Council Members

R. Gary Allen
Charmaine Crabb
Travis L. Chambers
Glenn Davis
Simi Barnes
Bruce Huff
R. Walker Garrett
Toyia Tucker
Cathy Cook
Joanne Cogle

Clerk of Council
Lindsey G. McLemore

Council Chambers
C. E. “Red” McDaniel City Services Center- Second Floor
3111 Citizens Way, Columbus, GA 31906

November 17, 2026
9:00 AM
Regular Meeting

M A Y O R ’ S A G E N D A

CALL TO ORDER: Mayor B.H. "Skip" Henderson, III, Presiding

INVOCATION: Offered by ...

PLEDGE OF ALLEGIANCE: Led by ...

MINUTES

1. Approval of minutes for the November 10, 2026, Council Meeting.

CITY ATTORNEY’S AGENDA

ORDINANCES

1. **2nd Reading:** REZN 09-26-1749: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8500 Fulton Road** (parcel # 145-002-001) from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (As amended on 1st Reading 11-10-26.) (Mayor Pro-Tem)

2. **2nd Reading:** REZN 09-26-1787: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2409 S Lumpkin Road** (parcel #059-056-014) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

3. **2nd Reading:** REZN 09-26-1794: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2900 12th Avenue** (parcel # 029-017-006) from Neighborhood Commercial - (NC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Cogle)

4. **2nd Reading:** REZN 09-26-1821: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district from Various Zoning Classifications to MRZD (Mill Redevelopment Zoning District) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett)

5. **2nd Reading:** REZN 08-26-1678: An ordinance amending the text of the Unified Development Ordinance (UDO) for Columbus, Georgia to add Accessory Dwelling Units (ADU's) to the category of Dwellings, Accessory and to provide applicable ADU requirements. (Planning Department and PAC recommend approval.) (Councilors Tucker and Crabb)

6. **2nd Reading:** An Ordinance amending Articles III and V of Chapter 8 of the Columbus Code to adopt building code standard pertinent to "Tiny Houses" and to update certain references to the State of Georgia and International Property Maintenance Code; and for other purposes. (Councilors Tucker and Crabb)

7. **2nd Reading:** An Ordinance amending Section 17-25 of the Columbus Code to revise certain Columbus Police Department promotional requirements; and for other purposes. (Mayor Pro-Tem)

RESOLUTIONS

8. A Resolution Amending Travel Policy and Procedures. (Councilor Barnes)

PUBLIC AGENDA

1. Mr. Howard Turner, Re: CCG No Bid Contract Problem.

2. Mr. Jaylon O'Neal, Re: Civic Literacy Initiative & Book of Local Government.

3. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: Elections and Registration Office and Upcoming Events.

4. Ms. Jennifer LeDenney, Re: Neighborhood Storefront Responsibility Ordinance.

5. Ms. Patricia Thompson, Re: Code Enforcement.

CITY MANAGER'S AGENDA

1. PURCHASES

A. Banking Services (Annual Contract) – RFP No. 26-0001
B. Dragonfly Trail – River Road Segment (S.R. 219) – RFB No. 27-0006
C. Two (2) Cab Tractors And Cutters For Public Works- Sourcewell Cooperative Contract Purchase

D. Contract Extension For Inmate Commissary Services At The Muscogee County Prison (Annual Contract) – RFP No. 20-0026

E. Contract Extension For False Alarm Billing & Tracking Services (Annual Contract) – RFP No. 19-0016

F. Provision And Installation Of Three (3) Inground Lifts For Metra – Federal GSA Cooperative Contract Purchase

G. Repair Of Grapple Truck For Public Works

H. HVAC Preventive Maintenance & Repair Services (Annual Contract) – RFB No. 27-0003
I. CivicPlus DocAccess Software for Information Technology - Sourcewell Cooperative Purchase
J. Pest Control Services for Facilities Maintenance (Annual Contract) - Sourcewell Cooperative Purchase
K. Management and Operation of Facilities for the Columbus Sports and Entertainment Authority – Macon-Bibb County Cooperative Purchase
L. Three (3) 2027 Chevrolet Tahoes for Public Safety Director – Georgia Statewide Contract Cooperative Purchase

2. UPDATES AND PRESENTATIONS

A. CPD Equipment Update - Lance Deaton, Assistant Chief, CPD

B. AJ Mclung Memorial Stadium Update - Holli Browder, Director of Parks & Recreation

DRAFT

C. Finance Update - Angelica Alexander, Director of Finance

BID ADVERTISEMENT

DATE: November 17, 2026

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFQs

November 18, 2026

1. **Carpet – RFB No. 27-0015**
   Scope of Bid
   Provide carpet (roll and tile and base) and installation services for various Columbus Consolidated Government Facilities. The products and services will be procured on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

2. **Tennis Court Resurfacing at Lakebottom Park and Double Churches Park – RFB No. 27-0011**
   Scope of Bid
   Provide all labor, equipment, and materials to resurface the tennis courts at Lakebottom Park and Double Churches Park.

3. **Electrical Fixtures, Parts and Supplies – RFB No. 27-0012**
   Scope of RFB
   Provide various electrical fixtures, parts and supplies to Columbus Consolidated Government on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

4. **On-Call Irrigation Installation and Maintenance Services (Annual Contract) – RFP No. 27-0010**
   Scope of RFP
   It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a Primary and a Secondary contractor to provide all labor, equipment and materials to install/troubleshoot irrigation systems for on-call installation and maintenance services during normal business hours and after hours on an "as needed basis", throughout the City.

The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

5. **Promotional Procedure Administration Services for The Columbus Department of Fire & Emergency Medical Services (Annual Contract)**
   Scope of RFP
   It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a qualified firm to provide the Department of Fire and Emergency Medical Services with Administration Services for Promotional Procedures on an "as needed basis"

   The contract term will be for five (5) years with the option to renew for five (5) years.

December 2, 2026

1. **Landscape Materials – RFB No. 27-0013**
   Scope of Bid
   Provide landscape material consisting of pine straw, wheat straw and hay on an "as needed" basis to the Columbus Consolidated Government (the City) to be utilized by Park Services, Public Works and Cooperative Extension departments.

2. **Automotive Body Repair & Paint Services – RFP No. 27-0016**
   Scope of RFP
   It is the intent of the Columbus Consolidated Government (the City) to establish an annual contract with qualified contractor(s) to provide automotive body repair and paint services for ALL types of vehicles utilized by various departments on an "as needed" basis.

3. **Consultant Services for Historic District Design Guidelines – RFP No. 27-0014**
   Scope of RFP
   The Columbus Consolidated Government (the City) is seeking a qualified consultant to review/update/create architectural and preservation standards for all Historic Districts in Columbus, Georgia.

December 9, 2026

1. **Fox Senior Center Roofing & Wall Project – RFB No. 27-0002**
   Scope of Bid
   Provide all labor, equipment, and materials to complete the specified work at Fox Senior Center, in full compliance with the project manual. A DBE goal of 10% has been established for this project.

A Mandatory Site Visit is scheduled for **10:30 AM (Eastern) on Thursday, November 19, 2026.** Contractors shall convene and sign in at the Fox Senior Center, which is located at 3720 5th Avenue, Columbus, Georgia 31904.

2. **Public Employee Retirement Systems Pension and Benefit Trust Fund ("The Fund") Investment Consultant Services (Annual Contract) – RFP No. 27-0011**
   Scope of RFP
   Provide Columbus Consolidated Government (the City) Pension Board with the highest quality consultant services at the lowest cost to taxpayers, to include: Consulting, Custodial, and Fiduciary Services.

December 16, 2026

1. **Carver Lake Park – Phase I – RFB No. 27-0017**
   Scope of Bid
   The project's Base Bid consists of improvements to Carver Lake Park, including demolition and removal of existing site improvements; clearing and grubbing; earthwork and grading; construction and reconstruction of access drives and parking areas; asphalt pavement, permeable pavers, concrete sidewalks, curb and gutter; pedestrian trails; playground and pavilion areas; fencing; site signage and pavement markings; landscaping and site restoration; and associated storm drainage and utility improvements.

   The Work also includes construction of a 10-foot-wide multi-use trail, parking and accessible parking improvements, pedestrian crossings, park benches, landscape islands, and supporting infrastructure associated with the redevelopment of the park. Recreational improvements include playground and pavilion areas and improvements surrounding the existing splash pad.

   A Mandatory Site Visit is scheduled for **11:00 AM (Eastern) on Monday, November 30, 2026.** Contractors shall convene and sign in at Carver Park Recreation Center, which is located at 6665 Hunter Road, Columbus, Georgia 31907.

CLERK OF COUNCIL'S AGENDA

ENCLOSURES - ACTION REQUESTED

1. **Resolution:** A Resolution changing the meeting schedule for January 2027.

2. **Resolution:** A Resolution appointing Vicki Hardage to the Board of Tax Assessors.

3. **Resolution:** A Resolution excusing Councilor Glenn Davis from the November 10, 2026, Regular Council Meeting.

4. Minutes of the following boards:

457 Deferred Compensation Board 11-05-26

Board of Tax Assessors #41-26, 42-26 & 43-26

Columbus Airport Commission 09-24-26

Personnel Review Board 11-18-26 (Meeting Notice)

BOARD APPOINTMENTS - ACTION REQUESTED

5. MAYOR'S APPOINTMENTS – ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. COLUMBUS IRONWORKS CONVENTION & TRADE CENTER:

Jonathan Payne — Open for Nominations
Not Eligible — ***(Mayor's Appointment)***
Term Expired: October 24, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Meets as needed.		
Women:	2	Senatorial District 15:	3
Vacancies:	0	Senatorial District 29:	2

B. COLUMBUS SPORTS & ENTERTAINMENT AUTHORITY:

_____ — Open for Nominations
Vacant — ***(Mayor's Appointment)***
Certified Public Accountant (CPA)
Term Expired: June 30, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly		
Women:	2	Senatorial District 15:	4
Vacancies:	1	Senatorial District 29:	5

DRAFT

C. COMMISSION ON INTERNATIONAL RELATIONS AND CULTURAL LIAISON ENCOUNTERS (CIRCLE):

_____ Open for Nominations
Vacant ***(Mayor's Appointment)***
Term Expires: March 1, 2027

_____ Open for Nominations
Vacant ***(Mayor's Appointment)***
Term Expires: March 1, 2028

_____ Open for Nominations
Vacant ***(Mayor's Appointment)***
Term Expires: March 1, 2030

Membership and Meeting Information

Terms:	4 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Tuesday		
Women:	5	Senatorial District 15:	3
Vacancies:	5	Senatorial District 29:	3

6. COUNCIL APPOINTMENTS – LISTED FOR CONFIRMATION:

A. BOARD OF HEALTH: Dr. Srividya Nukala was nominated to fill a vacancy for a Licensed & Practicing Physician. *(Councilor Crabb's nominee)* Term expires: December 31, 2028

7. NOMINATIONS – CONFIRMED BY COUNCIL:

A. AIRPORT COMMISSION:

Francis B. Schley Open for Nominations
Eligible ***(Confirmed by Council)***
Term Expires: December 31, 2026
****Waiting on submission from the Airport Commission.***

The commission submits one nominee to the Council for confirmation. (Constitutional Amendment, Art. 5, Sec.4, Ga. Laws 1968, Page 1655)

Membership and Meeting Information

Terms:	5 Year	Term Limit: n/a	
Meetings:	Monthly – 4th Thursday		
Women:	2	Senatorial District 15:	2
Vacancies:	0	Senatorial District 29:	3

B. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):

_____ Open for Nominations
Vacant ***(Confirmed by Council)***
Uptown Business Association
Term Expires: January 31, 2029

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 2nd Monday		
Women:	4	Senatorial District 15:	6
Vacancies:	1	Senatorial District 29:	2

C. UPTOWN FACADE BOARD:

Rachel Kelly Open for Nominations
Does not desire reappointment ***(Confirmed by Council)***
Uptown Business Improvement District
Term Expired: October 31, 2026

_____ Open for Nominations
Vacant ***(Confirmed by Council)***
Uptown Columbus
Term Expired: October 31, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 2nd Monday		
Women:	4	Senatorial District 15:	6
Vacancies:	1	Senatorial District 29:	2

DRAFT

8. COUNCIL DISTRICT SEAT APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. PUBLIC SAFETY ADVISORY COMMISSION:

_____ Open for Nominations
Vacant ***(District 3 – Huff)***
Term Expired: October 31, 2028

Sarah E. Maglione Open for Nominations
Eligible for reappointment ***(District 10 – Chambers)***
Term Expires: October 31, 2026
****Councilor Chambers is nominating Herman Miles.***

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Thursday		
Women:	1	Senatorial District 15:	6
Vacancies:	1	Senatorial District 29:	4

9. COUNCIL APPOINTMENTS – ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:

A. ANIMAL CONTROL ADVISORY BOARD:

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: April 11, 2028

Membership and Meeting Information

Terms:	2 Year	Term Limit: 2	
Meetings:	The board shall meet at a time and place designated by the board chairman. The chairman is authorized to adjust the schedule, except that the board is required to meet at least semiannually.		
Women:	7	Senatorial District 15:	2
Vacancies:	1	Senatorial District 29:	3

