and expenses. Mr. Clark said they are in a declining state of sales from 2000 to 2009. Mr. Clark advised they have had a 26 percent reduction in commercial water sales, 51 percent reduction in industrial water sales and overall they are selling 20 percent less water than they were in 2000. Mr. Clark said the Board has made constant adjustments on their annual budgets; everything from vehicles to parts to inventory. Mr. Clark said they have been tightening on the projects and doing what is important; and have been cutting back since 2003 with their expenditures. Mr. Clark said he appreciates the support the Council has always given and the Utility Board has looked at this and feels the increase will move the water system forward. Mr. Clark advised the system will not work forever without adequate revenue. Mr. Clark said he hopes everyone leaves a legacy of moving forward and supporting each other. All Council Members present voted aye with the exception of Council Members Greene, Matthews and Stephenson who voted no. Motion passed.

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OTHER BUSINESS:

Item 12.1 – RECEIPT OF THE PROPOSED FISCAL YEAR 2010-2011 ANNUAL BUDGET FOR THE CITY OF COLUMBIA. City Manager Boyer said there will be a work session on April 24, 2010 to go over the budget in depth. City Manager Boyer advised staff is presenting Council with a \$25.7 million general fund budget. City Manager Boyer said there have been no position eliminations but the City is currently carrying 17 vacancies in the general fund, due to the hiring freeze in the general fund. City Manager Boyer advised that for the second year in a row, there is no pay increase for city employees included in the budget; but staff budgeted a 15 percent increase in health insurance because that is the preliminary estimate. City Manager Boyer said there have been a number of very large claims in the group this year and staff expects the underwriters to react appropriately. City Manager Boyer advised they have postponed a number of capital equipment replacement purchases but they are recommending a purchase of a ladder truck and a pumper for the Fire Department, a grader for Public Works, and nine new police cruisers because we are seven years behind on the police cruiser replacement program. City Manager Boyer said the computer replacement schedule was fully funded because the City is replacing computers on a five year schedule and throughout all industries computers are recommended to be replaced on a three year schedule. City Manager Boyer said they are using \$875,000 (money that was saved over the year and not spent) of fund balance to balance the budget. City Manager Boyer advised the city's sales tax projections continue to decrease. City Manager Boyer said he attended a meeting today in Nashville with other city managers and the consensus is regardless of what national media says the recession is not over. City Manager Boyer said the city is forecasting another \$400,000 decrease in sales tax collections in this budget. City Manager Boyer said staff felt very strongly that the sales tax collections are not going to go up and do not want to end up in a deficit position like other governments because they over project collections. City Manager Boyer said they are proposing a property tax decrease of two cents within the budget. City Manager Boyer said the decrease is from \$1.38 to \$1.36. City Manager Boyer advised there are no new capital projects in the general fund; the only projects that are going forward are those previously approved by City Council such as Ridley Park, Fire Station 2 and the River Walk.

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City Manager Boyer said this is the last year that the City will have to fund the match for River Walk so that will free up about \$300,000. City Manager Boyer said the move of City Hall to the former bank building is funded in the current budget, but with the way things are going that project, expenditures will likely be split between this year and next year. City Manager Boyer said he and staff are very sensitive to the economic position that the community finds itself in. City Manager Boyer advised they are asking employees to make an extraordinary sacrifice with no adjustment in their compensation for two years. City Manager Boyer reminded Council that on the average the city's salaries are 20 percent behind the market for local governments in Middle Tennessee. City Manager Boyer said tomorrow the U.S. Senate will vote on mandatory collective bargaining for police, fire and EMTs and it will likely pass. City Manager Boyer said it will likely be followed next year by legislative action to grant collective bargaining rights to all municipal employees; it will pass the Senate and the House. City Manager Boyer said there are debts to be paid and the debts will be paid before the election cycle starts. City Manager Boyer said it will lead to further collective bargaining and the way the city's salary structure stands we are in a weak position to enter into a collective bargaining environment. City Manager Boyer said staff understands the position the community is in and so they were not comfortable recommending a raise for employees but because of that they were not comfortable recommending the full burden of the health insurance increase be passed on to the employees also. City Manager Boyer advised the budget is thin due to the Strategic Plan being removed from it because they are in the process of adopting a new Strategic Plan. City Manager Boyer thanked his entire staff for the work they have done on the budget, but in particular, he wanted to thank Finance Director Patti Baltzer, City Recorder Betty Modrall, Jennifer Ward and Liz Bermudez. City Manager Boyer said the next item on the Agenda is that Council agree to have a workshop on Saturday, April 24, 2010 beginning at 8:00 a.m. and hopefully ending at 2:00 p.m. City Manager Boyer said the meeting will take place at the Ridley 4-H Center at the Staff House. City Manager Boyer said staff recently had a field trip to Ridley Park and the Fire Station and he would like to know if Council would be interested in taking a field trip to both those projects. Mayor Dickey advised they need a motion to receipt the proposed budget. Council Member McCullen moved to receipt the proposed budget. Council Member

