



City of Columbia, Tennessee

# POPULAR ANNUAL FINANCIAL REPORT

*Fiscal Year Ended June 30, 2023*





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## Letter from the CFO

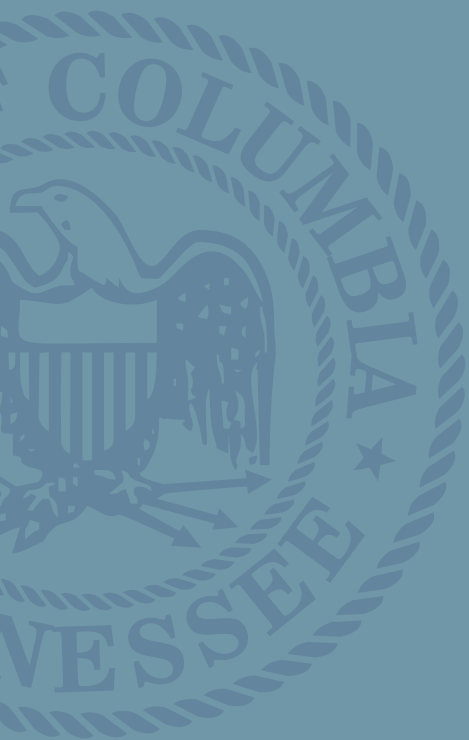
We are pleased to present the Popular Annual Financial Report (PAFR) of the City of Columbia for the fiscal year ended June 30, 2023. It is our intent that the report provide Columbia citizens with better access and greater insight into the City's financial activities. Development of the 2023 PAFR follows 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 2018-2022, the 2023 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 2023 ACFR online at [ColumbiaTN.com](http://ColumbiaTN.com).

Sincerely,

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





# FINANCIAL HIGHLIGHTS

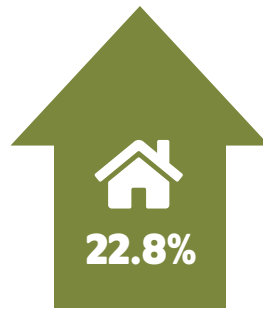
## Annual Revenue Growth



**\$60,000,000**  
Annual Revenue



**\$18,400,000**  
Local Sales Tax



**\$12,000,000**  
Change in Fund  
Balance\*  
Governmental Funds



**\$1,250,000**  
Investment Income  
Governmental Funds

## Financial Highlights

During 2023, revenues for all governmental funds increased approximately 11.7%, or \$6.3 million, with the majority of revenues generated by taxes. Taxes made up 61.3% of all revenues in FY 2023. During the year, the City's population continued to increase. The ongoing influx of residents into Columbia continues to drive increased residential and commercial development city-wide, which has in turn driven strong property tax and local sales tax collections. Local sales tax surpassed property taxes to become the City's largest source of revenue for the third consecutive year. Local sales tax revenue increased by 8.3% or nearly \$1.4 million. The City continues to enjoy a strong retail climate. Emphasis is being placed on bringing more retail into the City with the Industrial Development Board working with property owners and retail recruiters beginning in July 2020. These and other economic development initiatives continued throughout 2023.

At June 30, 2023, the City's governmental fund balances totaled \$64.5 million, an increase of \$12.0 million in comparison with the prior year of approximately \$52.5 million. The increase is due primarily to increased revenues over expenditures across major and non-major governmental funds. In addition to strong revenue growth during 2023, containment measures implemented to stay within current revenues provided for decreased expenditures. The positive economic climate evidenced by increased residential and commercial development also drove record sales and business tax collections to record levels.

During the fiscal year, the City's total debt (principal on bonds) decreased by \$2.3 million, including proprietary funds, i.e., sewer, power and water systems. Revenue bonds were issued and used to refund existing bonds resulting in an economic gain and reduced total debt service payments.



**2023 Fund Balance\***  
**\$64,500,000**



**Debt Decrease**  
**\$2,300,000**  
**7.6% Reduction**



**Industrial Development  
Board Sold Land for  
Economic Development**  
**\$500,650**

\*Fund Balance: the cumulative excess of revenues over expenditures in a fund at a point in time.



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, 2022

*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 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 2023 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, 2022. 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 Columbia Power and Water Systems.

### 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



# 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.

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.