B. BOARD OF HEALTH:

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: December 31, 2030

Membership and Meeting Information

Terms:	5 Year	Term Limit: 2	
Meetings:	Monthly – 4th Wednesday		
Women:	4	Senatorial District 15:	0
Vacancies:	2	Senatorial District 29:	5

C. BUILDING AUTHORITY OF COLUMBUS:

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: March 24, 2027

Membership and Meeting Information

Terms:	2 Year	Term Limit: n/a	
Meetings:	As needed		
Women:	1	Senatorial District 15:	1
Vacancies:	1	Senatorial District 29:	3

D. COMMISSION ON INTERNATIONAL RELATIONS AND CULTURAL LIAISON ENCOUNTERS (CIRCLE):

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: March 1, 2027

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: March 1, 2028

Membership and Meeting Information

Terms:	4 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Tuesday		

Women:	5	Senatorial District 15:	3
Vacancies:	5	Senatorial District 29:	3

E. NEW HORIZONS BEHAVIORAL HEALTH – MENTAL HEALTH, ADDICTIVE DISEASES AND DEVELOPMENTAL DISABILITIES- COMMUNITY SERVICE BOARD:

Sandra Gill — Open for Nominations
Does not desire reappointment — ***(Council's Appointment)***
Term Expired: June 30, 2026

Nancy Schroeder — Open for Nominations
Does not desire reappointment — ***(Council's Appointment)***
Term Expires: June 30, 2026

Judge David Ranieri — Open for Nominations
Does not desire reappointment — ***(Council's Appointment)***
Term Expired: June 30, 2025

Membership and Meeting Information

Terms:	3 Year	Term Limit: n/a	
Meetings:	Monthly – 2nd Monday		
Women:	2	Senatorial District 15:	3
Vacancies:	0	Senatorial District 29:	1

F. PERSONNEL REVIEW BOARD:

_____ — Open for Nominations
Vacant — (***Council's Appointment)***
(Alternate Member 1)
Term expires: December 31, 2027

_____ — Open for Nominations
Vacant — (***Council's Appointment)***
(Alternate Member 2)
Term expires: December 31, 2027

_____ — Open for Nominations
Vacant — (***Council's Appointment)***
(Alternate Member 3)
Term expires: December 31, 2027

Delano Leftwich Open for Nominations
Not Eligible ***(Council's Appointment)***
(Alternate Member 4)
Term expired: December 31, 2025

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Wednesday		
Women:	4	Senatorial District 15:	2
Vacancies:	4	Senatorial District 29:	4

G. RECREATION ADVISORY BOARD:

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Senatorial District 29)
Term expires: December 31, 2027

Membership and Meeting Information

Terms:	4 Year	Term Limit: 2	
Meetings:	Bimonthly – Last Wednesday, except November		
Women:	1	Senatorial District 15:	4
Vacancies:	1	Senatorial District 29:	2

H. REGION SIX REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH & DEVELOPMENTAL DISABILITIES:

Dr. Janet C. Bussey Open for Nominations
Does not desire reappointment ***(Council's Appointment)***
Term Expires: June 30, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Bimonthly – 2nd Wednesday (Odd months)		
Women:	4	Senatorial District 15:	3
Vacancies:	0	Senatorial District 29:	1

I. TREE BOARD:

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Residential Development)
Term expires: December 31, 2026

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Commercial or Industrial Development)
Term expires: December 31, 2026

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Public Utility Representative)
Term expires: July 1, 2028

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Meets as needed.		
Women:	4	Senatorial District 15:	5
Vacancies:	4	Senatorial District 29:	1

The City of Columbus strives to provide accessibility to individuals with disabilities and who require certain accommodations in order to allow them to observe and/or participate in this meeting. If assistance is needed regarding the accessibility of the meeting or the facilities, individuals may contact the Mayor's Commission for Persons with Disabilities at 706-653-4492 promptly to allow the City Government to make reasonable accommodations for those persons.

DRAFT

File Attachments for Item:

1. Approval of minutes for the November 10, 2026, Council Meeting.

MA#1

Due to the current meeting schedule, minutes for the November 10, 2026, Council Meeting will be included with the final agenda published on Friday, November 13, 2026.

Contact 706-225-4013 with questions.

Lindsey G. McLemore

Clerk of Council

File Attachments for Item:

1. 2nd Reading: REZN 09-26-1749: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8500 Fulton Road** (parcel # 145-002-001) from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (As amended on 1st Reading 11-10-26.)(Mayor Pro-Tem)

AS AMENDED

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8500 Fulton Road** (parcel # 145-002-001) from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District with conditions.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

Section 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District with conditions.

"All that tract or parcel of land, situate, lying and being in Land Lots 286, 287 and 258 in the 7th District of Columbus, Muscogee County, Georgia and being designated as TRACT 200, 205.04 Acres as shown on a plat of survey entitled "Replat of Part of Land Lots 258, 259, 286 & 287, I7th District, Columbus, Muscogee County, Georgia", by Moon Meeks Mason & Vinson, Inc., dated March 5, 2012 and recorded in Plat Book 163, Page 259, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, said plat being incorporated herein and made a part hereof by reference."

Section 2.

The above-described property is rezoned subject to the following conditions:

1. A minimum 50-foot natural undisturbed buffer shall be maintained by developer or any successor in interest along and adjacent to County Line Road.
2. A minimum 25-foot natural undisturbed buffer shall be maintained by developer or and successor in interest along and adjacent to Fulton Road.
3. A minimum 50-foot natural undisturbed buffer shall be maintained by developer or any successor in interest adjacent to the south property line of Lots 23 and 24 on the site plan dated 9-19-25 prepared by Bolt Engineering.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November, 2026; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen v

AS AMENDED

Councilor Barnes voting _____

Councilor Chambers voting_____
Councilor Cogle voting _____
Councilor Crabb voting _____
Councilor Cook voting _____
Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

_____ _____

Lindsey G Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

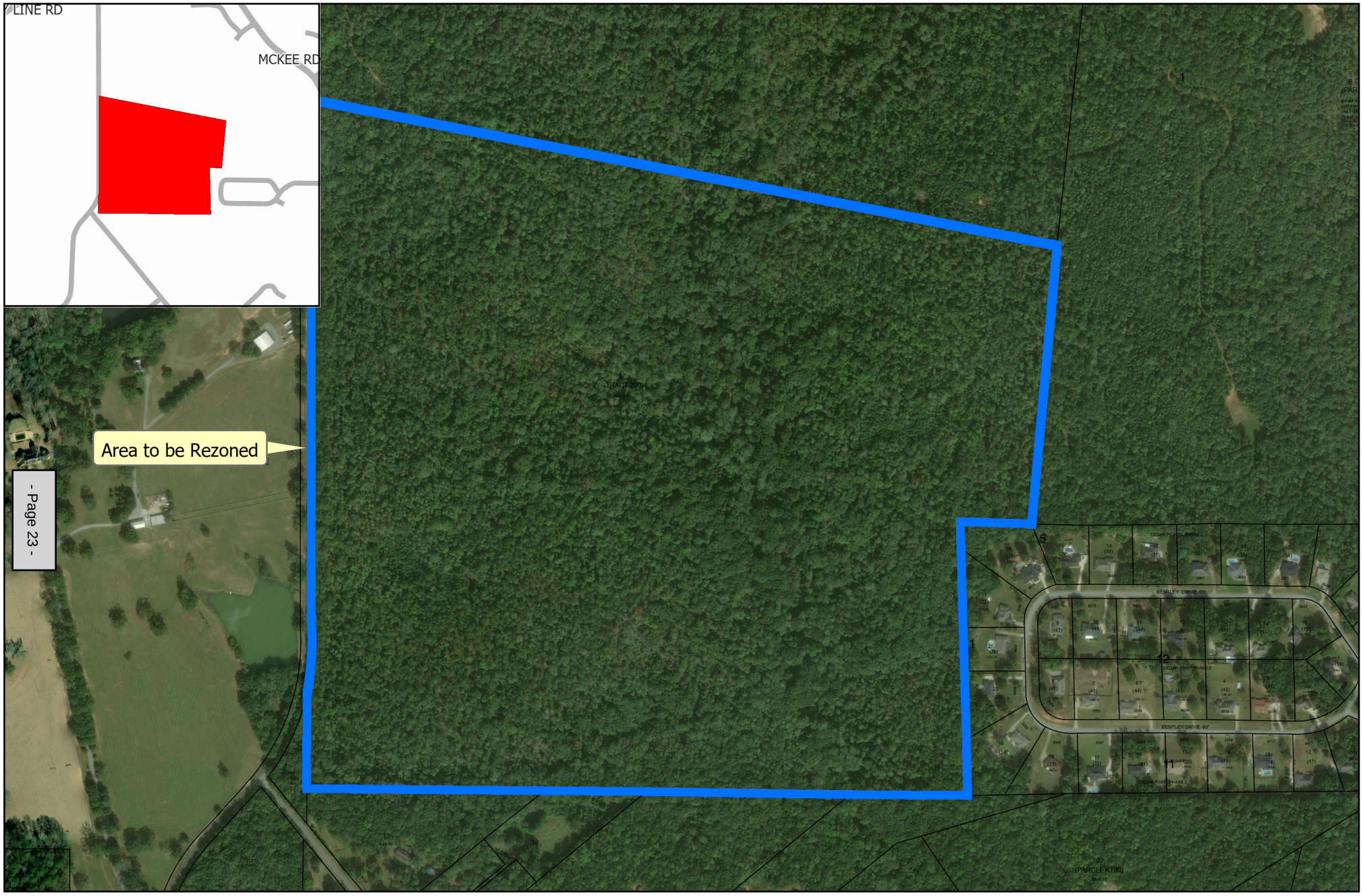
Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL
STAFF REPORT
REZN-09-26-1749

Applicant:	Mark D Strozier
Owner:	Hardaway Properties LP
Location:	8500 Fulton Road
Parcel:	145-002-001
Acreage:	68.10 Acres
Current Zoning Classification:	Residential Estates 10
Proposed Zoning Classification:	Residential Estates 1
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential Subdivision
Council District:	District 6
PAC Recommendation:	**Approval** based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	**Approval** based on compatibility with existing land uses.
General Land Use:	Consistent Planning Area B
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Rural Residential
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an

		approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by public water and private sewer.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Engineering Comments:		Proposed access points may change during the permit process due to sight distance profiles and proximity to existing streets. Lots 66 and 67 will need to be reconfigured to have access from internal streets. Residential lots in a subdivision are not permitted access from a collector or arterial street.
School Impact:		N/A
Buffer Requirement:		N/A
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	**North**	Residential Estates 1
	South	Residential Estates 1
	East	Residential Estates 1
	West	Residential Estates 1
Attitude of Property Owners:		**Eighteen** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	**0** Responses
	Opposition	**0** Responses
Additional Information:		92 lot single family subdivision, approximately 200 acres total. Access from County Line Road.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map