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Matthews seconded the motion. Mayor Dickey advised that also will include the budget workshop. All Council Members present voted aye.

Item 12.2 – CALLING SPECIAL COUNCIL WORKSHOP FOR THE REVIEW OF THE PROPOSED FY 2010-2011 ANNUAL BUDGET.

PUBLIC COMMENTS:

Mr. Elder Ray Thomas spoke about the wonderful job the city is doing by giving back two cents on the property taxes. Mr. Thomas said not everyone can give \$2.50 more for water because some people are barely making it now. Mr. Thomas directed his comment to the CPWS representatives and said if the City is taking the lead of not giving a raise then their Board needs to think about not giving a raise. Mr. Thomas said the benefit is having a job because there are people struggling to survive because they do not have a job. Mr. Thomas said any raise is seriously not simple.

Mrs. Candace Wade said she has questions regarding the Animal Shelter and Animal Shelter Committee. Mrs. Wade said the City contributes \$170,000 a year for the Animal Shelter. Mrs. Wade advised she has not seen a report from the Animal Shelter Committee on which two people from the city sit on the committee. Mrs. Wade said she would like to have a report and she would like to know what items on the Humane Society Report have been done, the committee's comments on the report, what items have been implemented, and the timetable for implementation of other items the city sees important. Mrs. Wade asked when someone will be appointed to replace ex-member Mayor Gentner. Mayor Dickey suggested her comments be addressed to the Chairman of the Animal Shelter Committee. Mrs. Wade said she does not understand because the City participates and contributes money to the Animal Shelter. City Manager Boyer advised under the agreement the County is responsible for all administrative matters including reporting. City Manager Boyer said Mr. Primm is currently the Chairman for the committee. City Manager Boyer said the City receives the reports and participate in the committee meetings. City Manager Boyer said the contracts specifically states the Mayor is a member of the committee, he has appointed Council Member Matthews as a representative, and the City Manager is also a member. Council Member Matthews said the Humane Society review was brought in and in that review, it asked the Animal

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Shelter Committee to put together another committee to start on policies and procedures. Council Member Matthews advised the committee is being formed but it is being held off until Boyce Wanamaker retires from Columbia State because he is going to be leading the policy manual. Council Member Matthews said another suggestion was to have the fees go up, and at the last meeting, the fees were increased. Council Member Matthews spoke about trauma and mental health and grant funding. Council Member Matthews said one thing that bothered her in the Humane Society evaluation is that they are not euthanizing enough.

Mr. Glen Hasse said he came to the meeting tonight to ask Council to reconsider the water rate increase. Mr. Hasse said many people are conserving right now even with the rates the way they are right now. Mr. Hasse said any price increase is a lot and many people live paycheck to paycheck. Mr. Hasse advised when volume goes down, expenditures need to be cut. Mr. Hasse said raising prices will make the volume go down further and it will put you deeper in the hole. Mr. Hasse advised asking people to conserve will make the volume go down also. Mr. Hasse spoke about the organizational chart and how the customers are at the top of the chart. Mr. Hasse said as he understands it, the numbers that CPWS gave do not include GM and Spontex. Mr. Hasse said they are going to be in deeper trouble and they need to get on a schedule where they look at the expenditures. Mr. Hasse advised more volume is needed. Mr. Hasse applauded the City's reduction of two cents in the property taxes. Mr. Hasse thanked everyone for their participation in the Great Maury County Cleanup, which is set for Saturday. Mr. Hasse said he wishes everyone had the same attitude as the City and they are setting a high standard.

