



City of Columbia, Tennessee

POPULAR ANNUAL FINANCIAL REPORT

Fiscal Year Ending June 30, 2022





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Letter from the CFO

We are pleased to present the Popular Annual Financial Report (PAFR) of the City of Columbia for the fiscal year ended June 30, 2022. It is our intent that the report provide Columbia citizens with better access and greater insight into the City's financial activities. Development of the 2022 PAFR follows from the City's commitment to providing outstanding transparency and the highest quality financial reporting.

The report is an overview of the City's financial position and long-standing financial practices. It identifies revenue sources and describes how they are spent in a fiscally responsible manner. The fiscal stability of the City is reflected in its ability to maintain a Aa2 credit rating from Moody's since 2011 and a AA+ from S&P beginning in 2017, reaffirmed in 2020.

Although financial figures in the PAFR come from an audited source, they are presented in a condensed, unaudited format. Having received the PAFR Award for fiscal years 2018-2021, the 2022 PAFR will also be submitted to GFOA for consideration for the award program. Citizens seeking more detailed financial information may view a copy of the audited GAAP-basis financial statements of the 2022 ACFR online at ColumbiaTN.com.

Sincerely,

Thad H. Jablonski,
Chief Financial Officer / Assistant City Manager





Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

City of Columbia Tennessee

For its Annual Financial Report For the Fiscal Year Ended

June 30, 2021

Christopher P. Morrill Executive Director/CEO



Introduction to the Report

The purpose of the Popular Annual Financial Report (PAFR) is to serve as an easy-to-read synopsis of the City of Columbia's financial information. On an annual basis, the City prepares an Annual Comprehensive Financial Report (ACFR), which contains detailed financial information about the finances of the City. The report contains detailed information required to be reported by generally accepted accounting principles and it conforms to the requirements for an ACFR contents prescribed by the Government Finance Officers Association (GFOA). We encourage you to read the ACFR, which contains detailed and audited financial statements, notes, schedules and other information. The FY 2022 ACFR may be found on the City's website here. The information in the PAFR has been taken from the ACFR and is intended to be a supplement to, rather than a replacement for, the ACFR. Unless otherwise noted, financial information in the PAFR is reported at the level of governmental funds. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources and balances of spendable resources available at the end of the fiscal year. This can be useful in evaluating a government's near-term financing requirements. The report focuses more closely on the General Fund, which is the chief operating fund for most municipal functions and accounts for more than half of the City's annual operating budget.

The Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting (PAFR) to the City of Columbia for the fiscal year ended June 30, 2021. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a PAFR, whose contents conform to program standards for creativity, presentation, understandability and reader appeal.

Funds

Most City services and projects are accounted for in a general category referred to as Funds. This report focuses on the City's largest funds (General, Capital Projects, Sewer, Power and Water Funds).

GENERAL FUND

Accounts for revenues and expenditures for general operations of the City not required to be accounted for in separate funds.

SPECIAL REVENUE FUNDS

Accounts for proceeds of specific revenue sources that are legally restricted or have been restricted for specific purposes (e.g. state street aid, streets and transportation, drug, sanitation, Industrial Development Board).

DEBT SERVICE

Cash reserves are transferred to the fund for the City's annual debt service, i.e., principal and interest payments.

CAPITAL PROJECT FUND

Accounts for financial resources used

for the construction and/or acquisition of major capital facilities (e.g. major roads and intersection improvements, general government, public safety and parks improvement).

PROPRIETARY FUNDS

Sewer, Power and Water Utility Funds are operated similar to a private business in that expenses are recovered through fees charged to users. The Sewer Fund is operated by the City. Power and Water Funds are operated by CPWS.

FIDUCIARY FUNDS

These funds convey information about financial relationships in which the City acts solely as a trustee for the benefit of others, namely the pension fund and retiree health insurance fund.



The South's Best Small Towns
Southern Living Magazine



About Columbia

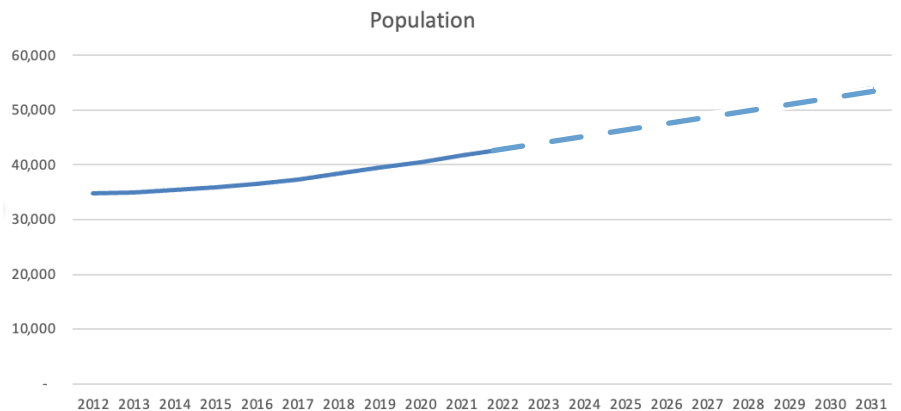
The City of Columbia is located in Maury County, serving as the county seat. Columbia was first settled in 1807 and incorporated on November 18, 1817. Located approximately 40 miles southwest of Nashville, Columbia is one of the fastest growing cities in the South Central and Middle Tennessee regions.