Future Land Use Map
Concept Plan



REZN 09-26-1749: Aerial Map
CCG Planning Department

COLUMBUS PLANNING

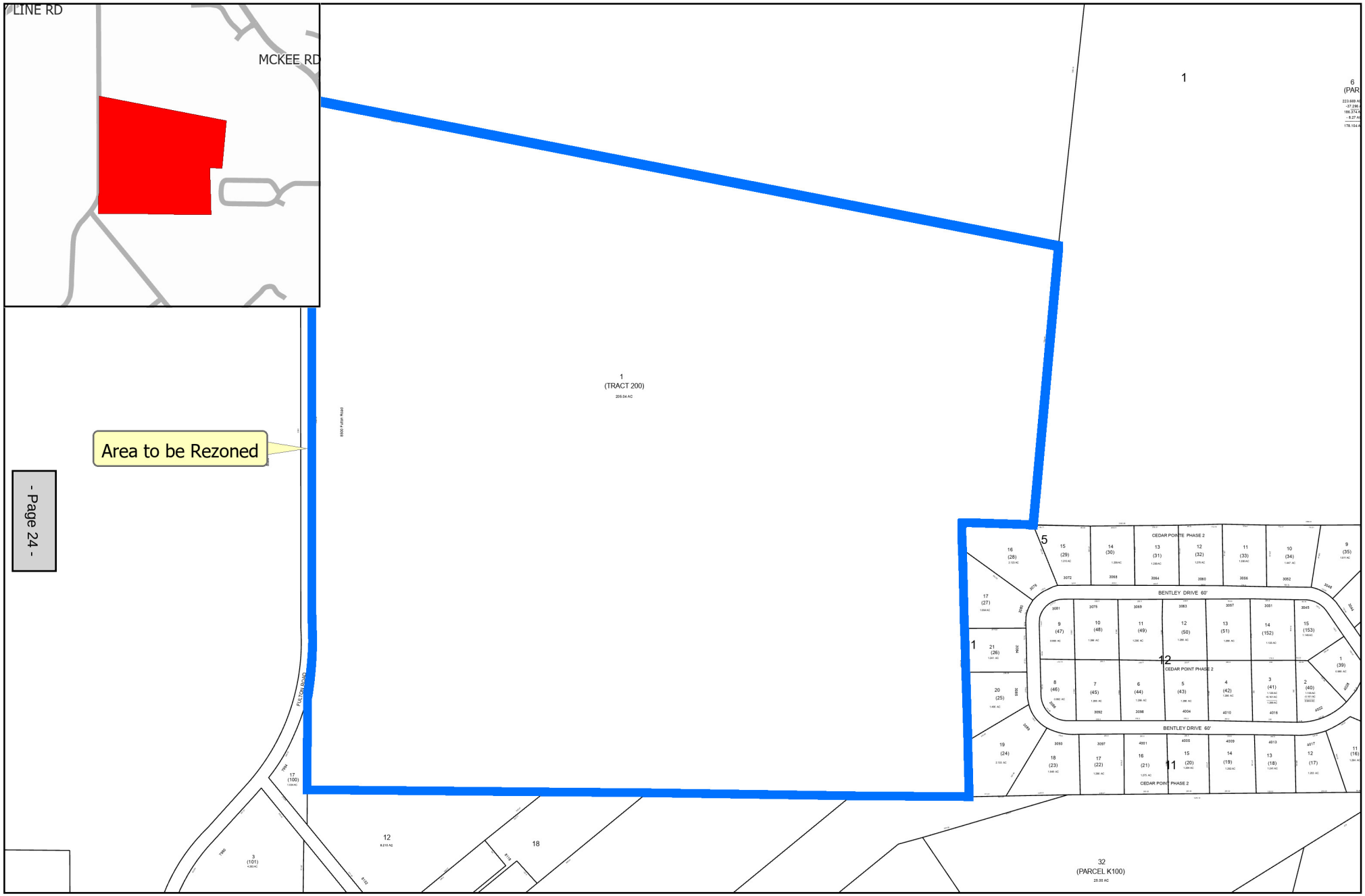
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Maps and data are to be used for reference purposes only.

The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

Item #1.

Prepared by Rex Wilkinson 9/15/2026



REZN 09-26-1749: Location Map
CCG Planning Department

COLUMBUS PLANNING

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Item #1.

Prepared by Rex Wilkinson 9/15/2026



REZN 09-26-1749: Zoning Map
CCG Planning Department

COLUMBUS PLANNING

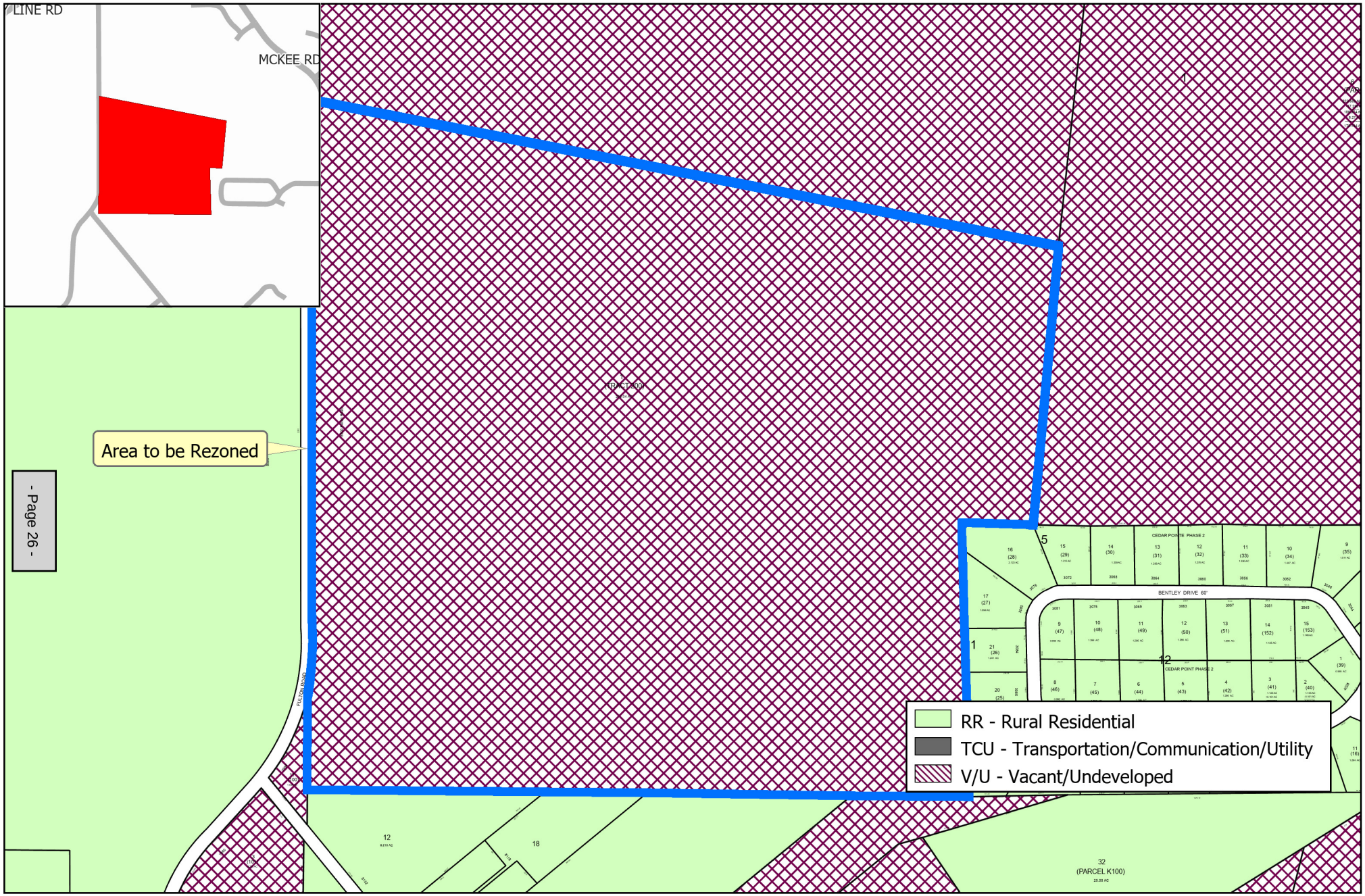
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Item #1.

Prepared by Rex Wilkinson 9/15/2026



REZN 09-26-1749: Existing Land Use Map
CCG Planning Department

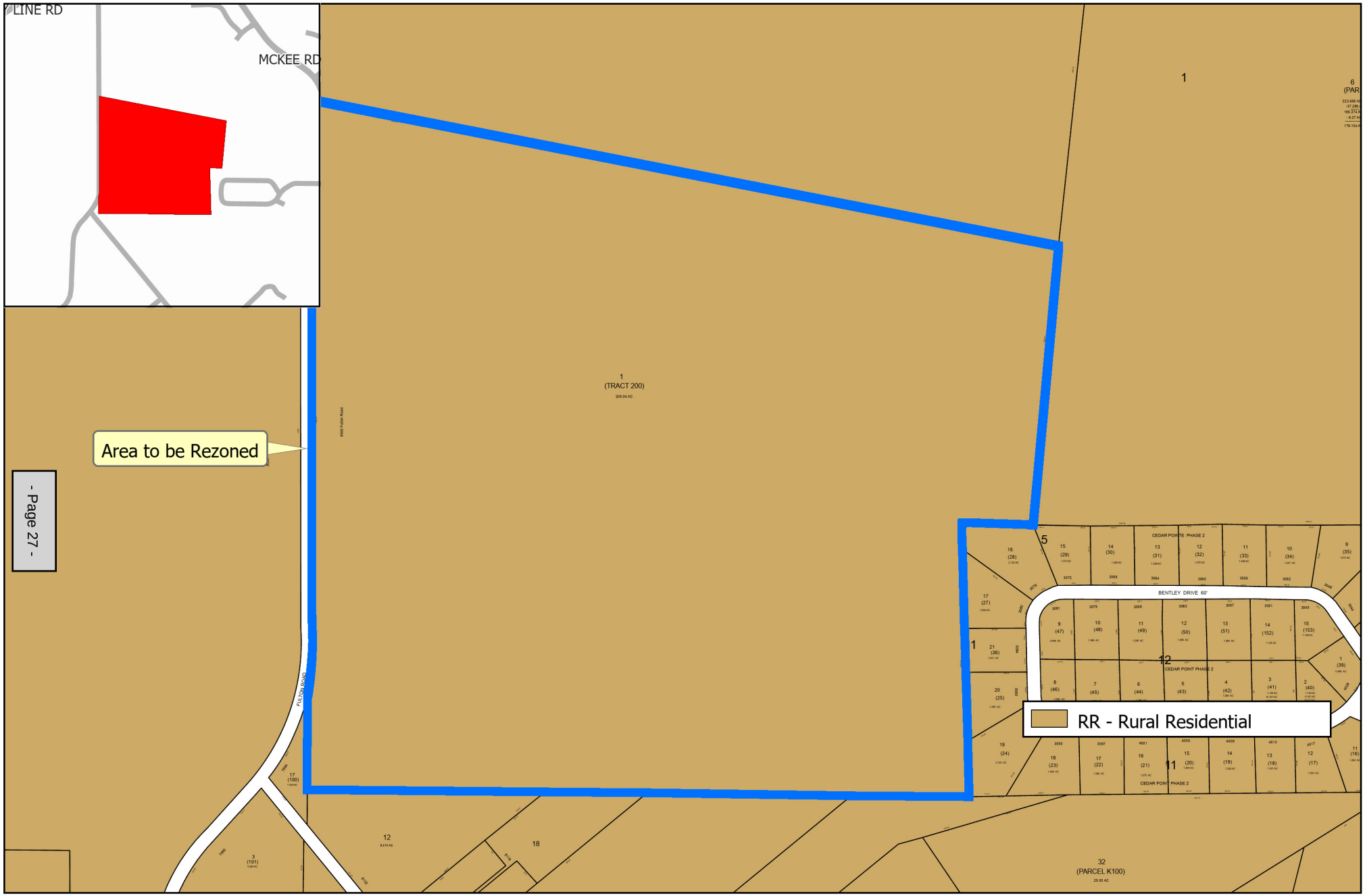
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Item #1.

Prepared by Rex Wilkinson 9/15/2026



REZN 09-26-1749: Future Land Use Map
CCG Planning Department

COLUMBUS PLANNING

0 150 300 600 900 1200 1500 1800 Feet

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The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

Item #1.

Prepared by Rex Wilkinson 9/15/2026

GEORGIA811
www.Georgia811.com
Know what's **below.**
Call before you dig.

N E S W

200 100 0 200 400
SCALE: 1" = 200' FEET

FLOOD AREA NOTE: THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BE F.E.M.A. FLOOD INSURANCE RATE MAPS:
(FIRM) # 1351580018F, WITH EFFECTIVE DATE OF 9/5/2007;
(FIRM) # 1351580017F, WITH EFFECTIVE DATE OF 9/5/2007;
(FIRM) # 13145C0330C, WITH EFFECTIVE DATE OF 7/3/2012

CAUTION !!!
CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.