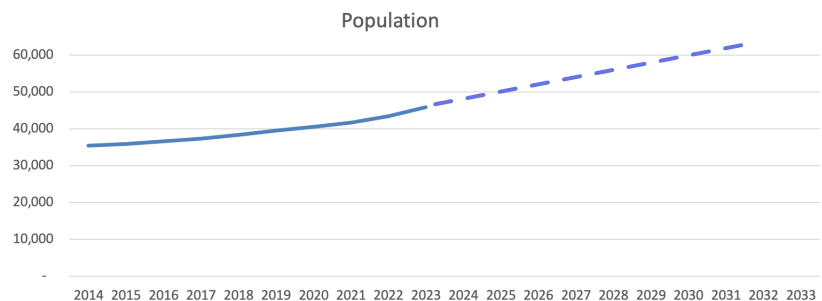
Columbia's commitment to public safety stands apart statewide and nationally. Columbia Fire & Rescue reaffirmed its ISO 1 rating in 2023, the highest rating attainable for fire suppression and one of only eight cities in the state recognized as an ISO 1 community. In 2023, the Columbia Police Department maintained its re-certification of accreditation by CALEA, the highest recognition of excellence in law enforcement, in addition to maintaining state accreditation by TLEA.



## Demographics

The City of Columbia's latest population estimate for 2023 stands at 45,792 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. Median age has trended downward during the past decade.

### POPULATION GROWTH IN COLUMBIA



There are 17,041 households in Columbia with an average size of 2.43 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 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, 69% are owner-occupied. The median home value for owner occupied housing in Columbia is \$235,800.

Columbia has a relatively low crime rate compared to like-size cities in the State of Tennessee with State statistics showing a 5% 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 88.9% 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 \$37,625. Average household income in 2023 totals \$92,938



# 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 7 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, 2023 indicate a 3.2% unemployment rate for the City of Columbia, a 0.1% increase compared to September 2022, indicating a consistently strong local economy. The September 2023 unemployment rate for Maury County stands at 2.9%, compared to 3.4% for the State of Tennessee and a national average of 3.6% (not seasonally adjusted).

According to Smart Asset's 2022 rankings, Maury County ranks #2 in Tennessee and Top 5% of U.S. Counties for new building permits in addition to being #4 in Tennessee and Top 5% of U.S. Counties for incoming investment. All rankings are by county with approximately 3,200 counties in the U.S. The study noted 4.9% growth in business, \$306.0 million in GDP increases and 40.4 new building permits per 1,000 homes.

Economic development news and announcements for Maury County and Columbia continued during FY 2023. Since 2020, over 3,400 new jobs and over \$4.8 billion dollars in capital investment have been announced by economic development projects in Maury County. Within the City of Columbia alone, over 1,200 new jobs and \$387.0 million dollars in capital investment have been announced including two announced HQ relocations.

Residential population growth continued to increase in FY 2023 with growth anticipated to continue to increase in FY 2024. Columbia's most recent population estimate for 2023 is 45,792 using U.S. Census/American Community Survey data. The 2023 population reflects a 29.2% 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 2023 (2,588), which represents an increase of 279 permits, or 12.1%, compared to FY 2022. FY 2024 anticipated building permits issued are expected to exceed 2,900, estimated based on trends during the past five years.

Notable sectoral drivers of employment in the area continue to be the healthcare, 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	3,200
2. Maury County School System	1,886
3. Tennessee Farm Bureau & Affiliates	698
4. Maury County Government	510
5. Columbia State Community College	512
6. City of Columbia	400
7. Wiremasters Inc.	228
8. Kings Daughter's School	210
9. NHC Healthcare	133
10. Sleep Solutions & Services LLC	123

## Building Permits

Year	No. Permits	Total Valuation
2023	2,588	\$290,500,000
2022	2,309	\$205,300,000
2021	1,749	\$158,200,000
2020	1,482	\$87,400,000
2019	1,563	\$122,400,000

## 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

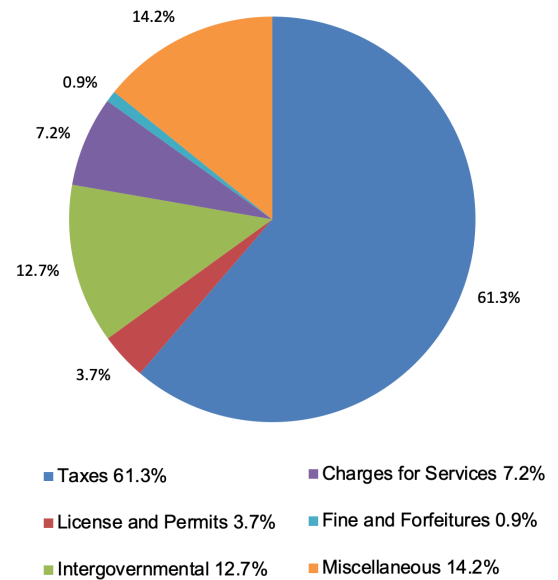


**Governmental Funds** are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable 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 \$64.5 million. Taxes account for the largest share (61.3%) of governmental revenues. Local sales tax surpassed property taxes to become the City's largest source of revenue for the third consecutive year. Local sales tax increased by 8.3% or nearly \$1.4 million, totaling \$18.4 million. FY 2023 property taxes approximated \$12.7 million, compared to \$12.6 million in the prior year. 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**