Demographics

The City of Columbia's latest population estimate for 2022 stands at 43,340 per U.S. Census/American Community Survey data. 2019 American Community Survey data on housing and income, the most recent available, reports the median age in Columbia is 34.9 years of age, the median age continuing to trend downward.

POPULATION GROWTH IN COLUMBIA



The City's legislative body is made up of the City Council with the Mayor and Vice Mayor elected at-large (city-wide) and five City Council members elected by ward. The City provides a full range of municipal services including public safety (police, fire protection and emergency services), highway/street maintenance, public works, parks and recreation, development services (engineering, planning and code administration), solid waste collection and general administrative services. The City also operates a wastewater utility. Columbia Power & Water Systems (CPWS) provides electric, water and broadband services within the CPWS service area.

Columbia's commitment to public safety stands apart statewide and nationally. Columbia Fire & Rescue reaffirmed its ISO 1 rating in 2022, the highest rating attainable for fire suppression and one of only two cities in the state recognized as an ISO 1 community. In 2022, the Columbia Police Department received its re-certification of accreditation by CALEA, the highest recognition of excellence in law enforcement, in addition to maintaining state accreditation by TLEA.

There are 15,070 households in Columbia with an average size of 2.48 people. Family households make up 65.4% of the total households in Columbia with an average size of 3.09 people. Housing units in Columbia have a 88.9% occupancy rate. Based on the most recent 2020 housing occupancy data, there are 18,335 housing units in the City, an 11.3% increase since 2019. Of the 16,821 occupied housing units, 57.3% are owner-occupied. The median home value for owner occupied housing in Columbia is \$137,800.

Columbia has a relatively low crime rate compared to like-size cities in the State of Tennessee with State statistics showing an 11% reduction in major crime during 2021, the last reporting year. The Police and Fire & Rescue Departments have an average emergency response time of less than five minutes. More than 89.8% of the City's adult population hold a high school diploma, with more than one quarter of those having earned a bachelor's degree or higher.

Columbia's per capita income totals \$28,083. Median family income totals \$63,750, a 12.3% increase compared to the prior year.





About Columbia

Local Economy

The City of Columbia enjoys an overall favorable economic environment and local indicators point to continued stability and growth. The local economy features a well-balanced blend of financial, agricultural, wholesale, retail, manufacturing and service industries. The local economy has experienced especially high rates of growth over the past 6 years, most notably driven by increased residential development and spillover growth from the larger Nashville Metro Area.

The region has a varied commercial and industrial base, which provides employment stability. Unemployment statistics as of September 30, 2022 indicate a 3.1% unemployment rate for the City of Columbia, a 4.1% decrease compared to September 2021. The September 2022 unemployment rate for Maury County stands at 2.7%, compared to 3.0% for the State of Tennessee and a national average of 3.3% (not seasonally adjusted).

According to 2021 U.S. Census data, Maury County has a growth rate of 3%, surpassing neighboring counties and tying Montgomery County for the number one spot. According to Smart Asset’s 2021 rankings, Maury County ranks #1 in Tennessee and #34 in the U.S. for incoming investment in addition to being #1 in Tennessee and #11 in the U.S. for new building permits. All rankings are by county with approximately 3,200 counties in the U.S. The study noted 4.9% growth in business, \$306 million in GDP increases and 40.4 new building permits per 1,000 homes.

Residential population growth continued to increase in FY 2022 with growth anticipated to continue to increase in FY 2023. Columbia’s most recent population estimate for 2022 is 43,340 using US Census/American Community Survey data. The 2022 population reflects a 24.1% increase over the last 10 years. Strong residential growth continues to drive increased residential and commercial development. Increased development activity is evidenced by the number of building permits issued during FY 2022 (3,064). Compared to permits issued in FY 2021 (1,750), FY 2022 permit activity was consistent with prior year increases. FY 2023 building permits issued are anticipated to exceed 3,200, using a conservative estimate for 2023 permits.

Notable sectoral drivers of employment in the area continue to be the health-care, business services and manufacturing sectors with automotive, metals, plastics and ceramics industries dominating manufacturing in the area.