STREET DATA	
TOTAL # OF CULDESACS:	3
STREET LENGTHS (FT):	
- STREET A:	5,253
- STREET B:	349
- STREET C:	2,540
- STREET D:	2,297
TOTAL:	10,439 LF

SITE AREA	
- PARCEL # 144 001 001 LAND AREA:	±205.04 AC
- PARCEL # 145 002 001 LAND AREA:	±205.04 AC
TOTAL LAND AREA:	±410 AC
TOTAL # OF PROPOSED LOTS:	92
MINIMUM LOT AREA::	43,560 SF (1 ACRE)
MINIMUM LOT WIDTH:	125 FT
MINIMUM LOT WIDTH AT CUL-DE-SAC (50' RADIUS):	45 FT
JURISDICTION:	CITY OF COLUMBUS, GA
CURRENT ZONING PARCEL # 144 001 001:	RE1
CURRENT ZONING PARCEL # 145 002 001:	RE10
PROPOSED ZONING PARCEL # 145 002 001:	RE1
SETBACK - FRONT (LOCAL STREET):	50 FT
SETBACK - REAR:	40 FT
SETBACK - SIDE YARD AT STREET::	50 FT
SETBACK - SIDE:	20 FT
SEWER SYSTEM	
SEPTIC SYSTEM LOTS: ALL LOTS	



BOLT ENGINEERING INC
CIVIL ENGINEERING • LAND PLANNING
400 2nd AVENUE
OPELIKA, AL 36801
phone 334.744.4016 | www.boltengineering.net

GEORGIA REGISTERED PROFESSIONAL ENGINEER
BRANDON A. BOLT
FROM PLANNING TO CONSTRUCTION

CONCEPTUAL LAYOUT PLAN
COUNTY LINE & FULTON ROAD

PT OF LAND LOTS 258, 259, 286, 287, 17th LAND DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

DATE	DESCRIPTION	SYMBOL

JOB NO.: 22 264
INITIAL DATE: 09.19.2025
SCALE: 1" = 200'
GSWCC #53174

SHEET #
CS-100

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
0	17419251.79	399.89
1	51640.09	1.19
2	42836.40	0.98
3	79763.51	1.83
4	64656.09	1.48
5	127117.35	2.92
6	133215.75	3.06
7	131579.25	3.02
8	152782.40	3.51
9	152523.88	3.50
10	155966.03	3.58
11	44282.81	1.02
12	63127.51	1.45
13	45717.41	1.05
14	43700.00	1.00
15	43700.00	1.00
16	43700.00	1.00
17	43700.00	1.00
18	43700.00	1.00
19	109855.21	2.52
20	107661.94	2.47
21	55320.64	1.27
22	76957.21	1.77
23	188898.13	4.34
24	241402.01	5.54
28	69037.26	1.58
29	55560.10	1.28
30	43800.00	1.01
31	43800.00	1.01
32	43800.00	1.01
33	43800.00	1.01
34	43800.00	1.01
35	43800.00	1.01
36	43800.00	1.01
37	53985.82	1.24
38	48693.61	1.12
39	48693.61	1.12
40	48693.61	1.12
41	48693.61	1.12
42	48693.61	1.12
43	51719.79	1.19
44	43800.00	1.01
45	53427.15	1.23
46	49092.18	1.13
47	63890.94	1.47
48	55706.54	1.28
49	87536.25	2.01
50	62847.54	1.44
51	55097.24	1.26
52	62824.37	1.44

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
53	125022.54	2.87
54	120001.38	2.75
55	91546.86	2.10
56	162171.59	3.72
57	85551.12	1.96
58	52668.47	1.21
59	52948.71	1.22
60	57427.09	1.32
61	104096.38	2.39
62	134846.30	3.10
63	176889.50	4.06
64	78497.88	1.80
65	76647.13	1.76
66	218223.40	5.01
67	90436.39	2.08
68	93171.13	2.14
69	87962.99	2.02
70	62459.42	1.43
71	68640.58	1.58
72	57878.11	1.33
73	57752.47	1.33
74	92947.48	2.13
75	63349.16	1.45
76	49079.65	1.13
77	43700.00	1.00
78	49891.29	1.15
79	48625.84	1.12
80	46602.88	1.07
81	69230.35	1.59
82	207562.47	4.76
83	92129.02	2.11
84	71432.74	1.64
85	50373.33	1.16
86	70233.73	1.61
87	76649.80	1.76
88	80180.51	1.84
89	81968.33	1.88
90	152263.43	3.50
91	59922.65	1.38
92	87400.00	2.01
501	155342.99	3.57
502	1644789.10	37.76
1001	8333044.56	191.30

NOTE:
SERIES 500 LOTS ARE OPEN SPACE AND NOT BUILDABLE;
LOT 1001 LOT TO REMAIN IN HARDAWAY FAMILY

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GEORGIA REGISTERED PROFESSIONAL ENGINEER BRANDON A. BOLT
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

CONCEPTUAL LAYOUT TABLE
COUNTY LINE & FULTON ROAD

PT OF LAND LOTS 258, 259, 286, 287, 17th LAND DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

SYMBOL	DESCRIPTION	DATE

JOB NO.: 22 264
INITIAL DATE: 09.19.2025
SCALE: N/A
GSWCC #53174

SHEET #
CS-101

ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8500 Fulton Road** (parcel # 145-002-001) from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District.

> "All that tract or parcel of land, situate, lying and being in Land Lots 286, 287 and 258 in the 7th District of Columbus, Muscogee County, Georgia and being designated as TRACT 200, 205.04 Acres as shown on a plat of survey entitled "Replat of Part of Land Lots 258, 259, 286 & 287, I7th District, Columbus, Muscogee County, Georgia", by Moon Meeks Mason & Vinson, Inc., dated March 5, 2012 and recorded in Plat Book 163, Page 259, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, said plat being incorporated herein and made a part hereof by reference."

_____

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Cook	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

_____
Lindsey G Mclemore
Clerk of Council

_____
B. H. "Skip" Henderson, III
Mayor

File Attachments for Item:

2. 2nd Reading: REZN 09-26-1787: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2409 S Lumpkin Road** (parcel #059-056-014) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.)(Councilor Cogle)

ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2409 S Lumpkin Road** (parcel #059-056-014) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District.

"All that lot, tract or parcel of land lying and being in Columbus, Muscogee County, Georgia and being Part of Land Lot 30 of the 7th District and being known and designated as part of that tract of land that is designated as "Commercial", upon a map of Carter Acres, Subdivision, recorded in Plat Book 7, Page 284A, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia said tract being immediately adjacent to and East of Block "C", of said Carter Acres and being more particularly described as follows:
Beginning at an iron pin situated at the Northwest corner of Meade Street and Lumpkin Road and from said point of beginning running South 87 degrees 00 minutes West along the North line of Meade Street, a distance of 165.50 feet to an iron; thence North 03 degrees 00 minutes West along the East line of Lots 1 and 27, Block "C", Carter Acres, 300 feet to an iron on the South side of Wise Street,; thence North 87 degrees 00 minutes East along the South line of Wise Street, a distance of 15.0 feet to an iron; thence South 03 degrees 00 minutes East, a distance of 125.0 feet to an iron, thence North 87 degrees 00 minutes East, a distance of 180.71 feet to a nail in the pavement on the West side of Lumpkin Road; thence Southerly along the West side of Lumpkin Road, a distance of 177.52 feet to the point of beginning.

Said property is further shown on that certain Plat by Moon, Meeks and Associates, dated February 12, 1969, and recorded in Plat Book 45, Page 5 in the above Clerk's office. The property conveyed is all of the original Commercial area at the East end of Block "C", Carter Acres, less and except that part previously conveyed to Thomas M. Flournoy, III and Gene Watson by deed recorded in Deed Book 1103, Page 27, in the above Clerk's office.
This property is conveyed subject also to all valid and enforceable restrictive covenants, easements and zoning ordinances of record applicable."

Introduced at a regular meeting of the Council of Columbus, Georgia held on the

10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026; and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Cook	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

_____
Lindsey G Mclemore
Clerk of Council

_____
B. H. "Skip" Henderson, III
Mayor

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL
STAFF REPORT
REZN-09-26-1787

Applicant:	Adrian J Roque Vernabente
Owner:	AB Excellence LLC
Location:	2409 S Lumpkin Road
Parcel:	059-056-014
Acreage:	0.77 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	General Commercial, Auto Rental
Council District:	District 7
PAC Recommendation:	**Approval** based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	**Approval** based on compatibility with existing land uses.
General Land Use:	Consistent Planning Area C
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Neighborhood Commercial
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an

		approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage. The owner will be required to eliminate the driveway access from Meade Street and use S Lumpkin Road only for access.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district.
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	**North**	General Commercial
	South	Single Family Residential 3
	East	Neighborhood Commercial
	West	Single Family Residential 3
Attitude of Property Owners:		**Thirty-nine** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	**0** Responses
	Opposition	**0** Responses
Additional Information:		Proposed use is Auto Rental business in an existing building. The property is within the Victory Drive Overlay.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map



REZN 09-26-1787: Aerial Map
CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

0 40 80 160 240 320 400 480 Feet

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Item #2.



REZN 09-26-1787: Location Map
CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

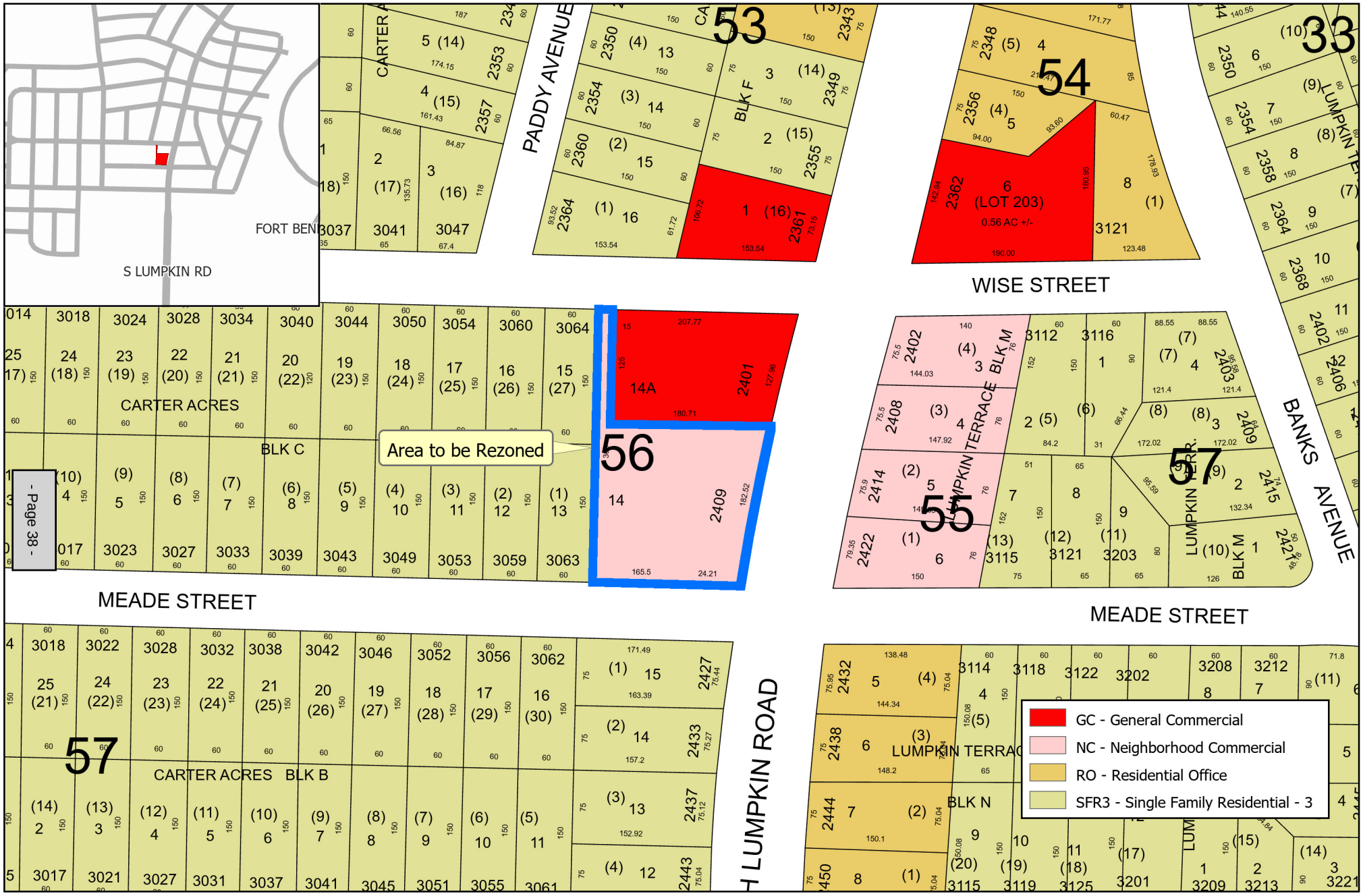
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Item #2.