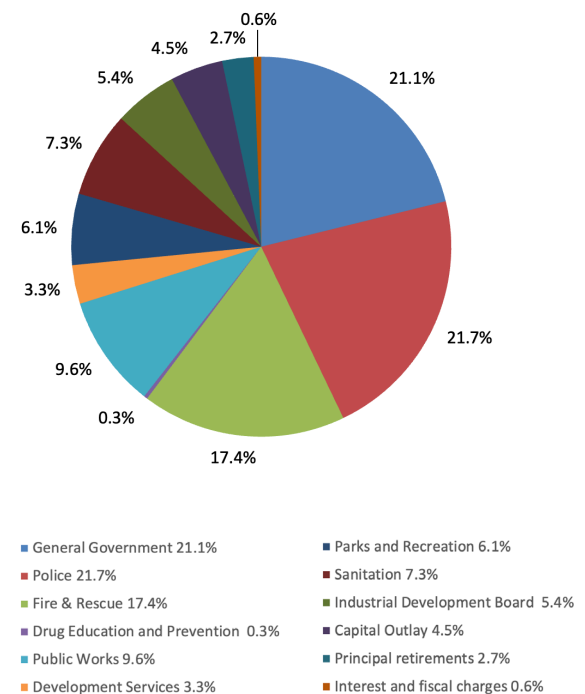
## Expenditures

Expenditures during FY 2023 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. During FY 2023, expenditures totaled \$49.7 million, an increase of \$5.4 million over 2022. The largest expenditures were Public Safety with Police at \$10.8 million followed by Fire & Rescue at \$8.6 million and General Government at \$10.5 million. FY 2023 expenditures totaled nearly \$3.7 million for Public Works, \$1.6 million for Development Services and \$3.0 million for Parks & Recreation. FY 2023 expenditures for Sanitation and Industrial Development Board were \$3.6 million and \$2.7 million, respectively. Payments towards principal to retire debt totaled more than \$1.3 million in expenditures with interest payments at approximately \$0.3 million

Capital Projects Fund expenditures accounted for approximately \$2.2 million, a \$0.3 million increase over the prior year, as the City continued design and pre-construction activities in advance of 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 \$6.2 million during the fiscal year ended June 30, 2023. Increased revenues over expenditures in addition to cost containment measures implemented by Management to stay within current revenues provided for the 14.2% increase in fund balance. Key factors are as follows:

- **\$2.7 million, or 6.0% increase in all general fund revenues compared to 2022.**
- **Taxes in the General Fund increased \$1.7 million, or 4.9% versus the prior year.**
- **Local sales tax increased \$1.4 million, or 8.3% over the prior year.**
- **Property tax collections increased \$0.1 million, or 1.4% higher than 2022.**
- **Business tax revenue increased 7.3% versus prior year.**
- **Intergovernmental revenue, including grants, decreased 10.3% over 2022.**
- **General Fund investment income totaling \$0.7 million increased more than five times compared to 2022.**
- **Public Safety (Police and Fire) remains the largest area of expenditure, representing 50.7% of all General Fund expenditures during 2023.**
- **Total expenditures increased 12.8% compared to 2022.**
- **At year-end, total actual expenditures were 24.2% less than budgeted expenditures as the City operated to stay within budgeted revenues.**
- **\$13.1 million in prior year revenue was budgeted from fund balance, though none was used.**

FY 2023 General Fund revenues increased approximately \$2.7 million over 2022. Property tax collections increased 1.4% versus the prior year and local sales tax increased 8.3%. Local sales tax represents the single largest source of General Fund revenue year-over-year since 2021. Strong property and sales tax performance in 2023 follows from increased residential and commercial development. Local sales tax increases demonstrate the strength of ongoing improvements in local economic conditions during the year.

Total expenditures in the General Fund increased \$4.4 million over FY 2022. General Fund revenues exceeded expenditures in FY 2023 as Management continued to manage finances so that current year expenditures stay within current year revenues

**The General Fund is the chief operating fund of the City. At June 30, 2023, unassigned fund balance of the General Fund was \$49.2 million with \$0.4 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 2023 exceeded 115.3% of General Fund expenditures (including transfers to other funds) totaling \$42.7 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's Office, and Human Resources.

