

CITY COUNCIL MEETING – COLUMBIA, TENNESSEE

November 19, 2009 – 6:30 p.m.

Mayor William E. Gentner called the Regular Meeting to order, pursuant to proper notice having been given. City Recorder Betty Modrall called the roll. Present were Mayor William E. Gentner, Vice Mayor Wayne Kennedy, Council Members Debbie Matthews, Christa Martin, Dean Dickey and Susan Stephenson; City Manager Paul C. Boyer, Jr.; City Attorney Tim Tisher; City Recorder Betty Modrall; and Liz Bermudez, Recording Secretary. Council Member Carl McCullen was absent.

Pastor Derek Hunter offered the invocation followed by the Pledge of Allegiance led by Council Member Matthews.

APPROVAL OF AGENDA:

Council Member Martin advised she would like to leave after Council addresses Item 8.2. Council Member Martin advised she is leaving due to a death in her family and she needs be with her family to help make arrangements. Mayor Gentner advised with that change in the Agenda he will take a motion to accept the Agenda. Vice Mayor Kennedy moved to approve the Agenda. Council Member Matthews seconded the motion. All Council Members present voted aye.

Item 8.2 - ADOPTION OF “EAST COLUMBIA NEIGHBORHOOD REVITALIZATION PLAN” AS PREPARED BY MACTEC ENGINEERING AND CONSULTING, INCORPORATED – GRANTS AND PLANNING DEPARTMENT. City Manager Boyer advised this is a report that was prepared as directed by Council concerning the future redevelopment of the East Columbia Neighborhood. City Manager Boyer said the course was originally set to support an application for a Neighborhood Revitalization Program Grant. City Manager Boyer advised the plan was prepared with many hours of public input and it has met with the public’s approval and the Planning Commission’s approval. Council Member Martin moved to approve the plan. Council Member Matthews seconded the motion. Council Member Martin said this a great example of the entire community coming together and it is a model that can be used for other areas of Columbia. Council Member Matthews said this is vital for the City in making things equal through the community and if Ward 3 fails then the entire City fails. Mayor Gentner advised this approval will allow the Columbia Housing Authority to go forward and identify the area as an

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urban renewal project and will begin development sometime next year. Mayor Gentner said this is a great stimulus opportunity for our community. City Manager Boyer advised the plan won an Award of Excellence at the Annual Meeting of the Tennessee Chapter of the American Planning Association. City Manager Boyer informed everyone that the plan was the only plan in the State presented with that award. All Council Members present voted aye.

Council Member Martin left the meeting at 6:36 p.m.

PRESENTATIONS:

Item 5.1 – PRESENTATION OF LETTERS OF COMMENDATION FROM THE OFFICE OF HOMELAND SECURITY TO CITY OF COLUMBIA POLICE DEPARTMENT EMPLOYEE, SERGEANT ROBIN HOWELL AND COLUMBIA FIRE DEPARTMENT EMPLOYEE, FIREFIGHTER LOUIS VARACALLE. Mayor Gentner asked Sergeant Robin Howell and Louis Varacalle to join him up front. Mayor Gentner advised if you look at the City's budget you will see the most expensive thing in the budget is public safety. Mayor Gentner said tonight they are going to recognize two employees who have been recognized for outstanding leadership in their field. Mayor Gentner said it is with great pride that he takes this opportunity to share a letter that will go in their file. Mayor Gentner thanked Sergeant Howell and Firefighter Varacalle for the work they are doing along with showing that the City does have great leadership and great personnel in both of these departments. Mayor Gentner preceded by reading both Sergeant Howell's and Firefighter Varacalle's Letter of Commendation.

ORGANIZATIONAL BUSINESS:

Item 6.1 – MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 5, 2009. Vice Mayor Kennedy moved to approve the November 5, 2009 Minutes. Council Member Matthews seconded the motion. All Council Members present voted aye.

Item 6.2 – CONSIDERATION OF RETIREMENT BENEFITS FOR JAMES D. HOLDERFIELD, DIRECTOR, GRANTS & PLANNING

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DEPARTMENT. Council Member Dickey moved to approve the retirement benefits for Mr. Holderfield. Council Member Matthews seconded the motion. All Council Members present voted aye.