REZN 09-26-1787: Zoning Map
CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

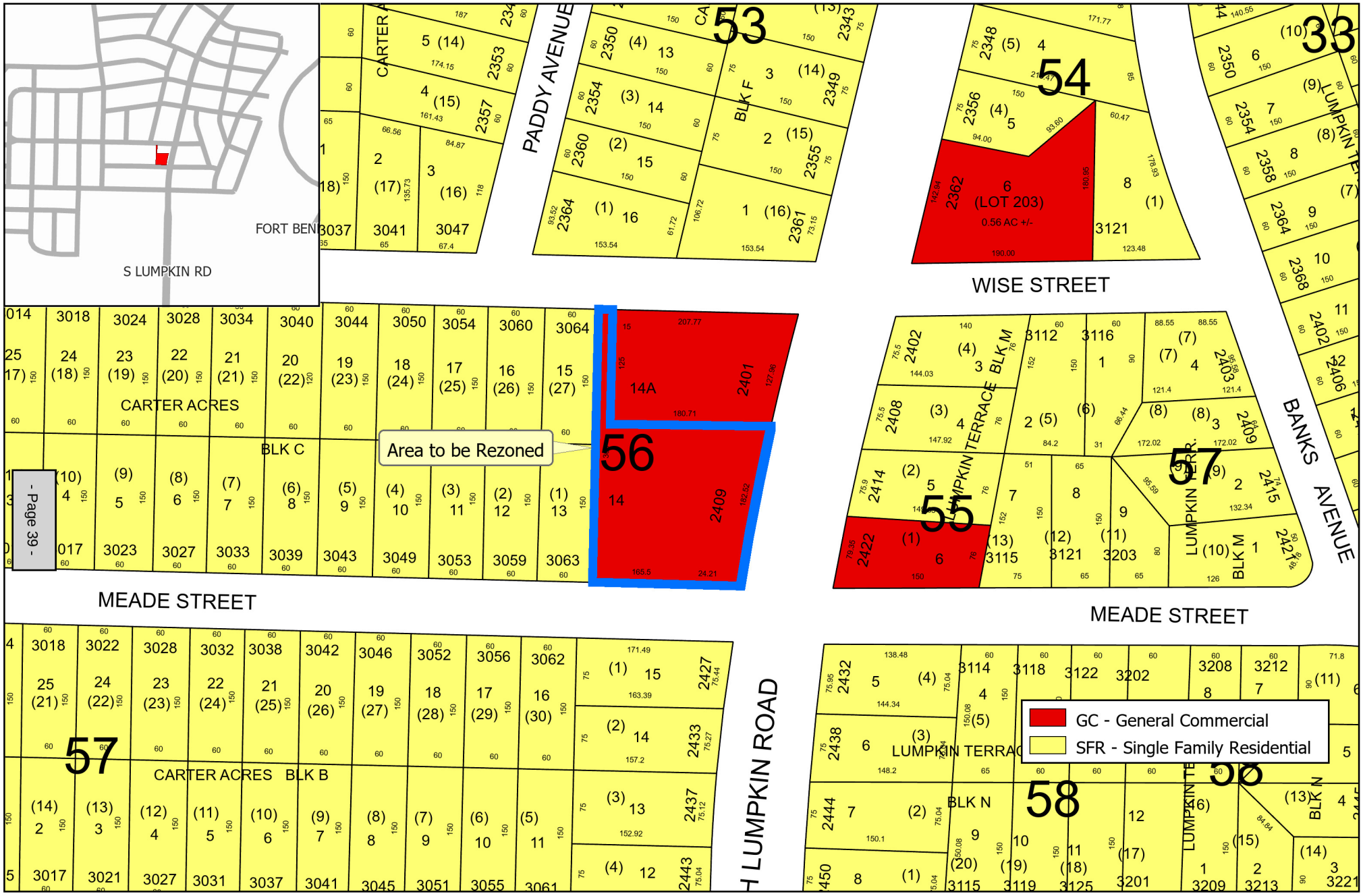
COLUMBUS PLANNING

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Item #2.



REZN 09-26-1787: Existing Land Use Map
CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

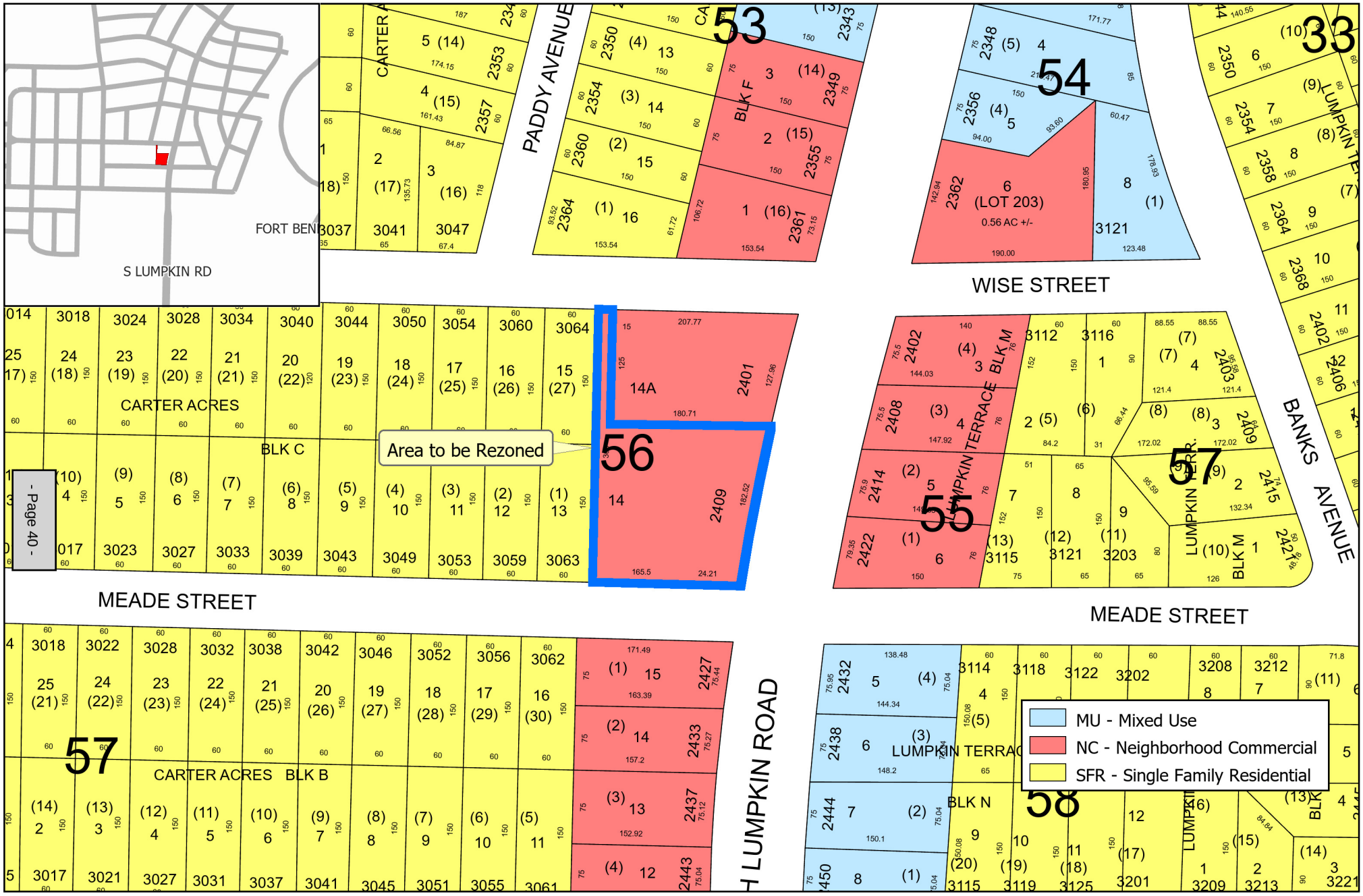
COLUMBUS PLANNING

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Item #2.



REZN 09-26-1787: Future Land Use Map
CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

0 40 80 160 240 320 400 480 Feet

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Item #2.

File Attachments for Item:

3. 2nd Reading: REZN 09-26-1794: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2900 12th Avenue** (parcel # 029-017-006) from Neighborhood Commercial - (NC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Cogle)

ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2900 12th Avenue** (parcel # 029-017-006) from Neighborhood Commercial - (NC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Neighborhood Commercial – (NC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions.

> "All that lot, tract and parcel of land situate, lying and being in the State of Georgia, County of Muscogee and City of Columbus, and being known and designated as ALL OF LOT NUMBERED ONE (1), in BLOCK LETTERED "B", of what is known as CITYVIEW, and being more particularly described within the following metes and bounds, to-wit
> Beginning at the Northeastern comer of the intersection of 12th Avenue and 29th Street, said beginning point being also the Southwest comer of said Lot 1, and from said beginning point running North 02 degrees, 43 minutes West, along the Eastern line of 12th Avenue, 48.52 feet to an iron stake; thence running North 87 degrees 04 minutes East along the line dividing said Lot I from Lot 2 of said Block "B", of City view Survey, 150 feet to another iron stake; thence running South 02 degrees 43 minutes "East, along the line dividing said Lot I from Lot 7 of said Block "B", of City view Survey, 49.12 feet to another iron stake located on the Northern line of 29th Street; and thence running South 87 degrees 19' minutes West along the Northern line of 29"' Street, 150 feet to the beginning iron. Said property is shown on a Plat entitled "Lot I, Block "B", Cityview, Columbus, Muscogee County, Georgia", dated April 14, 1961, made by J. Dayton Willis, Civil Engineer, and recorded in Plat Book 25, Folio 48, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia."

SECTION 2.

The property described above is rezoned subject to the following conditions:

1. Minimum lot size of 4,000 sq ft
2. Minimum lot width of 45 feet.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026; and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Cook	voting _____
Councilor Davis	voting _____

Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

_____ _____

Lindsey G Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL
STAFF REPORT
REZN-09-26-1794

Applicant:	Gomer Eliseo Lopez Garcia
Owner:	Gomer Eliseo Lopez Garcia
Location:	2900 12th Avenue
Parcel:	029-017-006
Acreage:	0.17 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Minimum lot size of 4,000 sq ft **2.** Minimum lot width of 45 feet.
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 7
PAC Recommendation:	**Approval** based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	**Approval** based on compatibility with existing land uses.
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the NC zoning district.
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	**North**	Neighborhood Commercial
	South	General Commercial
	East	Neighborhood Commerical
	West	Neighborhood Commercial
Attitude of Property Owners:		**Thirty-Two (32)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	**0** Responses
	Opposition	**0** Responses
Additional Information:		Existing Single Family residence
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map



REZN 09-26-1794: Aerial Map
CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

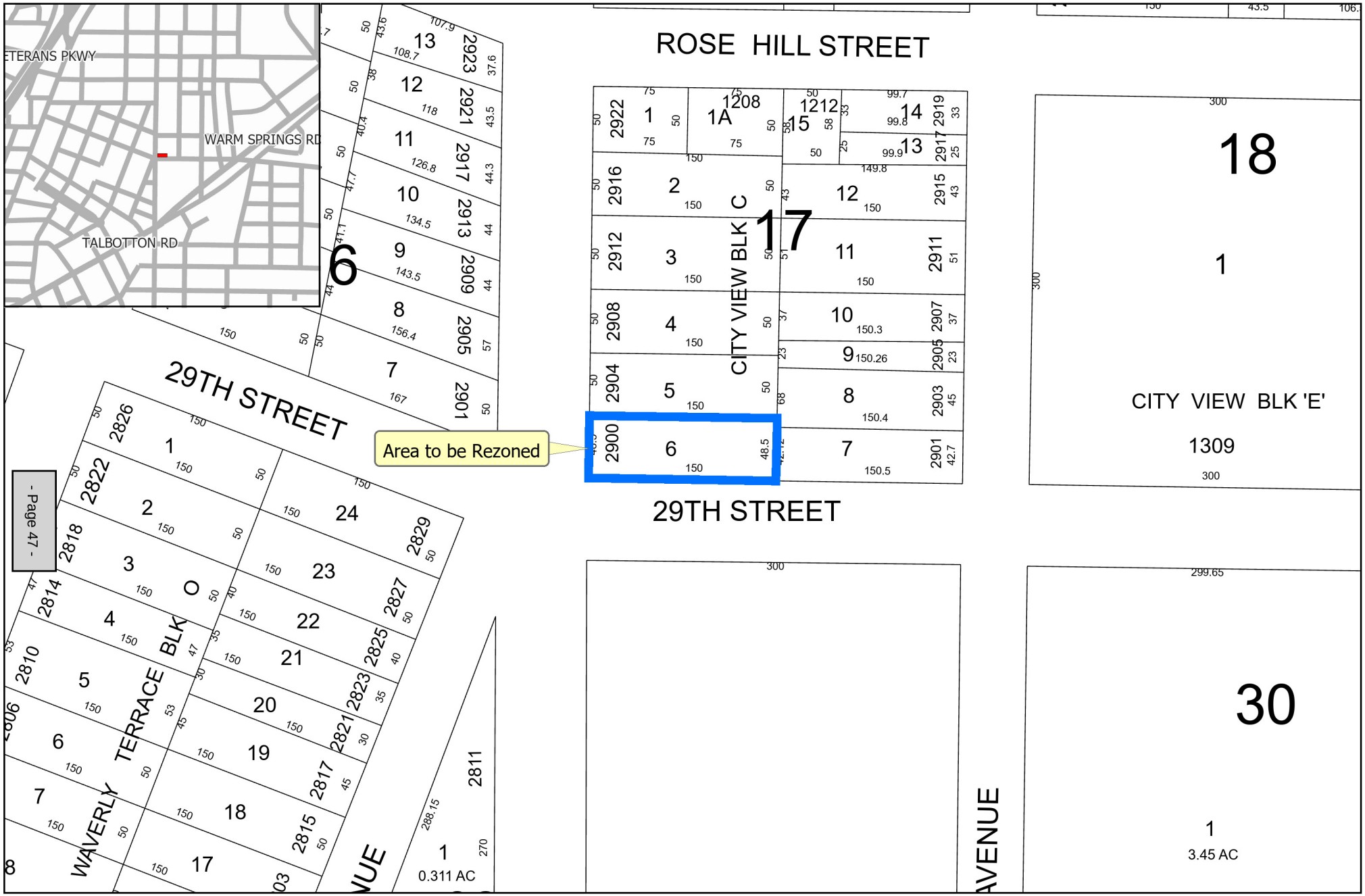
COLUMBUS PLANNING

0 30 60 120 180 240 300 360 Feet

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Item #3.