Top Employers

Employer	Employees
1. Maury Regional Hospital	2,451
2. Maury County School System	1,650
3. Tennessee Farm Bureau & Affiliates	698
4. Maury County Government	564
5. Columbia State Community College	512
6. City of Columbia	400
7. NHC Healthcare	310
8. Wiremasters Inc.	213
9. Kings Daughter’s School	212
10. Sleep Solutions & Services LLC	187

Building Permits

Year	No. Permits	Total Valuation
2022	3,064	\$310,200,000
2021	1,750	\$158,300,000
2020	1,760	\$148,700,000
2019	1,312	\$124,000,000
2018	973	\$116,700,000

Fiscal Process

The annual budget serves as the foundation for the City’s financial planning and control. All departments of the City are required to submit requests for budget appropriations to the Chief Financial Officer (CFO) in the first quarter of the calendar year. The City Manager, in concert with the CFO, uses these requests as a starting point for developing a proposed budget. After numerous meetings with department heads, the City Manager presents the budget to the City Council for approval. To assure effective fiscal management and accountability, strict budgetary compliance is maintained by an automated accounting system. All requests for purchases are checked to ensure funds are available. Purchase orders and contracts are encumbered prior to release to vendors. Departments may make transfers of appropriations from within their department budgets. Transfers of appropriations between departments or funds requires approval by the City Council via a budget amendment.



REVENUES & EXPENDITURES

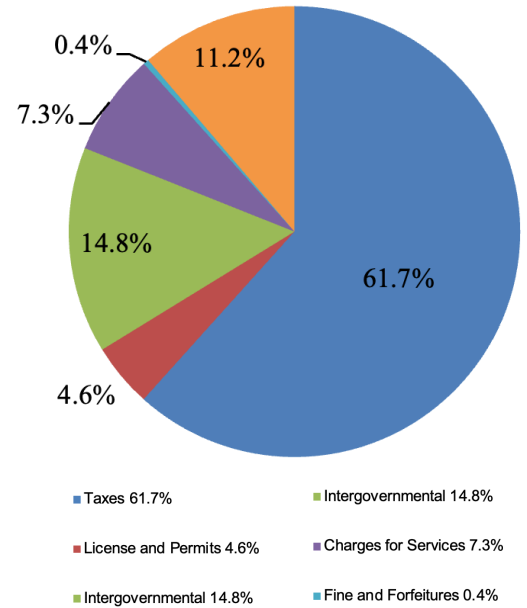
Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Data shown in this report come from Governmental Fund financials in the ACFR unless otherwise noted.



Revenues

Revenues for all governmental funds total \$56.9 million. Taxes account for the largest share (61.7%) of governmental revenues. Local sales tax surpassed property taxes to become the City's largest source of revenue for the second consecutive year. Local sales tax increased by 12.7% or nearly \$1.9 million, totaling \$17 million. FY 2022 property taxes approximated \$12.6 million, a 5% increase compared to prior year collections. Intergovernmental revenues include state sales taxes, beer and liquor taxes, and petroleum special taxes. Other revenues come from fines and forfeitures, licenses and permits, charges for services, interest on investments, grants and other revenues.

REVENUES BY SOURCE



Expenditures

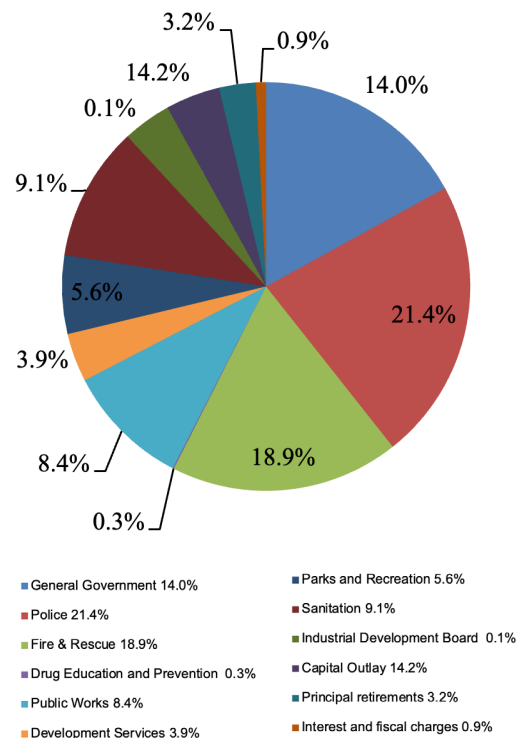
Expenditures during fiscal year 2022 are divided among General Government, Police, Fire & Rescue, Drug Education and Prevention, Public Works, Development Service, Parks & Recreation, Sanitation, Industrial Development Board, Capital Outlay and Principal and Interest on Long-term Debt. For fiscal year 2022, expenditures totaled \$44.4 million, an increase of \$1.4 million from 2021.