Item 6.3 – RATIFICATION OF MAYOR’S APPOINTMENT OF MR. FRICK HICKMAN TO THE MAURY COUNTY BOARD OF EQUALIZATION TO FILL REMAINDER OF MR. RANDY WILMORE’S TERM EXPIRING APRIL 3, 2010. Mayor Gentner moved to approve the appointment of Mr. Hickman to the Maury County Board of Equalization for a term expiring on April 3, 2010. Vice Mayor Kennedy seconded the motion. All Council Members present voted aye.

Item 6.4 – RATIFICATION OF MAYOR’S APPOINTMENT OF MR. MIKE GREENE TO THE COLUMBIA REGIONAL PLANNING COMMISSION FOR A THREE-YEAR TERM EXPIRING ON NOVEMBER 19, 2012. Mayor Gentner moved to approve Mr. Greene to the Columbia Regional Planning Commission for a three-year term expiring on November 19, 2012. Council Member Dickey seconded the motion. Council Member Stephenson advised with this three-year term Mr. Greene will be serving nine years consecutively on the Planning Commission. Council Member Stephenson asked if that was correct. Mayor Gentner said he believes that is correct. Council Member Stephenson commended the Mayor for some the new appointments he has made to the Planning Commission and she remembers what Vice Mayor Kennedy said about getting new people involved on the boards. Council Member Stephenson asked the Mayor why they aren’t seeking another candidate for this three-year term. Mayor Gentner advised there are a number of reasons; Mr. Greene has been the County Mayor for Maury County; he has served in a staff position with a Governor; he is a local businessperson; he lives in the City; his heart and interest is in the city. Mayor Gentner said he feels these are good qualifications for someone that is attempting to make the community better. All Council Members present voted aye with the exception of Council Member Stephenson who voted no.

CONSENT AGENDA:

Vice Mayor Kennedy asked to remove Item 7.3 from the Agenda. Vice Mayor Kennedy moved to approve the Consent Agenda with the exception

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of Item 7.3. Council Member Stephenson seconded the motion. All Council Members present voted aye and the following items were approved:

1. Disbursements for the month of October 2009 in the amount of \$3,467,175.08
2. Consider authorizing payment to Maury County to provide funding for the Maury County/City of Columbia Animal Services Facility for the first quarter of FY 2009-10 – Finance Department.
4. Bid award for mid-size vehicles – Police Department.
5. Bid award for ventilation equipment – Public Works Department.
6. Bid award and contract execution for environmental laboratory services – Wastewater Department.
7. Consider Change Order #1 with Don Kennedy Roofing Company for the Columbia Police Department Re-roof Modifications – Ward 2 – Engineering Department.
8. Consider Change Orders Number 1 and 2 with Bomar Construction Co., Inc. to the Ridley Park Complex, Phase II Project – Ward 1 – Engineering Department.
9. Change Order No. 1 with K. W. Lankford Excavating Contractors for the southern access road to Ridley Park located on Trotwood Avenue – Ward 1 – Engineering Department.

Item 7.3 – PURCHASE OF EMPLOYEE CHRISTMAS GIFT CERTIFICATES – PERSONNEL DEPARTMENT. Council Member Dickey moved to approve the gift certificates. Vice Mayor Kennedy seconded the motion for discussion. Vice Mayor Kennedy moved to amend the motion to add an extra \$10 to make it a total of \$50 for each employee. Vice Mayor Kennedy advised he has done some research on this and doesn't think it will be hard to come up with the extra money. Council Member Stephenson seconded the motion to amend for discussion. Mayor Gentner asked Vice Mayor Kennedy if the City has historically given \$50 over the last couple of years. The Vice Mayor said he believes the City has historically given \$40. City Manager Boyer said \$40 is correct. Mayor Gentner asked about how the money was budgeted for this item. City Manager Boyer advised the City budgeted \$40 and the extra amount could be absorbed, but that is not the way it was budgeted. It was budgeted at \$40. Council Member Matthews said the total for the gift certificates for the employees is \$16,200, which is a lot of money. Council Member Matthews