REZN 09-26-1794: Location Map
CCG Planning Department

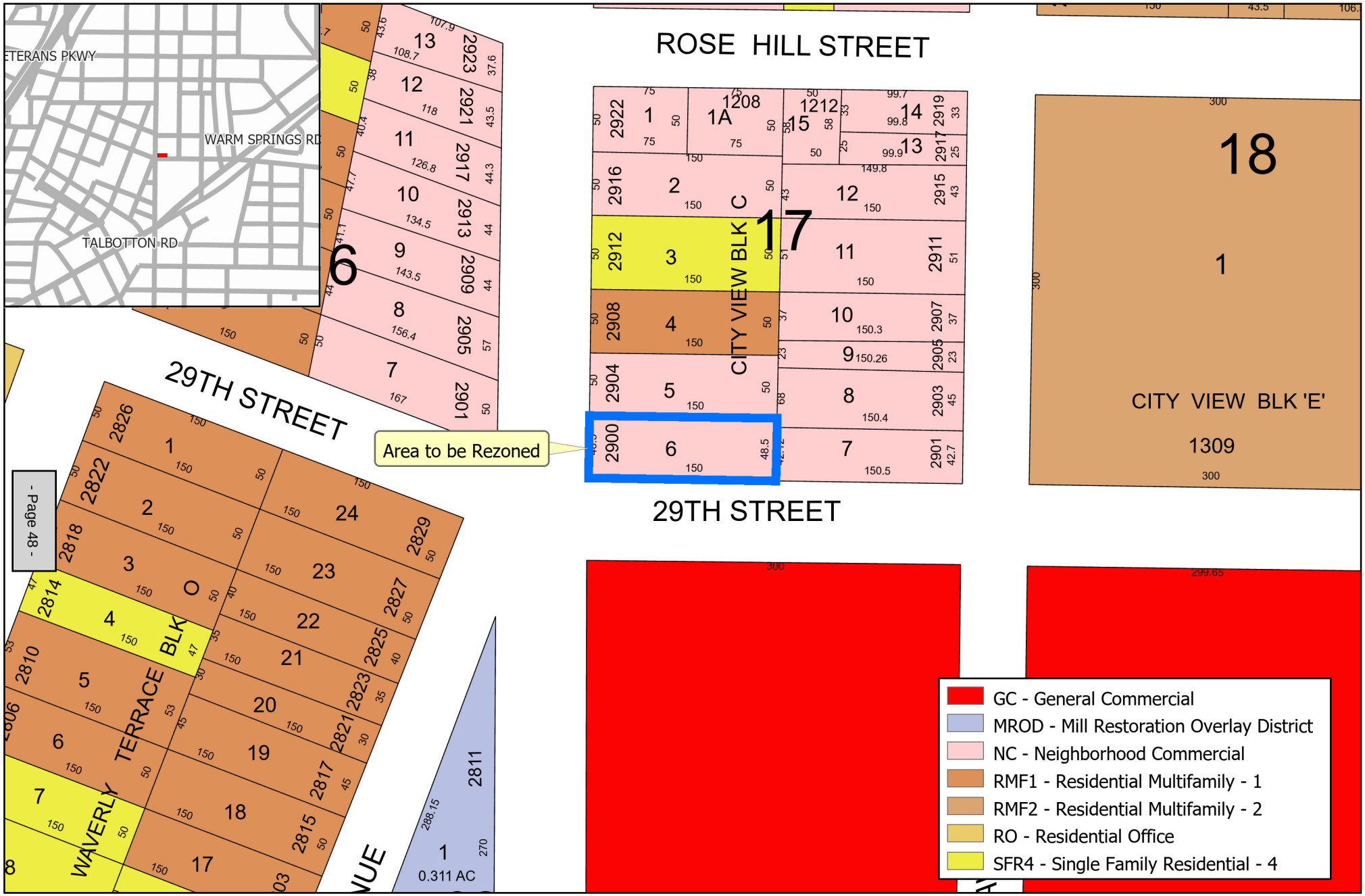
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Item #3.

Prepared by Rex Wilkinson 10/2/2026



REZN 09-26-1794: Zoning Map
CCG Planning Department

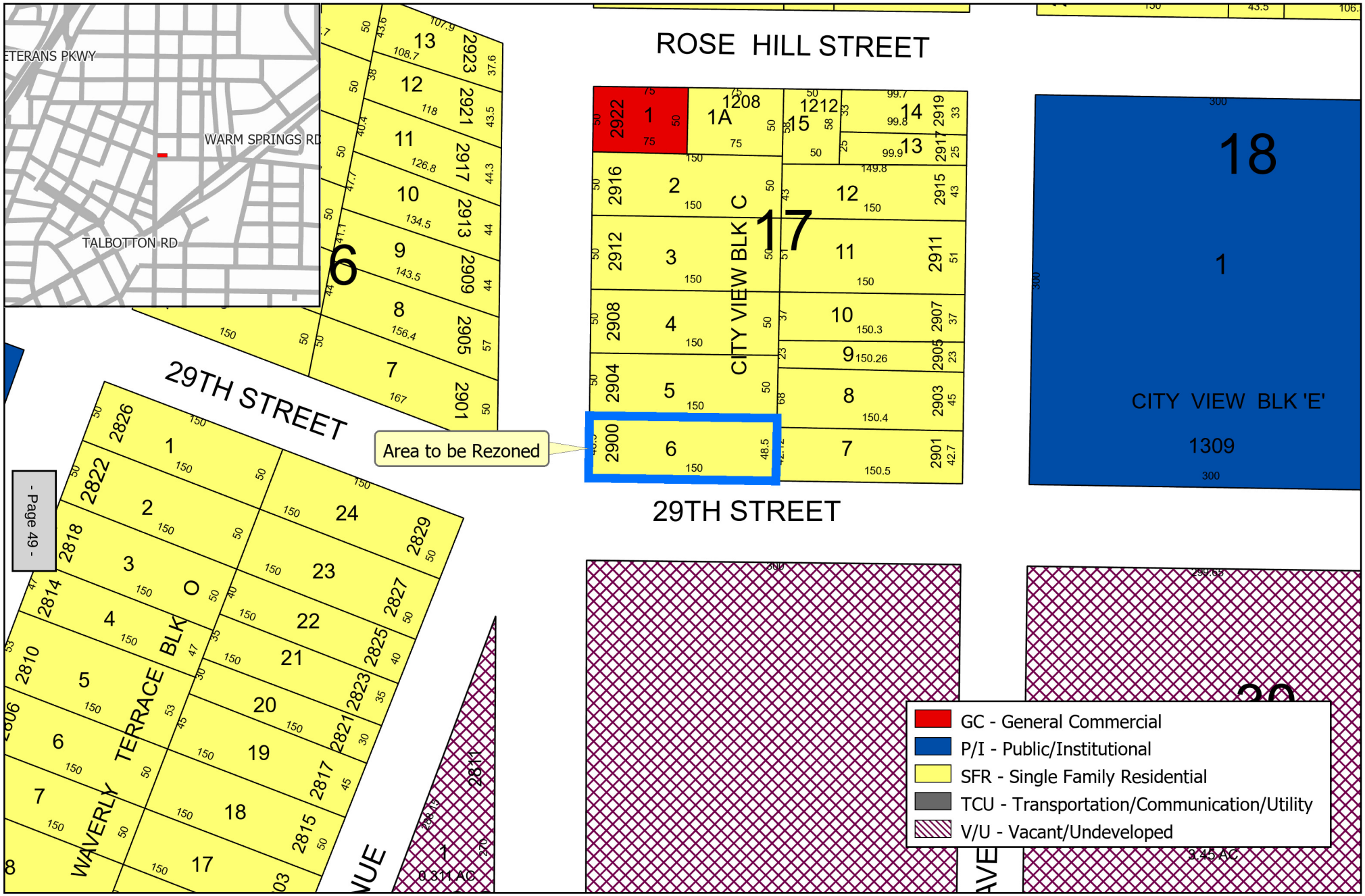
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Item #3.

Prepared by Rex Wilkinson 10/2/2026



REZN 09-26-1794: Existing Land Use Map
CCG Planning Department

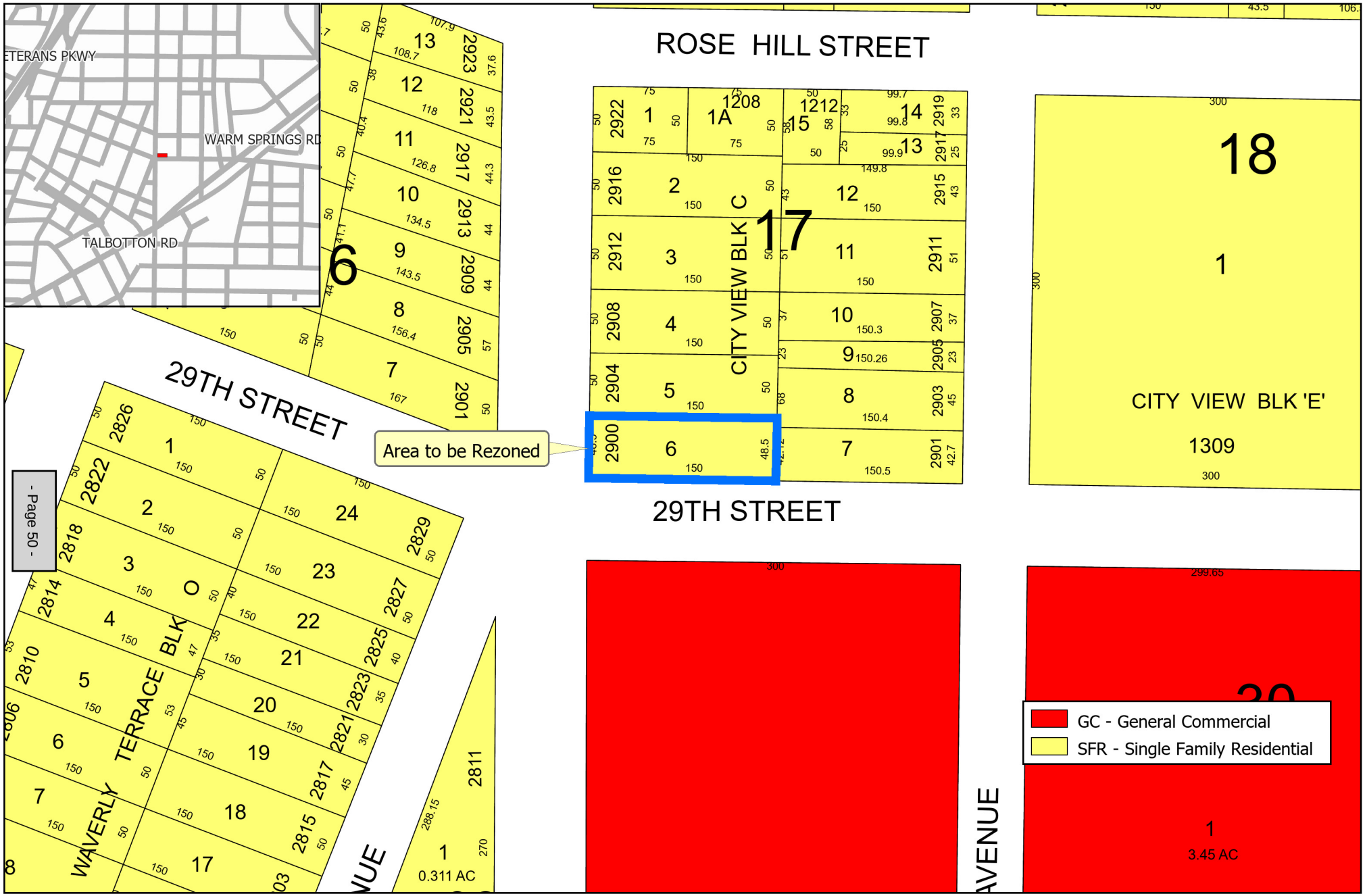
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Prepared by Rex Wilkinson 10/2/2026

Item #3.



REZN 09-26-1794: Future Land Use Map
CCG Planning Department

0 30 60 120 180 240 300 360 Feet

COLUMBUS PLANNING

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Map information is believed to be correct but is not guaranteed.

Item #3.