The largest expenditures were Public Safety with Police at \$9.9 million and Fire & Rescue at \$8.0 million followed by General Government at \$7.5 million. Fiscal year 2022 expenditures totaled nearly \$4.4 million for Public Works, \$1.7 million for Development Services and \$2.8 million for Parks & Recreation. Fiscal year 2022 expenditures for Sanitation and Industrial Development Board were \$4.7 million and \$1.7 million, respectively. Payments towards principal to retire debt totaled more than \$1.3 million in expenditures with interest payments at approximately \$0.4 million.

Capital Projects Fund expenditures accounted for approximately \$1.9 million, a \$4.2 million decline from the prior year, as the City wrapped up several large scale, multi-year infrastructure projects.

All departments were able to control expenditures, maintaining expenditure levels less than the amounts appropriated, while providing the same service levels to Columbia citizens.

EXPENDITURES BY SOURCE



General Fund

The fund balance of the City's General Fund increased by \$7.9 million during the fiscal year ended June 30, 2022. Increased revenues over expenditures in addition to cost containment measures implemented by Management to stay within current revenues provided for the 22.2% increase in fund balance. Key factors are as follows:

- **4.9 million, or 12.2% increase in all general fund revenues compared to 2021.**
- **Taxes in the General Fund increased \$3.5 million, or 11.1% versus the prior year.**
- **Local sales tax increased \$1.9 million, or 12.7% over the prior year.**
- **Property tax collections increased \$0.6 million, or 5.0% higher than 2021.**
- **Building permit revenue increased 52.9% versus prior year.**
- **Intergovernmental revenue, including grants, decreased 6.7% over 2021.**
- **Public Safety (Police and Fire) remains the largest area of expenditure, representing 52.8% of General Fund expenditures during 2022.**
- **Total expenditures increased 11.5% compared to 2021.**
- **At year-end, total actual expenditures were 19.0% less than budgeted expenditures as the City operated to stay within budgeted revenues.**
- **\$10.2 million in prior year revenue was budgeted from fund balance, though none was used.**

Fiscal year 2022 General Fund revenues increased approximately \$4.9 million over 2021. Property tax collections increased 5.0% versus the prior year and local sales tax increased 12.7%, making local sales tax the largest source of General Fund revenue. Strong property and sales tax performance in 2022 follows from increased residential and commercial development. Local sales tax increases demonstrate the strength of ongoing improvements in local economic conditions during the fiscal year.

Total expenditures in the General Fund increased \$3.5 million over FY 2021 as the City's cost containment measures continued to ensure that expenditures stay within current revenues.

The General Fund is the chief operating fund of the City. At June 30, 2022, unassigned fund balance of the General Fund was \$43.2 million with \$0.3 million designated as "non-spendable".

The City's Debt Service Policy requires an unassigned balance equal to 33% of budgeted General Fund expenditures. Unassigned fund balance at the end of FY 2022 exceeded 112% of General Fund expenditures (including transfers to other funds) totaling \$38.4 million.



What Makes Up The General Fund?

REVENUE

PROPERTY TAX

Real property taxes, personal property taxes, penalties and interest on property taxes, payment in lieu of taxes (TVA), payment in lieu of taxes (CPWS).

LOCAL SALES AND BUSINESS TAXES

Sales taxes, beer and liquor taxes, gross receipts tax, penalties and interest, room occupancy tax.

INTERGOVERNMENTAL

Sales taxes, income taxes, beer taxes, liquor taxes, petroleum special taxes. Fines, Forfeitures, and Penalties. Traffic and other violations, City court costs, other court costs. Building permits, electrical and mechanical permits, animal licenses, fence and sign permits.

CHARGES FOR SERVICES

Building permits, engineering fees, fire inspection fees, zoning applications, cable television fees.

INTEREST ON INVESTMENTS & FEDERAL AND STATE GRANTS

self-explanatory.

OTHER REVENUES

Miscellaneous revenue, donations.

EXPENDITURES

GENERAL GOVERNMENT

City Council, Legal, Management Information Systems, City Manager's Office, Finance, City Recorder, and Personnel

PUBLIC SAFETY

Police, Fire & Rescue, Animal Control, and Drug Enforcement

DEVELOPMENT SERVICES

Planning, Engineering and Codes Administration

PUBLIC WORKS

Streets and Infrastructure Maintenance, Traffic and Signs

PARKS AND RECREATION



Wastewater System-wide Improvements

The City's enterprise funds, also referred to as proprietary funds, provide the same type of information found in the government-wide financial statements, but in more detail.

Similar to governmental fund balances, "Retained Earnings" in an Enterprise Fund are the historically accumulated difference between fund assets and fund liabilities. Unlike governmental funds, enterprise funds report all related assets, including capital assets, and all liabilities which include debt. Put simply, retained earnings refer to the fund's available resources, acting as a sound barometer of the fund's economic health.