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advised the employees are priceless and deserve as big as a Christmas Bonus as one can afford. Council Member Matthews said the sidewalk budget for the entire City is \$25,000 and there is great disrepair within the City. Council Member Matthews advised she represents Ward 2, which is one of the most diverse wards in the City. Council Member Matthews said she represents people who are unemployed, who don't have vacation or sick time. Council Member Matthews said this is an inappropriate time to ask for an increase in the Christmas Bonus. Council Member Stephenson asked Vice Mayor Kennedy to share the research that he has done in regard to this matter. Vice Mayor Kennedy said the research was just how much it would cost the City to increase the amount by \$10. Vice Mayor Kennedy said the City has no problem paying for a consultant fee and he thinks the Council should increase the amount of the gift certificates for the employees because they do a great job. Council Member Matthews advised they can never pay the employees what they deserve. Council Member Matthews said this is a year where the Governor said the State is coming in at 1.4 billion dollars less than what they projected. Council Member Matthews advised that during budget season, she and Council Member Dickey gave up their travel money so the City could afford Strategic Planning. Council Member Matthews said this is not the appropriate year to ask for an increase for this item. Council Member Matthews advised she is thrilled that the Council's initiatives, especially Council Member Dickey's and her initiatives, in making sure that some of the money from the Christmas Bonuses are shared across the board in Columbia, meaning that independent Columbia-owned businesses are able to participate in this program. Council Member Stephenson asked the City Manager for his opinion on the matter. City Manager Boyer advised he would rather not be brought into the middle, but the City budgeted \$40 per person and revenues are sagging. City Manager Boyer said he is not sure now is the time to spend \$4,000 that wasn't budgeted. City Manager Boyer advised that staff has been engaged in contingency planning for the budget, and that plan won't be ready until sometime after the first of the year if revenues indicate that reductions are needed. City Manager Boyer advised he has been encouraging staff for over a year to watch every penny and not spend anything they don't absolutely have to spend. City Manager Boyer advised at this time he would recommend against the ten-dollar increase in the interest of being consistent and financially conservative. City Manager Boyer also reminded Council that the City's employees, as a group, are some of the lowest paid in the

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State and anything that can be done to show the City values their services is important. City Manager Boyer again said he would have to recommend against the increase. Council Member Stephenson said she concurs with Council Member Matthews about this not being the year for an increase. Council Member Stephenson said she feels good about being able to give the employees the \$40 this year. Council Member Stephenson advised maybe an increase is something that can be looked at next year. Council Member Dickey said the employees are the most important asset the City has, also are the taxpayers, and a \$40 gift certificate is not enough for all the employees do for the City. Council Member Dickey advised times are tough and the employees recognize that. Council Member Dickey said the employees have an increase in their cost of living just like everyone else and who knows what next year will bring. Council Member Dickey said he is in favor of increasing the gift certificates to \$50. Council Member Stephenson appreciates what Council Member Dickey said but in the next couple months the budget is going to be a real challenge. Mayor Gentner thanked Vice Mayor Kennedy for looking out for the City employees, but there is doubt about the economy. Mayor Gentner advised there is a huge plant that is about to be shuttered in the County and we need to watch the dollars and pennies very closely. Mayor Gentner suggested having this topic included in discussions for next year's budget. All Council Members present voted aye with the exception of Council Member Matthews, Stephenson and Mayor Gentner who voted no. Motion to amend fails. Council then voted on the original motion, which was for the \$40 gift certificates. All Council Members present voted aye.

ADMINISTRATION:

Item 8.1 - **APPROVE PURCHASE OF PROPERTY FROM WILLIAM CHRISTIE – CITY MANAGER'S OFFICE.** Council Member Matthews moved to approve the purchase of property from Mr. Christie. Council Member Dickey seconded the motion. City Manager Boyer said in the process of negotiating property transfers necessary to build the original design of the Riverwalk, the City amicably reached an agreement with Mr. Christie to purchase a portion of land at the rear of his lot for the Riverwalk. City Manager Boyer said since the City is redesigning the walk due to the lack of access from surrounding properties, Mr. Christie's property is no longer part of the project. City Manager Boyer

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said because the City has negotiated an amicable contract with Mr. Christie and because there have been serious discussions about the possibilities of future acquisitions in the area so the walk can be built as originally conceived, the recommendation is to purchase Mr. Christie's property. Council Member Stephenson clarified that Mr. Christie doesn't have any objections to the purchase, he is agreeable to the purchase. City Manager Boyer advised that is correct. All Council Members present voted aye.