#### 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, "Net position" 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, net position refer to the fund's available resources, acting as a sound barometer of the fund's economic health.



Inaugural City Flag Raising



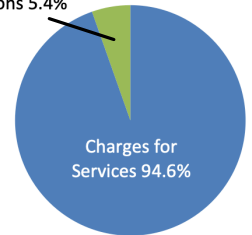
Mule Day 2023

\*Enterprise Funds 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

# 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.

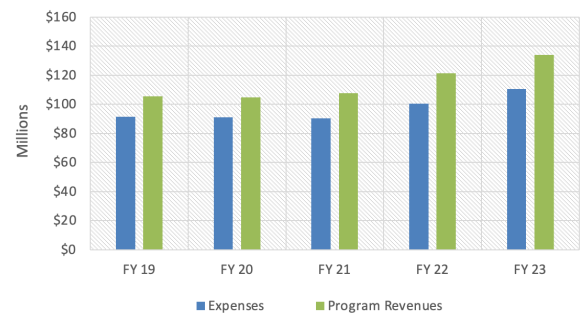
Capital Grants and Contributions 5.4%



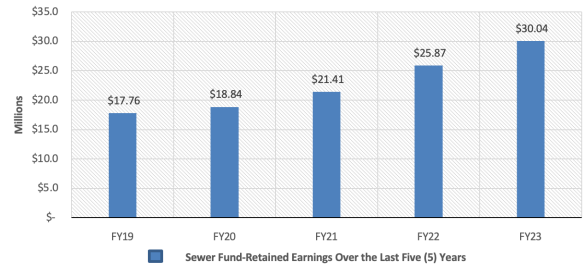
Enterprise fund revenues were made up primarily of \$126.8 million in charges for services. Enterprise fund revenues more than offset \$110.5 million in operating expenses for business-type activities in 2023.

The Sewer Fund (Wastewater System) is operated by the City of Columbia day-to-day as a city department. Net position for the Sewer Fund totaled more than \$30.0 million as of June 30, 2023, representing an increase of approximately \$4.2 million, or 16.1% from the previous year. Net position in the City's Sewer Fund have increased nearly \$15.8 million dollars since 2019. Revenues over expenses, including higher impact fee revenue from new development and cost containment of Sewer System expenses, continues to drive year-over-year growth in net position. While the Sewer Fund is managed by the City of Columbia, CPWS operates the Power and Water Funds.

## PROGRAM REVENUES AND EXPENSES\*\*



## SEWER FUND NET POSITION\*\*\*



# 2023 Outstanding Debt

During FY 2023, the City's total debt (principal on bonds) decreased by \$2.3 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 2023, total debt for governmental activities and business-type activities decreased 8.1% and 7.2%, respectively. No new debt was issued during 2023.

Outstanding Debt	
<b>Governmental:</b>	<b>2023</b>
General Obligation Bonds	\$ 11,223,699
Capital Outlay Notes	\$ 353,324
<b>Business-Type:</b>	
General Obligation Bonds	\$ 7,364,599
Revenue/Revenue & tax bonds	\$ 9,610,620
<b>Total</b>	<b>\$ 28,552,242</b>



Shop with a Cop



Mayor's Youth Council



Fire and Rescue at E.A. Cox Middle School



City Staffers with new Columbia Flag T-shirts

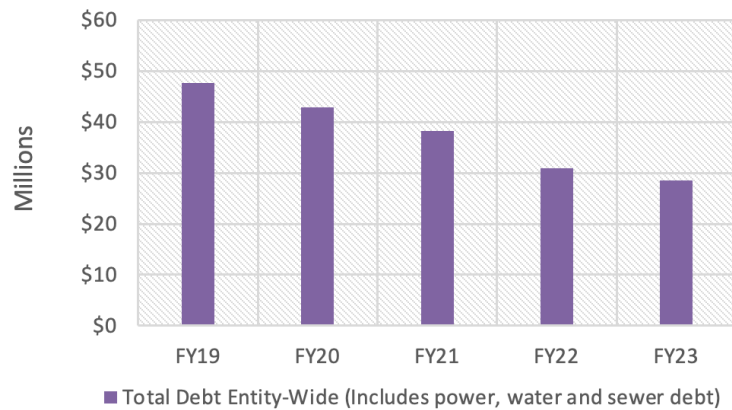


Mid-State Classic Opening Pitch

# 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



# 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 2023-2028 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.



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 \$0.5 million in 2023, a decrease of 66.6% compared to 2022. During the year, \$2.9 million was transferred from the General Fund (\$2.8 million) and State Street Aid Fund (\$0.1 million) to the Capital Projects Fund. Federal/state grant proceeds received during 2023 totaled \$0.3 million.