Mr. Kenney Solomon said he will be asking Council again to help him buy signs for the neighborhood watch groups since it is not in the budget. Mr. Solomon spoke about the "Ten in Tennessee" with A. J. Morton Funeral Home. Mr. Solomon said the A. J. Morton Funeral Home is very vital, important and historical to the people that were here during the riots and there is a lot of history to be learned from it for the younger people that do not know anything about it. Mr. Solomon advised he does not want to see the funeral home knocked down. Mr. Solomon said if free labor is needed he is sure the community will come out and help. Mr. Solomon said he was introduced to a gentleman in Nashville who has a program that deals with

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gangs. Mr. Solomon said the gentleman's home is in Columbia and the program is pretty much successful. Mr. Solomon advised the gentleman's grandmother is afraid to sit on her porch because she is scared of getting hit by a bullet. Mr. Solomon said the gentleman contacted him and told him he is willing to bring his program to Columbia to help with the crime in the City. Mr. Solomon advised they have met with the Police Chief and Council Member Martin already. Mr. Solomon introduced Timothy Marlow.

Mr. Marlow said he is originally from Columbia and he has a program called Spiritual Faith and Hope Outreach. Mr. Marlow said the program deals with drugs, alcohol and gangs. Mr. Marlow advised he came to Columbia on Easter Sunday with his wife and he asked his grandmother who lives on 8th Street why she was not sitting outside. Mr. Marlow said that his grandmother told him she was scared she would be shot because of all the violence that has occurred near her home. Mr. Marlow advised he wants to do something here in Columbia. Mr. Marlow said his program is a non-profit program. Mr. Marlow advised in Nashville they have a computer room for kids to come in and find jobs, drug counselors etc. Mr. Marlow advised they would like to do an outreach in Columbia. Mr. Marlow said he was recognized by President George Bush when he was in office. Mr. Marlow said he would like the City to consider having the program in Columbia.

Ms. Patricia Bowman thanked Mr. Boyer, the Sanitation Department and the Police Department for a fantastic Mule Day weekend. Ms. Bowman said it was an improvement from the past. Ms. Bowman advised the city was clean and the trash was picked up, she thanked all the city employees for the support they gave.

Mrs. Candace Wade spoke about the Animal Shelter and meeting expectations. Mrs. Wade said there is nothing in the report that says the Shelter is not euthanizing fast enough, what it does say is there needs to be standard operating procedures for contending diseases and which animals should be euthanized or not. Mrs. Wade said there are various things that need to be done that would not cost much. Mrs. Wade spoke of the shelter running up to a minimal potential and that the citizens have a right to say that.

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OTHER BUSINESS:

Vice Mayor Kennedy said he wanted to revisit Item 7.8 (A. J. Morton & Son Funeral Home and “Ten in Tennessee”). Vice Mayor Kennedy said the deadline for submitting nominations was April 9, 2010 and the announcement would be made on May 5, 2010. Vice Mayor Kennedy asked if that information pertains to them. City Manager Boyer advised all rules apply to them and the application was submitted by April 9th and Council is being asked to ratify the application being submitted in lieu of having a Special Meeting prior to April 9th. City Manager Boyer said that has been standard operating procedure with applications during his time here. Vice Mayor Kennedy said so the City has already submitted a letter. City Manager Boyer advised the City has submitted the full package including the letter. City Manager Boyer said the Mayor did sign the letter but he understood that it would be presented to Council to ratify. Vice Mayor Kennedy said they are just trying to get the funeral home on the list and there is no money involved. City Manager Boyer advised the City is not obligated to do anything besides say it is a good idea.

Council Member Martin said on Tuesday afternoon at 5:00 p.m. at the Fairview Community Center the East Columbia Neighborhood Redevelopment and Urban Renewal Plan proposal was conducted in a public hearing. Council Member Martin said there is a timeline for the plan and she would like to know when it would come before Council. City Manager Boyer said he has not been contacted and if he is not contacted in the next couple of days, it will not be on the next agenda. Council Member Martin said the timeline had on it some dates that are not in line with Council meetings and she will contact Mr. Ogilvie tomorrow to have him call Mr. Boyer to bring the plan before City Council. Council Member Martin said on Monday, April 19th, a utility committee that she has chaired for several months will be going to the CPWS board meeting. Council Member Martin said there will be a family making a presentation on utilities. Council Member Martin said there are three considerations on all things that come before Council. Council Member Martin advised all of Council is invited to sit in on the meeting so they can find out what they learned from the citizens of Columbia. Council Member Martin said she met with Mr. Marlow, Chief Bishop, Elder Ray Thomas, Mr. Kenney