Item 8.3 - AWARD FOR FOUR-YEAR CAPITAL OUTLAY NOTE FOR PURCHASE OF SANITATION EQUIPMENT – FINANCE DEPARTMENT. Mayor Gentner moved to approve the four-year capital outlay note for purchase of sanitation equipment. Council Members Dickey seconded the motion. Council Member Matthews asked the City Manager to go over what he went over Tuesday night for the audience. Council Member Matthews said this past year there was a commercial sanitation increase and she was concerned that there would be a private sanitation increase. City Manager Boyer said the staff is recommending the purchase of four trucks for the residential pick-up fleet with that purchase being funded by borrowing of money under a capital outlay note, which is what they are discussing. City Manager Boyer said the previous residential fleet was also bought with a capital outlay note. Payments required to support the note are already part of the existing budget and will not cause a residential fee increase. Council Member Matthews repeated that there will not be a residential fee increase for the purchase of the trucks. City Manager Boyer again said the trucks wouldn't cause a residential fee increase. All Council Members present voted aye.

Item 8.4 - BID AWARD FOR AUTOMATED SIDE LOADING GARBAGE TRUCKS – PUBLIC WORKS DEPARTMENT. Council Member Matthews moved to approve the bid award for the automated side loading garbage trucks. Council Member Dickey seconded the motion. Vice Mayor Kennedy asked if the trucks were 27-foot beds. City Manager Boyer said the City specified a 24 cubic foot container mounted on a single axle truck. City Manager Boyer advised there have been attempts by various bidders to confuse the process but the recommended vendor is the only bidder that bid the vehicle the City specified. City Manager Boyer advised the City is who operates the vehicle, who is accountable for it and who has to do the work. City Manager Boyer suggested to Council that they

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follow the advice of staff and not that of a vendor who comes to sell a vehicle and then leaves town. Council Member Matthews said she is happy to hear that the City is going from the 28 cubic foot truck to the 24 cubic foot truck. Council Member Matthews advised the smaller trucks fit the streets better, have better gas mileage, better tire retention etc. City Manager Boyer advised the department found that the previous trucks were not as maneuverable as required, which caused more tire wear. City Manager Boyer went over some of the benefits of the smaller truck. Mayor Gentner said the City is going to acquire four new vehicles and the current fleet consists of four vehicles. Mayor Gentner said at the Study Session they were told the City is going to keep two of the current vehicles. Mayor Gentner asked if the money from the other two vehicles that are going to be sold would help bring down the debt or would that go somewhere else. City Manager Boyer advised any revenue from the sale of the surplus property flows as a revenue to the fund, not to offset the debt. All Council Members present voted aye.

Item 8.5 - BID AWARD FOR CRIME MAPPING SOFTWARE – POLICE DEPARTMENT. Council Member Stephenson moved to approve the bid award for crime mapping software. Council Member Dickey seconded the motion. City Manager Boyer said Chief Bishop has brought a more data-oriented approach to policing and the City has not been able to use modern tools to geographically keep up with what crime occurs where. City Manager Boyer said manually there would be a way to track, but it would be a waste of valuable human resources when there is software available to do that. City Manager Boyer said the software will track crime and ultimately it will allow citizens see the same data from the City’s website. All Council Members present voted aye.

Item 8.6 - CONSIDER AUTHORIZING AND ENTERING INTO AN AGREEMENT WITH EARTHSAVERS, LLC FOR CURBSIDE RECYCLING SERVICES – PUBLIC WORKS DEPARTMENT. Council Member Matthews moved to approve the agreement with Earthsavers, LLC. Council Member Stephenson seconded the motion for discussion. City Manager Boyer said the City has been searching for a way to implement a curbside recycling program. City Manager Boyer said that the City is recommending curbside recycling through a contract with Earthsavers, LLC. City Manager Boyer said Council is giving Earthsavers