**FIRE STATION NO. 1**  
*RENOVATION / DESIGN*

Engineering and design began at 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 2024. Construction is anticipated to be completed in FY 2025. Est. cost \$4,882,000 (General Fund reserves).



**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. Construction is anticipated to be completed in FY 2024. Est. cost \$1,200,000 (General Fund reserves).



**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 the end of CY 2023. Est. cost \$2,100,000 (General Fund reserves).



# CAPITAL IMPROVEMENTS PROGRAM



## BEAR CREEK PUMP STATION

### DESIGN

Engineering and design has begun for a new Bear Creek Pump Station. Construction is anticipated to begin in FY 2024. Est. cost \$8,255,000 (Wastewater “Sewer” Fund Net Position and proceeds from the sale of Sewer Bonds).



## 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 \$95,000,000 (Wastewater “Sewer” Fund Net Position and proceeds from the sale of Sewer Bonds).

## COLUMBIA WORKS PROJECTS

Columbia Works provides dedicated funds for high impact projects. Several CY 2023 projects are included below. Est. cost \$240,000 (General/State Street Aid Funds). FY 2023 Columbia Works Projects include:



- Darden Place - Stormwater Improvements
- Lyon Street - Stormwater Improvements
- Riverside Drive - Stormwater Improvements
- Woods Drive - Stormwater Improvements
- James Campbell Blvd /Hampshire Pike  
Flashing yellow arrows
- James Campbell Blvd/Hwy 31  
Flashing yellow arrows
- Downtown Tree Replacement Project  
Removal of 58 trees
- 2 way Radio Implementation  
Approximately 70 units
- School Street - Accessible pedestrian  
signal install
- Bear Creek Pike - 10 islands removed  
at Y intersections
- Police Gun Range - Site Grading
- Trotwood Ave. - Sidewalk Replacement
- Woodland Park - Underground Electrical Install
- Police Communication Tower  
Backup Generator Concrete Pad



# CONCLUSION

## Economic Factors and FY24 Budget and Rates

Factors considered in preparing the City’s Budget for the [2024 fiscal year](#) are further discussed in the Budget document and include:

### POPULATION

Residential population growth continued to increase in FY 2023 with growth anticipated to continue to increase in FY 2024. Columbia’s most recent population estimate for FY 2023 is 45,792 using U.S. 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 2023 (2,588), which represents a 12.1% increase to the prior year. FY 2024 building permits issued are anticipated to exceed 2,900, using a conservative estimate based on the previous years’ activity.

### UNEMPLOYMENT

The unemployment rate (not seasonally adjusted) for September 2023 for the City of Columbia was 3.2% with Maury County unemployment at 2.9%, the State of Tennessee at 3.4% and a national unemployment at 3.6% (not seasonally adjusted). The City’s 3.2% unemployment rate is up slightly by 0.1% compared to September 2022.

### PROPERTY AND LOCAL SALES TAXES

Property tax is the most stable source of revenue for the City. The property tax rate levied in FY 2024 is \$0.8251. Property taxes generated in Columbia comprises 25.9% of overall budgeted General Fund operating revenues. The FY 2024 budget anticipates \$12.1 million in property tax revenue. Other revenue sources are subject to some degree of fluctuation in economic cycles. Local sales tax represents 31.7% of total revenue budgeted in the General Fund. The FY 2024 budget anticipates \$14.8 million in local sales tax revenue.

### 2023-2028 PLAN


The City will continue to follow the Columbia 2023-2028 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 (CIP), including a five-year projection of capital needs and expenditures and five-year forecasts of revenues, expenditures and excess for capital investment as part of the annual budget document. [More information on the FY 2024 Budget is available here.](#)

### TRANSPORTATION

As the City continues to see increased rates of growth for residential in-migration, the City’s CIP includes key investment to the City’s transportation network. The FY 2024 budget was adopted with CIP funding totaling nearly \$6.8 million in transportation improvements. In addition to programs included in the fiscal year budget as of July 1, 2023, the City also budgeted \$6.3 million for municipal facilities including to begin Fire Station No. 1 renovations, City Hall HVAC and facility upgrades and \$1.2 million for the Public Works Storage/Fuel Facility project.

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](mailto:Tjablonski@ColumbiaTN.com) or to:

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