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Solomon and Chief Terry Peery and Sergeant Corey Cooper today. Council Member Martin said there are many positive things going on and we are trying to make some changes. Council Member Martin said they do not want anyone in Columbia to feel like Mr. Marlow is coming into our territory trying to tell us what to do. Council Member Martin said Mr. Marlow has a program that is working and they are going to schedule a field trip up to Nashville to see his program. Council Member Martin said Mr. Marlow is from Columbia and if what they see is something they want to share then they will tell him that and if it is something they do not want then they will tell him that. Council Member Martin asked the City Manager about the City's retirement and if the budget discussion will expand on that. City Manager Boyer said he is not part of the Pension Board but he does not see how the Board could take any actions in the next sixty days that would impact the budget. City Manager Boyer advised he does not know what the actuary will say about the City's rates, he thinks it will be minimal. Council Member Martin asked the City Attorney when Council will get the information. City Attorney Tisher advised they just received a letter from their actuary and the Board had requested some information from him concerning his experience with Murfreesboro, which is one of the options they are looking out. City Attorney Tisher advised the actuary has not outlined how he is going to be presenting the information so he has not even gotten to the preliminary stage yet. City Attorney Tisher said, as the manager said, it will take a little time so he does not think they will be able to address that aspect in this budget. Council Member Martin said she just wants Council to know that the Mayor, City Attorney, and she sit on the Board as trustees and they are aware that is a concern.

Council Member Matthews thanked everyone for their comments especially those who spoke about the Animal Shelter. Council Member Matthews said it is being worked on. Council Member Matthews advised \$95 million was brought in last year by historic tourism in Maury County. Council Member Matthews said as she and Council Member Martin worked on getting the funeral home on the "Ten in Tennessee" list she came across something that she has never seen before, an African American Heritage Tour Guide. Council Member Matthews said she has never seen that for Maury County before and she wants to make sure it stays in print. Council Member Matthews said this is an economic engine that they do not have to do any other investment in and it is very important.

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Council Member McCullen advised he passed out letters from CPWS that answers questions about the presentation from Cathy Hayes. Mayor Dickey suggested Council looking over the letter and discussing it at the next study session.

Council Member Stephenson advised she did support Item 7.8, but Council received additional information yesterday that they did not have at Tuesday night's Study Session. Council Member Stephenson said the minutes from the July 2, 2009 Housing Board of Adjustments/Appeals was part of the additional information Council received. Council Member Stephenson advised in the Agenda for the Study Session it was written, "The property is in immediate need of attention. The building has been unoccupied for many years and has deteriorated to the point that it is considered blighted, and unsafe." Council Member Stephenson said with that as a matter of public record the property owner and the City is liable if someone goes on to the property and the rest of the roof falls or something happens, then the City has a liability issue. Council Member Stephenson said in July of 2009 the Housing Board of Adjustments/Appeals gave the property owner 60 days to secure the structure, clean up around the building, make the roof safe, prepare a presentation about the historical preservation of the building, for the family to meet with Code personnel within two weeks of that date, and to get a list of items needed to secure the structure. Council Member Stephenson said her understanding is that some trees were torn down and when she drove by the structure, the other day her understanding is the building is not secure. Council Member Stephenson advised the minutes that she read from were from nine months ago and little has been done to secure the structure and the liability cannot be ignored. Council Member Stephenson said she tried numerous times today to reach the property owner but was unsuccessful and she will continue to try to reach her. Council Member Stephenson said she wants everyone to take a good hard look at this and whether the nomination is successful or not, she does not know how much of the original structure is salvageable. Council Member Stephenson said she does not know if the venture would be cost prohibitive or not. Council Member Stephenson advised those things have to be taken into consideration. Council Member Stephenson said it might be more feasible to try to salvage some of the façade, some of the original brickwork, salvage what can be salvaged from the structure. Council Member