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permission to operate the program within the City limits under the terms and conditions of the contract. City Manager Boyer went over what the contract entails. City Manager Boyer advised the City would give free carts to the first 2,000 people who subscribe as a way to motivate people to sign-up for the program. City Manager Boyer said there is no financial risk to the City other than the investment in the first 2,000 carts. City Manager Boyer said that once the program begins, the relationship would be between Earthsavers and the subscribers. City Manager Boyer said the City has committed to doing up-front marketing. City Manager Boyer said recycling will happen in the City whether it is done this way or another. City Manager Boyer said there are changes coming and it will not be long before recycling becomes mandatory in all cities in Tennessee. City Manager Boyer said there is no way for the City to implement a recycling program without an increase in the refuse rates. City Manager Boyer said the company's mission is recycling and they will do it for twelve dollars a month. City Manager Boyer said the City believes the program will work and he doesn't believe the City could come up with a recycling program for twelve dollars a month. Council Member Matthews said this is not mandatory and the City needs 2,000 households to sign up for the program to get started. Council Member Matthews said there is no expense to the City of Columbia for this. All the City is doing is giving permission for Earthsavers to participate within the City limits. Council Member Matthews said she would gladly pay anything so she doesn't have to go to the convenience center anymore. Council Member Stephenson asked what the 2,000 carts will cost the City. City Manager Boyer said the current rates are \$46 per cart so the cost would be about \$92,000. Council Member Stephenson asked how the public could subscribe to the service. City Manager Boyer said the City would be working with the paper to put information out. Basically, the public will go to Earthsavers' website and sign-up for service. City Manager Boyer said those who do not have access to the internet could come to City facilities to get help with the internet enrollment. City Manager Boyer advised that would be done at least during the period of getting the initial 2,000 people signed-up. Council Member Stephenson asked if the City has any options for renewal other than the year by year listed under Section 6 (Term) of the contract. Council Member Stephenson spoke about having the option of a two-year or four-year renewal. City Manager Boyer said that can be discussed and he doesn't know why Earthsavers would turn down a long term contract. Council

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Member Stephenson asked if Council could make an amendment to the contract and whether it would be something Earthsavers would need to agree to. City Manager Boyer said there is always the option to negotiate willingly changing the terms of any contract as long as both parties are willing to discuss it. Council Member Stephenson said she knows recycling will soon be a mandate. Council Member Stephenson said she is concerned if the number of subscribers decreases or the City doesn't get the minimum amount during roll out. City Manager Boyer said the first cart won't be rolled out until there are enough people signed-up to meet the minimum. City Manager Boyer advised there is still a risk if the City drops below the minimum. Council Member Stephenson asked if it is possible to have the option of four additional one-year terms, or two-year terms or four-year terms. City Manager Boyer advised that the Manager of the company is in the audience and that he is shaking his head "yes" in agreement. Mayor Gentner asked if there is any special language that needs to be used for the amendment. City Attorney Tisher said Council Member Stephenson is giving the City options and he is comfortable with the wording. Council Member Stephenson moved to amend the contract so they have an option to look at either additional one-year terms, two-year terms or four-year terms. Council Member Matthews seconded the motion to amend. All Council Members present voted aye on the motion to amend. Council Member Matthews asked how much the City was saving on bulk that doesn't go into the landfill. Council Member Stephenson spoke about her concern with the one-year renewal terms when looking at Section 2(b). Council Member Stephenson said she is trying to avoid an increase in the subscription fee. All Council Members present voted aye on the motion as amended.

RESOLUTIONS:

RESOLUTION NO. 09-55 - TO ACCEPT OWNERSHIP AND MAINTENANCE OF THE STREET AND DRAINAGE IN DELAWARE HILLS SUBDIVISION IN THE CITY OF COLUMBIA, TENNESSEE – WARD 5 – ENGINEERING DEPARTMENT.

Council Member Stephenson moved to approve Resolution No. 09-55. Vice Mayor Kennedy seconded the motion. Council Member Stephenson

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commended Mr. Matthews for putting the additional asphalt topping on the road. Council Member Stephenson said Mr. Matthews has been very cooperative. All Council Members present voted aye.

RESOLUTION NO. 09-57 - OF THE GOVERNING THE BODY OF THE CITY OF COLUMBIA, TENNESSEE, AUTHORIZING THE ISSUANCE, SALE, AND PAYMENT OF CAPITAL OUTLAY NOTES NOT TO EXCEED \$900,000.00 PURSUANT TO THE INFORMAL BID PROCESS – FINANCE DEPARTMENT.

Vice Mayor Kennedy moved to approve Resolution No. 09-57. Council Member Matthews seconded the motion. All Council Members present voted aye.