Prepared by Rex Wilkinson 10/2/2026

File Attachments for Item:

4. 2nd Reading: REZN 09-26-1821: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district from Various Zoning Classifications to MRZD (Mill Redevelopment Zoning District) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett)

ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district from Various Zoning Classifications to MRZD (Mill Redevelopment Zoning District) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

The following properties shall be rezoned to MRZD:

Parcel ID	Acres	Address	
008 003 001	8.83	70 Porter Street	MROD to MRZD
014 016 002	6.85	3227 River Avenue	MROD to MRZD
008 002 008	0.86	3600 2nd Avenue	GC to MRZD
008 002 021	0.17	3601 3rd Avenue	RMF1 to MRZD
008 002 007	0.17	3608 2nd Avenue	GC to MRZD
008 002 005	0.29	3612 2nd Avenue	GC to MRZD
008 002 024	0.17	3615 3rd Avenue	RMF1 to MRZD
008 002 004	0.17	3618 2nd Avenue	GC to MRZD
008 002 002	1.19	3702 2nd Avenue	GC to MRZD
009 010 021	0.05	214 40th Street	RMF1 to MRZD
009 010 020	0.03	218 40th Street	RMF1 to MRZD
009 010 019	0.08	3923 3rd Avenue	RMF1 to MRZD
008 002 018	0.17	3509 3rd Avenue	RMF1 to MRZD
008 008 001	4.1	70 Porter Street	MROD to MRZD
009 023 001	0.24	3801 1st Avenue	MROD to MRZD
009 023 002	0.88	3200 2nd Avenue	LMI to MRZD
008 008 010	11.13	3313 4th Avenue	LMI to MRZD
008 001001	1.21	3802 2nd Avenue	GC to MRZD
008 001003	0.17	223 38th Street	GC to MRZD
008 001004	0.06	225 38th Street	GC to MRZD
008 004 001	1.34	3411 2nd Avenue	LMI to MRZD
008 004 002	0.8	3326 1st Avenue	LMI to MRZD
008 004 003	0.11	3324 1st Avenue	LMI to MRZD
008 004 004	0.12	3322 1st Avenue	LMI to MRZD
008 004 005	0.12	3316 1st Avenue	LMI to MRZD
008 004 006	0.1	3314 1st Avenue	LMI to MRZD
008 004 007	0.09	3312 1st Avenue	LMI to MRZD
008 004 008	0.09	3310 1st Avenue	LMI to MRZD
008 004 009	0.09	3308 1st Avenue	LMI to MRZD
008 004 010	0.09	3306 1st Avenue	LMI to MRZD

008 004 011	0.09	3304 1st Avenue	LMI to MRZD
008 004 012	0.1	3302 1st Avenue	LMI to MRZD
008 004 013	0.1	3300 1st Avenue	LMI to MRZD
008 004 014	0.11	3222 1st Avenue	LMI to MRZD
008 004 015	0.1	3220 1st Avenue	LMI to MRZD
008 004 016	0.15	3218 1st Avenue	LMI to MRZD
008 004 018	0.06	3210 1st Avenue	LMI to MRZD
008 004 019	0.14	101 32nd Street	LMI to MRZD
008 004 020	0.27	105 32nd Street	LMI to MRZD
008 004 021	0.18	109 32nd Street	LMI to MRZD
008 004 022	0.28	3205 2nd Avenue	LMI to MRZD
008 004 024	0.28	3215 2nd Avenue	LMI to MRZD
008 004 025	0.12	3217 2nd Avenue	LMI to MRZD
008 004 026	0.23	3221 2nd Avenue	LMI to MRZD
008 004 027	0.17	3301 2nd Avenue	LMI to MRZD
008 004 028	0.15	3305 2nd Avenue	LMI to MRZD
008 004 029	0.13	3309 2nd Avenue	LMI to MRZD
008 004 030	0.13	3311 2nd Avenue	LMI to MRZD
008 004 031	0.09	3315 2nd Avenue	LMI to MRZD
008 004 032	0.08	3317 2nd Avenue	LMI to MRZD
008 004 033	0.08	3319 2nd Avenue	LMI to MRZD
008 004 034	0.08	3321 2nd Avenue	LMI to MRZD
008 004 035	0.16	3323 2nd Avenue	LMI to MRZD
008 004 036	0.15	3329 2nd Avenue	LMI to MRZD
008 004 037	0.24	3401 2nd Avenue	NC to MRZD
008 010 006	0.08	3805 2nd Avenue	SFR4 to MRZD
008 010 007	0.08	3803 2nd Avenue	SFR4 to MRZD
008 010 008	0.06	3801 2nd Avenue	SFR4 to MRZD
008 010 009	0.08	109 38th Street	SFR4 to MRZD
008 010 010	0.08	107 38th Street	SFR4 to MRZD
008 010 011	0.09	105 38th Street	SFR4 to MRZD
009 010 005	0.17	3906 2nd Avenue	GC to MRZD
009 010 006	0.17	3830 2nd Avenue	GC to MRZD
009 010 007	0.17	3826 2nd Avenue	GC to MRZD
009 010 009	0.28	3813 3rd Avenue	GC to MRZD
009 010 010	0.17	3819 3rd Avenue	RMF1 to MRZD
009 010 011	0.17	3823 3rd Avenue	RMF1 to MRZD
009 010 013	0.18	3901 3rd Avenue	RMF1 to MRZD
009 010 014	0.19	3905 3rd Avenue	RMF1 to MRZD
009 011 010	0.06	3807 2nd Avenue	RMF1 to MRZD

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Cook	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

_____ _____

Lindsey G. Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

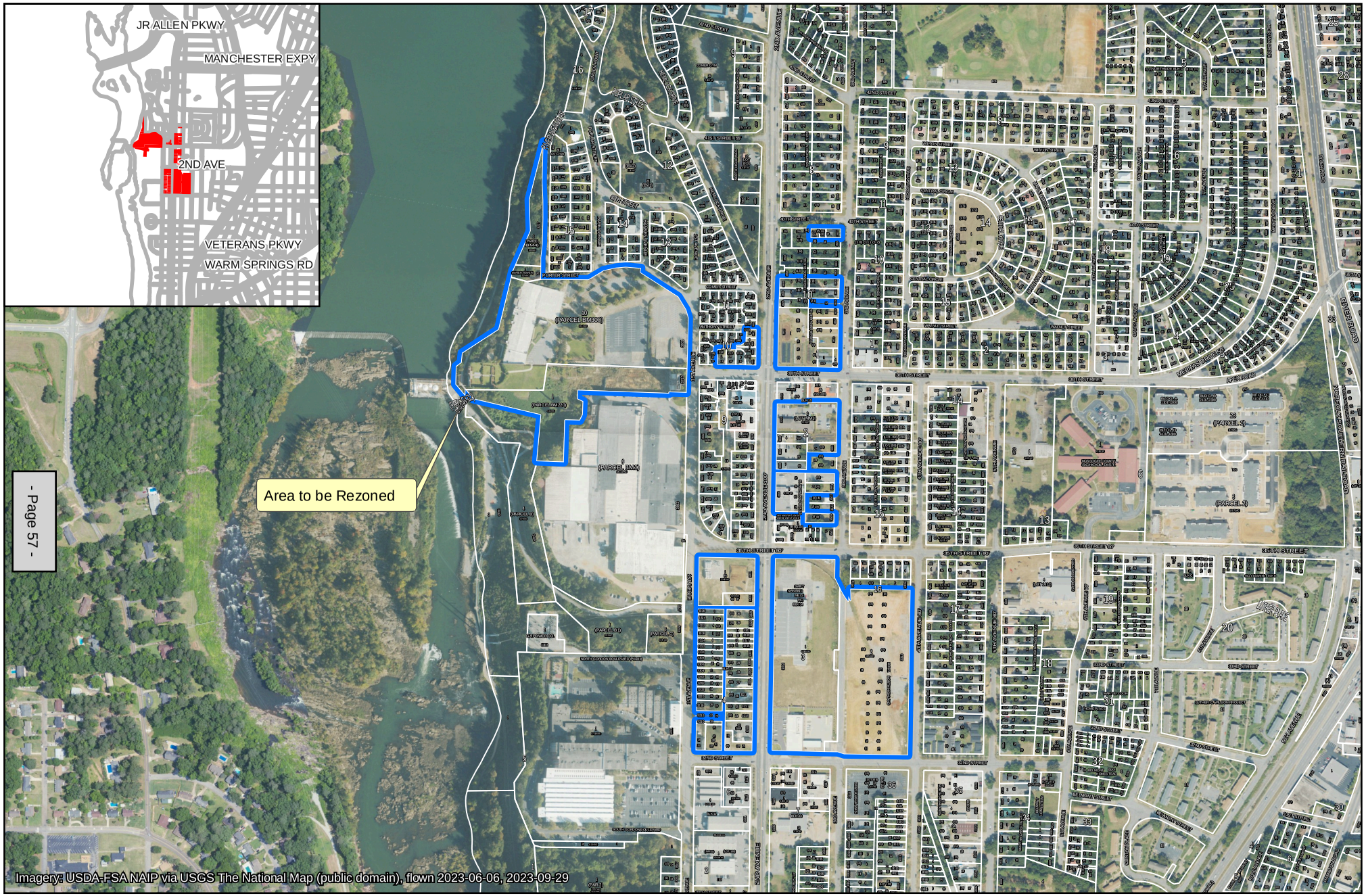
Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL
STAFF REPORT

REZN-09-26-1821

Applicant:	CCG - PLANNING
Owner:	Please See Attached
Location:	Please See Attached
Parcel:	Please See Attached
Acreage:	N/A
Current Zoning Classification:	Various Zoning Classifications
Proposed Zoning Classification:	MRZD (Mill Redvelopment Zoning District)
Current Use of Property:	Various Uses
Proposed Use of Property:	Mixed Use
Council District:	District 8 (Garrett)
PAC Recommendation:	**Approval** based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	**Approval** based on compatibility with existing land uses.
Fort Moore's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Various Designations
Future Land Use Designation:	MRZD

Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	N/A
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for mixed use usage.
Surrounding Zoning:	Various Zoning Classifications
Reasonableness of Request:	The request is compatible with existing land uses.
School Impact:	N/A
Buffer Requirement:	N/A
Attitude of Property Owners:	N/A
Additional Information:	New zoning classification. Initial group rezoning managed by the CCG Planning Department.
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



REZN 09-26-001821: Aerial Map
CCG Planning Department

0 200 400 800 1200 1600 2000 2400 Feet

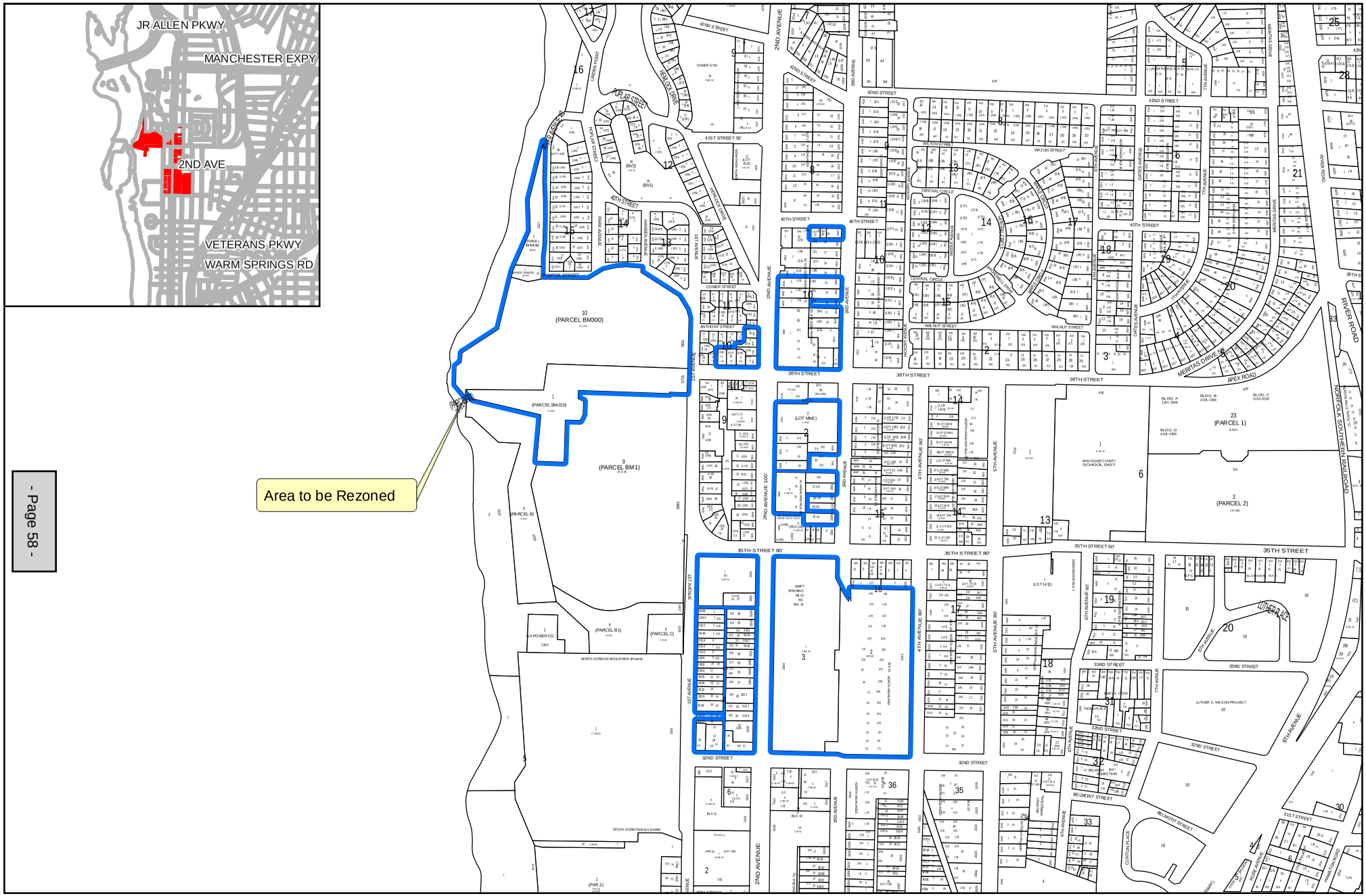
COLUMBUS PLANNING

This material is made available as a public service.
Maps and data are to be used for reference purposes only.