Fiberon Groundbreaking

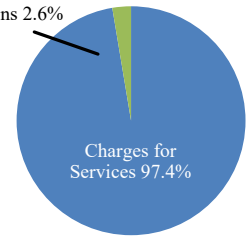


New Plaque at Pillow Park

Enterprise Funds*

Business-type activities – Sewer, Power and Water Funds operate as “Enterprise Funds,” funds established to account for operations wherein services are provided. These are segregated by purpose (sewer, power, water) and use from other funds and accounts of the government so that revenues generated by the enterprise activity are devoted to funding all operations of the enterprise.

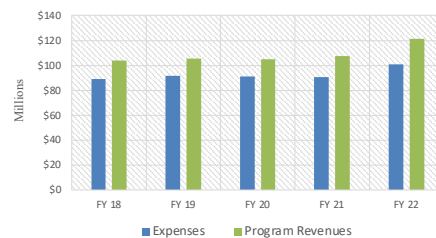
Capital Grants and Contributions 2.6%



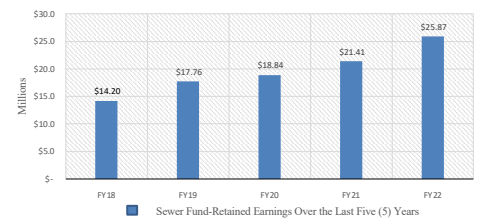
Enterprise fund revenues were made up primarily of \$118.4 million in charges for services. Enterprise fund revenues more than offset \$99.8 million in operating expenses for business-type activities in 2022.

The Sewer Fund (Wastewater System) is operated by the City of Columbia day-to-day as a city department. Retained earnings for the Sewer Fund totaled more than \$25.9 million as of June 30, 2022, representing an increase of approximately \$4.5 million, or 21.0% from the previous year. Retained earnings in the City's Sewer Fund have increased nearly \$11.7 million dollars since 2018. Revenues from new development and cost containment of Sewer System expenses continues to drive impressive growth in year over year retained earnings, i.e., unrestricted net position. While the Sewer Fund is managed by the City of Columbia, Columbia Power and Water Systems (CPWS) operate the Power and Water Funds.

PROGRAM REVENUES AND EXPENSES**



SEWER FUND RETAINED EARNINGS***



2022 Outstanding Debt

During FY 2022, the City's total debt (principal on bonds) decreased by \$7.4 million compared to the prior fiscal year end. The major types of long-term debt include general obligation bonds, revenue bonds, revenue and tax bonds and capital outlay notes. During FY 2022, total debt for governmental activities and business-type activities decreased 9.3% and 25.0%, respectively. Revenue bonds totaling \$6.8 million were issued during fiscal year 2022 and were used to refund \$9.4 million of previously issued revenue bonds. The refunding of these bonds resulted in an economic gain of approximately \$0.2 million and reduced total debt service payments over the next 11 years by approximately \$0.8 million.

Outstanding Debt

	2022
Governmental:	
General Obligation Bonds	\$ 11,920,000
Capital Outlay Notes	\$ 675,075
Business-Type:	
General Obligation Bonds	\$ 8,630,000
Revenue/Revenue & tax bonds	\$ 9,670,000
Total	\$ 30,895,075

*Enterprise Funds on page 9 are reported from Proprietary fund financial statements.

**Refers to all enterprise funds, i.e., Sewer, Power and Water Funds

***Refers to the City's Sewer (Wastewater System) Fund



Public Art on Utility Boxes



Hilltop Hollow Bike Trail at Woodland Park



New Playground at Fairview Park



City officials meet with new Tennessee Municipal League Director

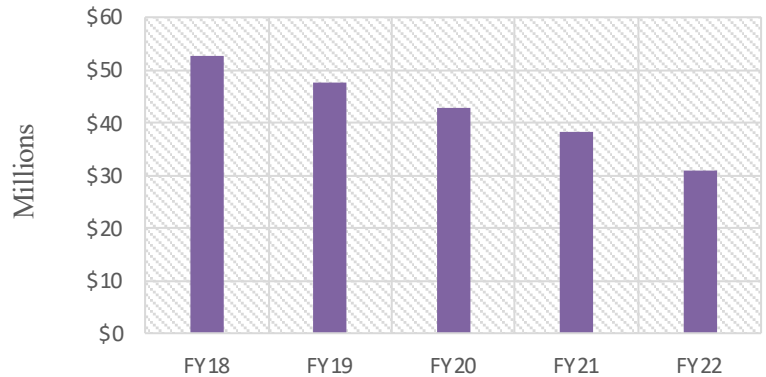


Grant Award for Iron Bridge Repairs

Credit Rating

The City maintains “AA+/Aa2” credit ratings for general obligation debt. The Aa2 rating was first received by Moody’s in 2011 and the AA+ rating last affirmed by Standard & Poor’s (S&P) in December 2020. The S&P “AA+” rating is considered a stronger rating than the “Aa2” rating by Moody’s. S&P cited the City’s strong financial management, conservative budgeting, diversity of revenue sources and strong local economy as reasons for the improved rating in 2017, reaffirming the rating in 2020 citing continued improvement in the aforementioned factors as well as the local economy. The City has maintained a good relationship with rating agencies and major investment institutions through comprehensive disclosure of financial data and direct meetings with rating agency analysts. Both Moody’s and S&P cite the City’s large, diverse tax base, active financial management, stable and liquid reserves and low debt and pension burdens as the rationale for the City’s maintaining excellent creditworthiness. The higher credit rating is important, lowering borrowing costs and saving millions of dollars in annual debt service payments particularly as the City has sought to refinance older debt at lower interest rates.