RESOLUTION NO. 09-58 - TAX CORRECTIONS – CITY RECORDER’S OFFICE.

Council Member Stephenson moved to approve Resolution No. 09-58. Council Member Dickey seconded the motion. All Council Members present voted aye.

RESOLUTION NO. 09-59 – ACCEPTANCE OF OWNERSHIP AND MAINTENANCE OF SANITARY SEWER IMPROVEMENTS SERVING BEAR CREEK PARK – WARD 5 – WASTEWATER DEPARTMENT.

Council Member Stephenson moved to approve Resolution No. 09-59. Mayor Gentner seconded the motion. All Council Members present voted aye.

ORDINANCES:

ORDINANCE NO. 3825 - AN ORDINANCE TO AMEND ORDINANCE NO. 3811 BY AMENDING THE CLASSIFICATION AND

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THIRD CONSIDERATION COMPENSATION PLAN FOR THE
EMPLOYEES OF THE CITY OF
COLUMBIA FOR THE 2009-2010
FISCAL YEAR – PERSONNEL
DEPARTMENT.

Vice Mayor Kennedy moved to approve Ordinance No. 3825 on third consideration. Council Member Dickey seconded the motion. All Council Members present voted aye.

ORDINANCE NO. 3826 - AN ORDINANCE TO AMEND
ORDINANCE NO. 3638 –THE SAME
BEING THE ZONING ORDINANCE OF
THE CITY OF COLUMBIA, BY
REZONING 1.21 ACRE TRACT OFF OF
PARK PLUS DRIVE FROM RS-40 (LOW
DENSITY RESIDENTIAL) TO I-R
(RESTRICTIVE INDUSTRIAL) AND
ESTABLISH THE DATE OF DECEMBER
17, 2009 AS THE DATE OF THE PUBLIC
HEARING – WARD 4 – GRANTS AND
FIRST CONSIDERATION PLANNING DEPARTMENT.

Council Member Dickey moved to approve Ordinance No. 3826 on first consideration and to establish the date of December 17, 2009 as the date of the Public Hearing. Vice Mayor Kennedy seconded the motion. All Council Members present voted aye with the exception of Council Member Stephenson who abstained due to the existing Comprehensive Plan requirement. Motion passed.

ORDINANCE NO. 3827- AN ORDINANCE TO AMEND
ORDINANCE NO. 3638 – THE SAME
BEING THE ZONING ORDINANCE OF
THE CITY OF COLUMBIA, BY
REZONING 1801 MORNINGSIDE
AVENUE FROM R-6 (RESIDENTIAL) TO
OCL (OFFICE COMMERCIAL LIMITED)
AND ESTABLISH THE DATE OF

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DECEMBER 17, 2009 AS THE DATE OF
THE PUBLIC HEARING – WARD 2 –
GRANTS AND PLANNING
FIRST CONSIDERATION DEPARTMENT.

Vice Mayor Kennedy moved to approve Ordinance No. 3827 on first consideration and to establish the date of December 17, 2009 as the date of the Public Hearing. Council Member Matthews seconded the motion. Mayor Gentner said on Hatcher Lane the City is seeing residential property being turned into commercial property. Mayor Gentner said there is a significant amount of area under OCL, which is fine except for those properties that come near the south, in this case. Mayor Gentner said some property values may go down. Mayor Gentner asked if there is a way to hit a happy medium that would require if someone is going to rezone a property in a predominantly R District that the zoning doesn't take effect until a proper screening is done. City Manager Boyer said he doesn't think we can create conditional zoning: it isn't legal. City Manager Boyer said it can be placed in development standards that if there are two uses of a different type, that enhanced landscape is required as a buffer. City Manager Boyer advised many cities require buffering when there is a change in zoning. City Attorney Tisher advised it would need to be spelled out in the Ordinance. City Attorney Tisher said the proposed use of this request is an allowable use under the existing zoning of the property. Council Member Matthews said it is her understanding per the current Zoning Ordinance that any time there is a change in the zoning where it butts up next to a residential zone, buffering is required. Council Member Matthews said the City needs to uphold the current Ordinance. Council Member Matthews spoke about needing a plan for Hatcher Lane, specifically where it is more mixed-business than residential. City Manager Boyer advised staff can't start the process of a plan until the City hires a Grants and Planning Director. Council Member Matthews spoke about her concern with this rezoning and the residential lots near this area. Council Member Matthews asked about getting a petition from people around this area. Mayor Gentner said they need everyone's opinion on this matter. Council Member Stephenson asked if Council Member Matthews is correct in regards to the buffering already being a requirement. City Manager Boyer said that may be true but there is a building that exists on the lot and as far as he knows there is no proposal that involves any redevelopment of the lot so the City