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Stephenson said what she would like to see is a museum where pictures of the building could be presented and anything salvaged could be presented. Council Member Stephenson said she wonders if someone came in to give an estimate to get the building renovated to where it is operational if they would say it is worth the effort and money to do so when maybe there is a better way to go. Council Member Stephenson reiterated that the City cannot ignore the safety issue. Council Member Stephenson said she does not know if any money has been raised for the project or not and she knows there are people that hope if the funeral home makes the list it will get the incentive for people to start contributing money to salvage the structure. Council Member Stephenson said she thinks they are talking about an incredible amount of money and she wants people to take a good hard look at what is feasible in terms of what can be salvaged from the original structure and cost. Council Member Stephenson said the City has to do something because the structure was up for demolition but at the very least, the City has to do something to secure the property. Council Member Stephenson advised the broader picture also needs to be looked at. Council Member Stephenson said other people have been cited for structures that need to be demolished, that are blighted and unsafe. Council Member Stephenson said the Codes Department indicated when a property is being looked at in that way they forward a letter and in the case of demolition, we usually give the property owner 30 days. Council Member Stephenson advised the City will try to work with the property owner if they need some additional time. Council Member Stephenson said the City cannot let blighted and unsafe property go for months and months. Council Member Stephenson advised the City does not need other property owners coming forward saying they did not get months and months for their property. Council Member Stephenson said the City needs to be fair across the board in terms of policy and enforcement documents. Council Member Stephenson asked the City Manager that something be done immediately to secure the property so no one can get into the property.

Council Member Martin spoke about the A. J. Morton Funeral Home. Council Member Martin said a letter was sent from the Codes Department to the property owners back in June. Council Member Martin said the property owners came to the meetings and she attended the meetings as well. Council Member Martin advised public safety is paramount in anything that is done at the City. Council Member Martin said today if you

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ride by the funeral home, it is not secure. Council Member Martin advised at the beginning of the year, several people, some of which are in the room tonight, boarded up the funeral home to where it was secure and no one could get into the building. Council Member Martin said as the bad weather occurred the roof deteriorated more and bricks fell onto the First Baptist Church. Council Member Martin advised immediate action was taken to go back to the building and remove the bricks and do some other things to try to secure the building. Council Member Martin said she spoke with the property owner last week and she has recently had surgery. Council Member Martin said they do need to make sure the building is secure. Council Member Martin advised there have been numerous conversations with South Central Tennessee Development District to try to move the building to a Civil Rights Museum, to a Cultural Center, to an African-American Heritage Center, etc. Council Member Martin said there was a lady from New York that spoke to those at Columbia State Community College and she reminded them that the events that occurred in February of 1946 were a beginning point for Civil Rights in the United States. Council Member Martin reiterated that safety is still paramount. Council Member Martin spoke about people making the building secure and the entire community coming together to make the building a Cultural Civil Rights African American Center or whatever it needs to be called that they can be proud of. Council Member Martin said there is no reason to act like the 1946 Race Riot did not occur in Columbia, Tennessee. Council Member Martin said she spoke with Council Member Greene about other places in Columbia that are historical and part of the city's heritage and past. Council Member Martin said the citizens are looking at them to bring change with the community coming together. Council Member Martin said she believes they can get the building secure. Council Member Martin advised people are coming together to put the Depot back to where it needs to be historically and she would like the community to come together to do the same for the A. J. & Sons Funeral Home. Council Member Martin reiterated that the building needs to be secured. Council Member Martin said they need to move forward and make something positive out of a negative. Council Member Martin spoke about remembering heritage and the dark days and the City has moved beyond them and should be proud of that.

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Council Member McCullen said he is a strong supporter of the landmark and he will do what he can to help preserve the funeral home. Council Member McCullen said the owners are good people and there is a legacy that they do not want to lose.

Council Member Greene said Mule Day is a great event, it give Columbia an opportunity to shine. Council Member Greene advised there was an incident in the City that could have been bad but it turned out to be a positive incident. Council Member Greene said Police Officers Thompson and Avery were called to the scene and did a superb job of taking care of what could have been a bad situation. Council Member Greene said comments were made by people from out of town on how well the police officers took care of the situation. Council Member Greene commended Chief Bishop and his officers for a job well done.

There being no further business Vice Mayor Kennedy moved to adjourn the meeting. Council Member Matthews seconded the motion. All Council Members present voted aye. The meeting adjourned at 8:27 p.m.

APPROVED:

DEAN DICKEY, MAYOR

ATTEST:

BETTY MODRALL, CITY RECORDER