GENERAL OBLIGATION AND REVENUE BONDS



■ Total Bonded Debt Entity-Wide (Includes power, water and sewer debt)

Protecting the City’s Financial Health

The City of Columbia relies on several strategies to maintain a fiscally healthy city government. Each of the following help ensure the City’s financial health:

1. Continue strategic plan monitoring execution, and demonstration of plan effectiveness in the most transparent manner in meeting the City’s strategic objectives as outlined in the Columbia 2022-2026-2036 Strategic Plan.
2. Analysis of financial trends to guide the City’s elected officials and management for financial planning.
3. Adherence to sound, long-established financial policies.
4. Constant diligence and attentiveness to the City’s stewardship of taxpayer dollars.
5. Review and evaluation of the City’s finances by Finance Department staff and Management, in addition to ongoing initiatives to improve the quality and frequency of financial reporting for elected officials and Columbia citizens.



CAPITAL IMPROVEMENTS PROGRAM

Most of the capital improvements noted in this report are funded in the Capital Projects Fund. The Capital Projects Fund is used to consolidate the acquisition, design and construction of major capital improvements of the City other than improvements financed by special revenue or enterprise funds. The projects are funded through operating transfers from the General Fund and other revenue sources, such as grant proceeds and bond proceeds. Projects listed below are included within the first year of the five-year Capital Improvements Program and, in many cases, may take more than one fiscal year to be completed.

Revenues for capital projects totaled nearly \$4.9 million in 2022, a decrease of 19.7% compared to 2021. During the year, \$3.0 million was transferred from other funds including the General Fund (\$2.9 million) and State Street Aid Fund (\$0.1 million) to the Capital Projects Fund. Federal/state grant proceeds received during 2022 totaled \$0.5 million.



WASTEWATER SYSTEM REHAB
CONSTRUCTION

Following the assessment and design/engineering for sewer system-wide improvements pursuant to an EPA Administrative Order of Consent (AOC) were completed during FY 2021, system-wide improvements were made during the year. Est. cost \$1.1 million (Wastewater “Sewer” Fund Retained Earnings).



IRON BRIDGE IMPROVEMENTS
DESIGN

Engineering and design began in FY 2022 for Iron Bridge replacement. The project includes the expansion of the aged one-lane bridge into two lanes, with a large shoulder on the south side, as well as a multi-purpose path creating safer, more pedestrian-friendly travel. Construction is anticipated to begin in FY 2023. Est. cost \$1.7 million (General Fund reserves with 80% of funds from State and Nashville Area MPO).



FIRE STATION NO. 1
DESIGN

Engineering and design began at the Fire Station No. 1 located in Downtown Columbia. Built in 1978, Station No. 1 is the City’s oldest firehouse. Preliminary designs were completed in FY 2022 and construction drawings are being completed with plans to solicit construction bids during FY 2023. Construction is anticipated to be completed in FY 2024. Est. cost \$3.0 million (General Fund reserves).



LED STREET LIGHT CONVERSIONS
COMPLETED

The project to convert LED streetlights was completed during FY 2022. The project included conversion of the City’s more than 6,000 street lights to LED bulbs, which will provide annual savings estimated to exceed \$0.4 million. (Capital Projects Fund using proceeds transferred from State Street Aid).



SOUTH GARDEN STREETSCAPE
CONSTRUCTION

Engineering and design have been completed and a construction bid awarded totaling \$2.1 million. Project includes new sidewalk, ADA compliant curb ramps, parking areas, storm drainage improvements, and new signing on South Garden from Carmack to Depot Street. The bid also includes installation of lighting, landscaping and hardscape plaza along the streetscape corridor along with construction of a left turn lane on Carmack Blvd. to improve transportation flow and safety to pedestrians. Construction is anticipated to be completed by October 2023. Est. cost \$2.1 million (General Fund reserves).



PUMP STATION RENOVATIONS
DESIGN

Engineering and design has begun for rebuilding aging Duck River and Bear Creek Pump Stations. Construction is anticipated to begin in FY 2023. Est. cost \$2.33 million (Wastewater “Sewer” Fund Retained Earnings).



WEST 7TH STREET STREET SCAPE
COMPLETION

The project to construct a streetscape on historic West 7th Street was completed during FY 2022. The streetscape project connects the West 7th Street Historic District with the capital City’s historic downtown commercial district. Cost \$7.0 million (80% of funds from State, Nashville Area MPO and utilities).