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has no trigger to require buffering. City Manager Boyer said he believes Council Member Matthews is correct in that if it was a new construction or if there was a need for permit then the City could kick in the provision in the Ordinance for the buffering. Council Member Matthews asked if the person who wants this to be a real estate office sells the property and someone comes in and pulls a permit would the buffering then take place. City Manager Boyer said it might. City Manager Boyer said he doesn't have the Zoning Ordinance in front of him and doesn't have it memorized so he can't give a yes or no answer right now. City Manager Boyer said if there is a buffering standard then it would kick in. Council Member Matthews spoke about consistency. Council Member Dickey advised there is a lot of information missing. Council Member Dickey moved to defer the Ordinance. Council Member Matthews seconded the motion to defer. Council Member Stephenson asked if the Grants and Planning Department can contact the individual to see if the individual plans on doing work to the property that would lead to permitting which would bring in the buffering requirement. City Manager Boyer cautioned Council not to make zoning decisions based on specific development proposals because they can change. City Manager Boyer advised they can contact the individual. City Attorney Tisher said he concurs with the City Manager and urged Council not to look at buffering as the end-all answer. City Attorney Tisher said it needs to be looked at from a forward thinking planning standpoint. Council Member Matthews said she is concerned that it is a residential area and changing this one thing will be a huge judgment to the community. All Council Members present voted aye to defer the Ordinance on first consideration.

ORDINANCE NO. 3828 - AN ORDINANCE AMENDING THE
COLUMBIA MUNICIPAL CODE AS IT
PERTAINS TO PARKING PERMIT FEES
FIRST CONSIDERATION – ENGINEERING DEPARTMENT.

Mayor Gentner moved to approve Ordinance No. 3828 on first consideration. Vice Mayor Kennedy seconded the motion. City Manager Boyer said this Ordinance implements a budget decision made by Council last May as part of the revenue budget. City Manager Boyer said the fees will be increased from ten dollars a year to sixty dollars a year with the

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sixty-dollar charge becoming effective January 1, 2010. All Council Members present voted aye.

PUBLIC COMMENTS:

Reverend Donaldson with Concerned Citizens of Maury County advised he is disappointed this evening with Council freezing up and not giving the extra ten dollars to the employees. He said the Council spends more than that on architects and engineers and never says a word about it, but when it comes to the employees, they freeze up on ten dollars. Reverend Donaldson said it use to be enjoyable to come to Council Meetings but now it is a side-show. Reverend Donaldson again said it is pitiful that Council can't come up with the extra ten dollars for the employees.

OTHER BUSINESS:

Council Member Dickey said at the first of December they will know the unemployment rate in the City. Council Member Dickey recommended developing a policy for hiring only City and Maury County employees. Council Member Dickey said if the person isn't qualified then they can be trained. Council Member Dickey advised Columbia Power and Water Systems has a policy in place. Council Member Dickey asked for this recommendation to be looked at and a report to be given to Council.

Mayor Gentner said he was at the State Capitol to receive the check for the Community Livability Grant, which will allow the Boys & Girls Club and Columbia Housing Authority to begin construction on a facility on Wilkes Street that will assist in programs in terms of helping the youth. Mayor Gentner encouraged Council to thank Representative Cobb and Senator Ketron for helping the City convince the Governor that this is a great program.

Council Member Stephenson invited Reverend Donaldson to the City's budget discussions. Council Member Stephenson thanked everyone from the public along with Council Members for their thoughts, prayers and well wishes. Council Member Stephenson said it was nothing short of divine intervention that saved her husband's life because she was pulling into the

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driveway when he went down. Council Member Stephenson again thanked everyone and said her husband is on the road to recovery.

There being no further business, the meeting adjourned at 7:49 p.m.

APPROVED:

WILLIAM E. GENTNER, MAYOR

ATTEST:

BETTY MODRALL, CITY RECORDER