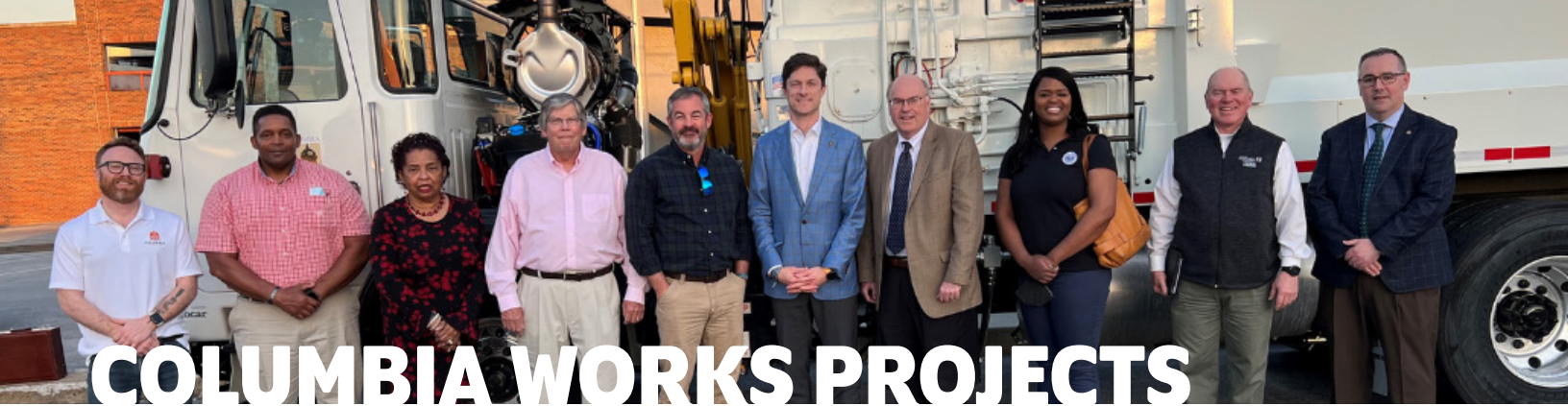
WASTEWATER TREATMENT PLANT
DESIGN

Engineering and design for new wastewater treatment plant began during FY 2022. Design is anticipated to be completed by FY 2024. The new treatment plant project is the largest project, in terms of cost, in the City’s history. Est. cost \$67.4 million (Wastewater “Sewer” Fund Retained Earnings and Planned Debt Issuance).



PUBLIC WORKS STORAGE / FUEL FACILITY
DESIGN

Project includes construction of covered storage, emergency fuel, salt and equipment storage at the Columbia Public Works facility on Santa Fe Pike. Est. cost \$1.2 million (General Fund reserves).



Columbia Works provides dedicated funds for high impact projects. Several 2022 projects are included below. Est. cost \$240,000 (General/State Street Aid Funds). FY 2022 Columbia Works Projects include:

903 Camellia Drive in Columbia Gardens subdivision

Installed a catch basin and 260 linear feet of 18” diameter HDPE stormwater pipe. This infrastructure allows a large low-lying area to drain that has flooded for many years at 902 Lion Pkwy, 907 Camellia Drive, and 905 Camellia Drive.

307 Springdale Drive

Installed 20 linear feet of 36” diameter CMP stormwater pipe and headwall to eliminate an erosion issue and lessen a slope for easier maintenance.

2420 Hidden Lake Circle

Installed 180 linear feet of 18” diameter HDPE stormwater pipe to optimize flow in an area of minimal slope.

1001 Oakdale Drive

installed 180 linear feet of extruded concrete curbing to detour stormwater around the residence resolving a flooding basement issue.

Other Columbia Works Projects:

- Detention basin constructed at Sunnyside Lane;
- Curb/gutter & sidewalk replacement at W 12th and Galloway and W 13th and Galloway;
- Stormwater improvements at intersection of Baker Road and Nashville Highway, Caldwell Drive, Jewell Drive, 2112 Wedgewood Drive;
- Driveway apron installed at W 9th Street;
- Land at Fire Station No. 2 site cleared for construction of an obstacle course; and
- Installation of electrical infrastructure for new lighting at Woodland Park.



CONCLUSION

Economic Factors and FY23 Budget and Rates

Factors considered in preparing the City’s Budget for the [2023 fiscal year](#) are further discussed in the Budget document and include:

POPULATION

Residential population growth continued to increase in FY 2022 with growth anticipated to continue to increase in FY 2023. Columbia’s most recent population estimate for 2022 is 43,340 using US Census/American Community Survey data. Strong residential growth continues to drive increased residential and commercial development. Increased development activity is evidenced by the number of building permits issued during FY 2022 (3,064), which is comparable to the prior year FY 2023 building permits issued are anticipated to exceed 3,200, using a conservative estimate for 2023 permits.

UNEMPLOYMENT

The unemployment rate (not seasonally adjusted) for September 2022 for the City of Columbia was 3.1% with Maury County unemployment at 2.7%, the State of Tennessee at 3% and a national unemployment at 3.3% (not seasonally adjusted). The City’s 3.1% unemployment rate is down 4.1% compared to September 2021.

PROPERTY AND LOCAL SALES TAXES

Property tax is the most stable source of revenue for the City. The property tax rate levied in FY 2023 is \$0.8251. Property taxes generated in Columbia comprises 27.8% of overall budgeted General Fund operating revenues. The FY 2023 budget anticipates \$11.8 million in property tax revenue. Other revenue sources are subject to some degree of fluctuation in economic cycles. Local sales tax represents 32.1% of total revenue budgeted in the General Fund. The FY 2023 budget anticipates \$13.6 million in local sales tax revenue.

2022-2026-2036 PLAN


The City will continue to follow the Columbia 2021-2025-2035 plan focusing on fiscal responsibility, quality of life issues, strong public safety, community engagement and continued commitment to downtown Columbia.

CAPITAL IMPROVEMENTS PROGRAM

The City updates and adopts annually a five-year Capital Improvements Program, including a five-year projection of capital needs and expenditures and five-year forecasts of revenues, expenditures and excess for capital investment for the General Fund as part of the annual budget document. [More information on the FY 2023 Budget is available here.](#)

TRANSPORTATION

As the City continues to see increased rates of growth for residential in-migration, the City’s Capital Improvements Program (CIP) includes key investment to the City’s transportation network. The FY 2023 budget was adopted with CIP funding totaling nearly \$2.0 million in transportation improvements. In addition to programs included in the fiscal year budget as of July 1, 2022, the City also budgeted \$1.5 million to begin Fire Station No. 1 renovations and \$1.2 million for the Public Works Storage/Fuel Facility project, which began in FY 2023.

Click here for more information on the City’s financial policies. 

Acknowledgments

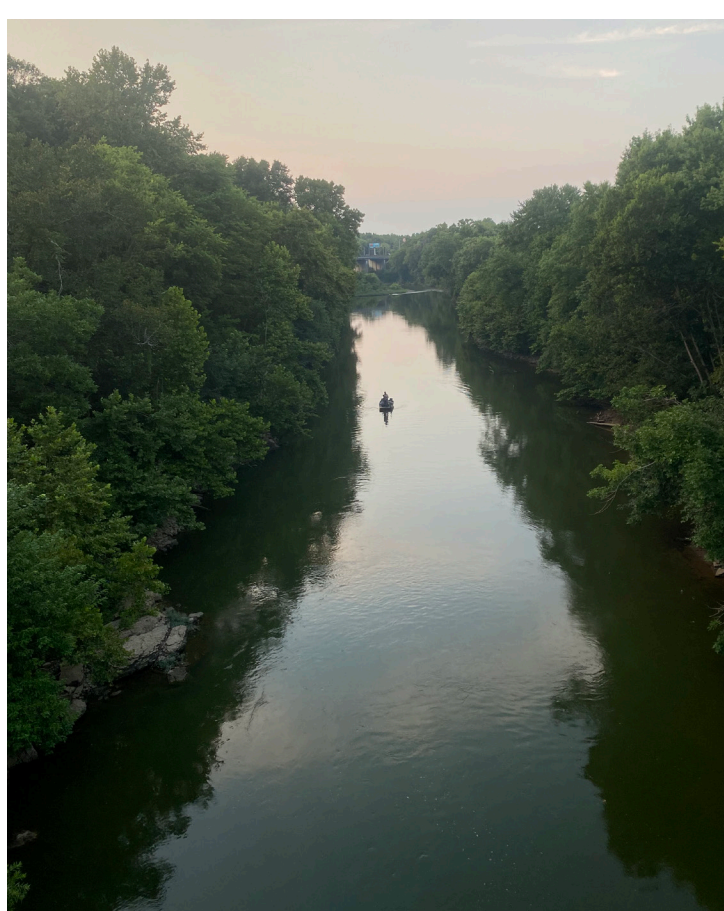
This report and the information continued herein has been prepared with the help of the City Recorder’s Office, Finance Department staff and the cooperation of each City department. The guidance provided by the City Manager, the support and leadership extended by the Mayor and City Council and the technical assistance and guidance of the staff of Henderson, Hutcherson & McCullough in the preparation of this report are all recognized and appreciated.

Requests for Information

The information contained in the PAFR is a general overview of the City’s finances. Questions or requests for additional information may be addressed to **Chief Financial Officer Thad H. Jablonski** at (931) 560-1580, Tjablonski@ColumbiaTN.com or to:

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