The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

Item #4.

Prepared by Rex Wilkinson 9/29/2026



REZN 09-26-001821: Location Map
CCG Planning Department

0 200 400 800 1200 1600 2000 2400 Feet

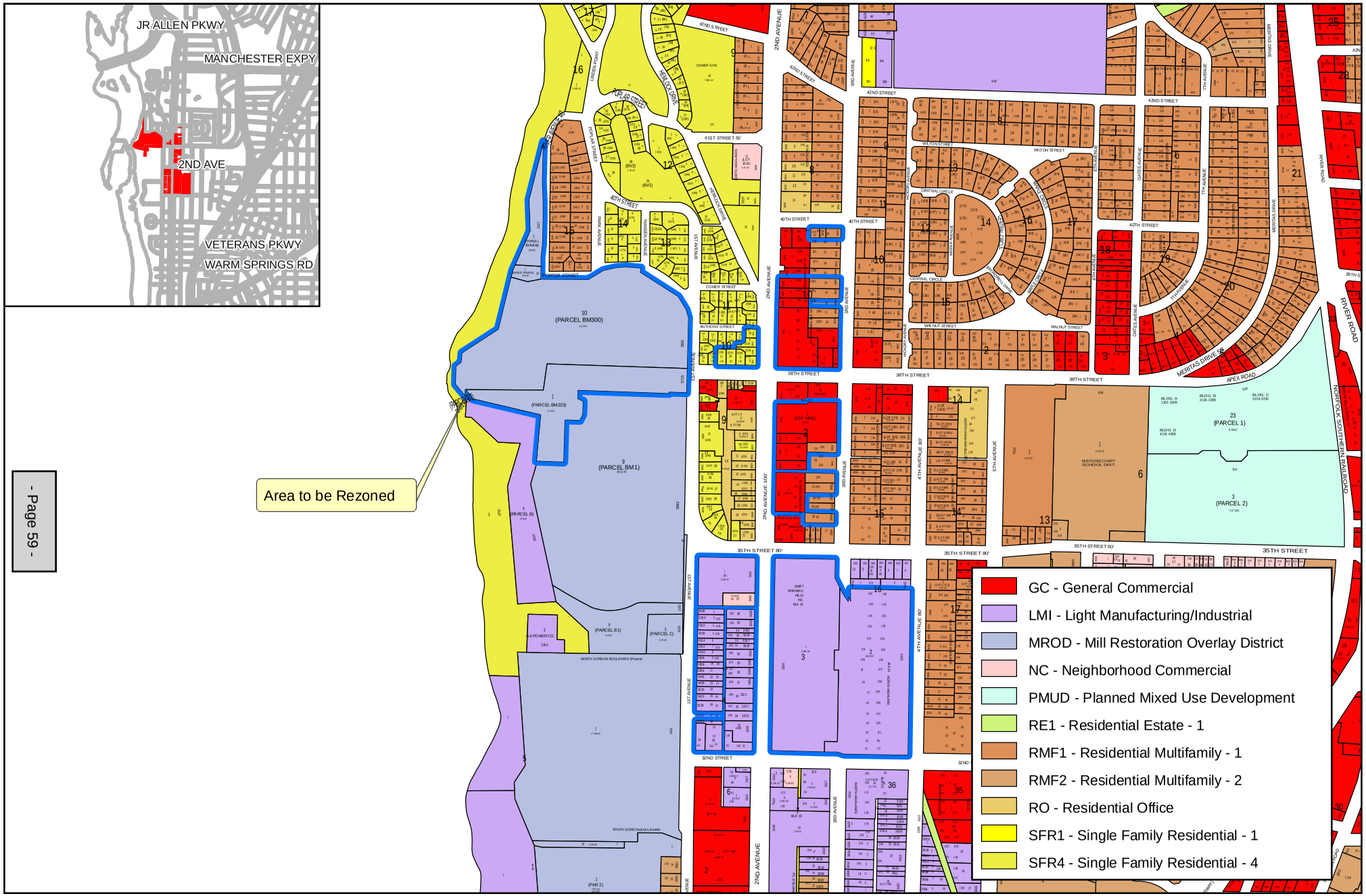
COLUMBUS PLANNING

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Item #4.

Prepared by Rex Wilkinson 9/29/2026



REZN 09-26-001821: Zoning Map
CCG Planning Department

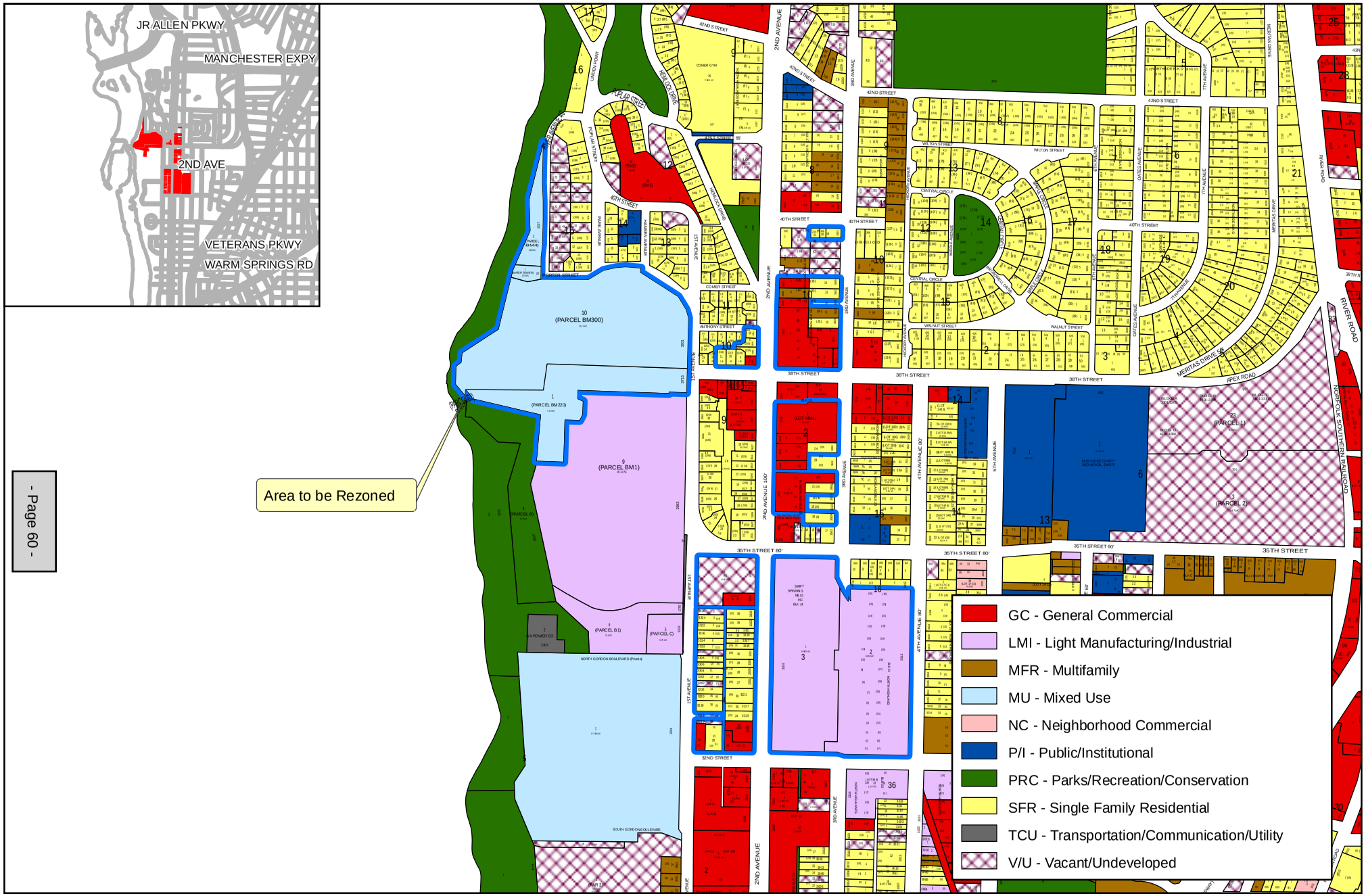
0 200 400 800 1200 1600 2000 2400 Feet

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Prepared by Rex Wilkinson 9/29/2026



REZN 09-26-001821: Existing Land Use Map
CCG Planning Department

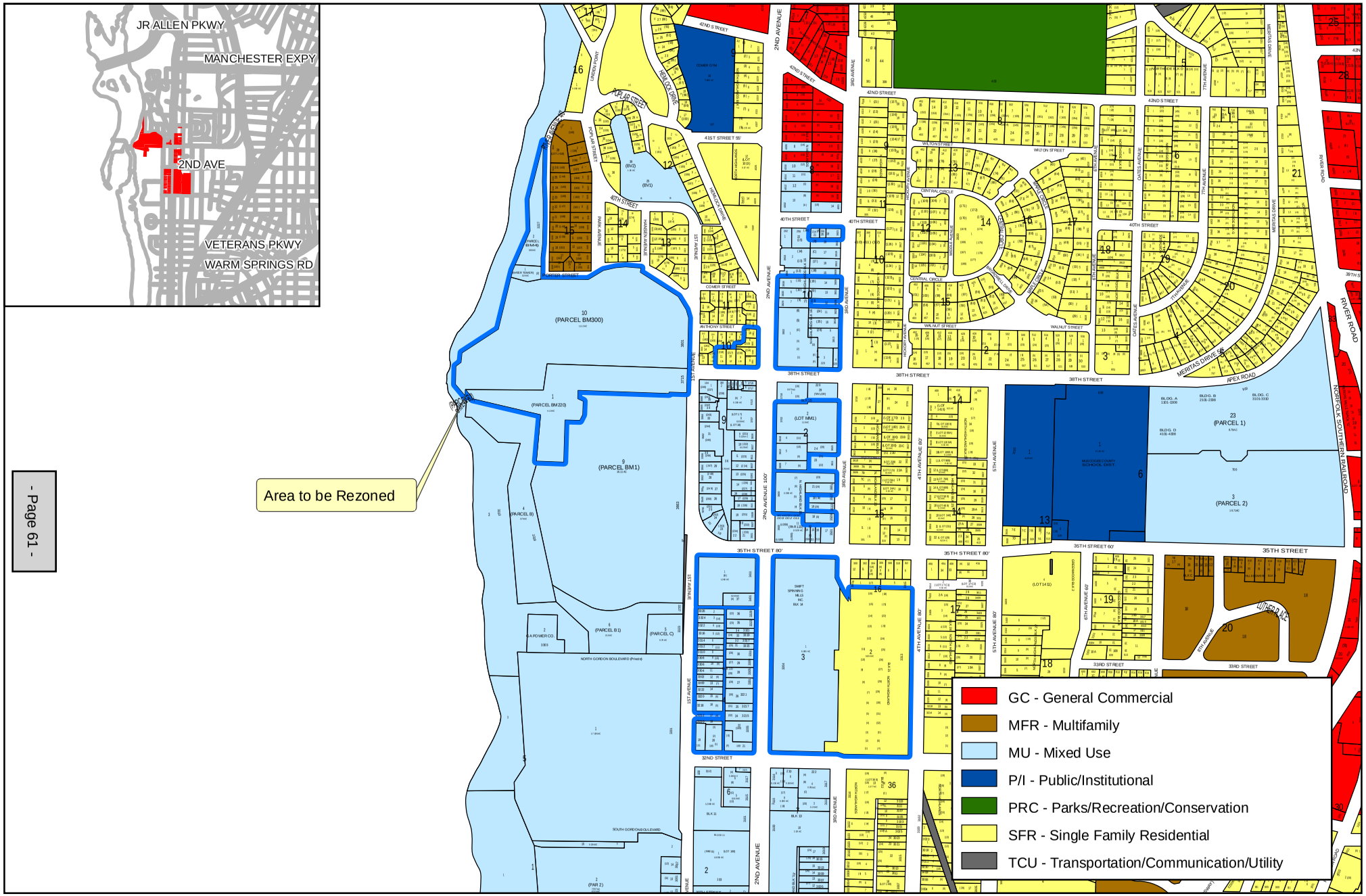
0 200 400 800 1200 1600 2000 2400 Feet

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Prepared by Rex Wilkinson 9/29/2026



REZN 09-26-001821: Future Land Use Map
CCG Planning Department

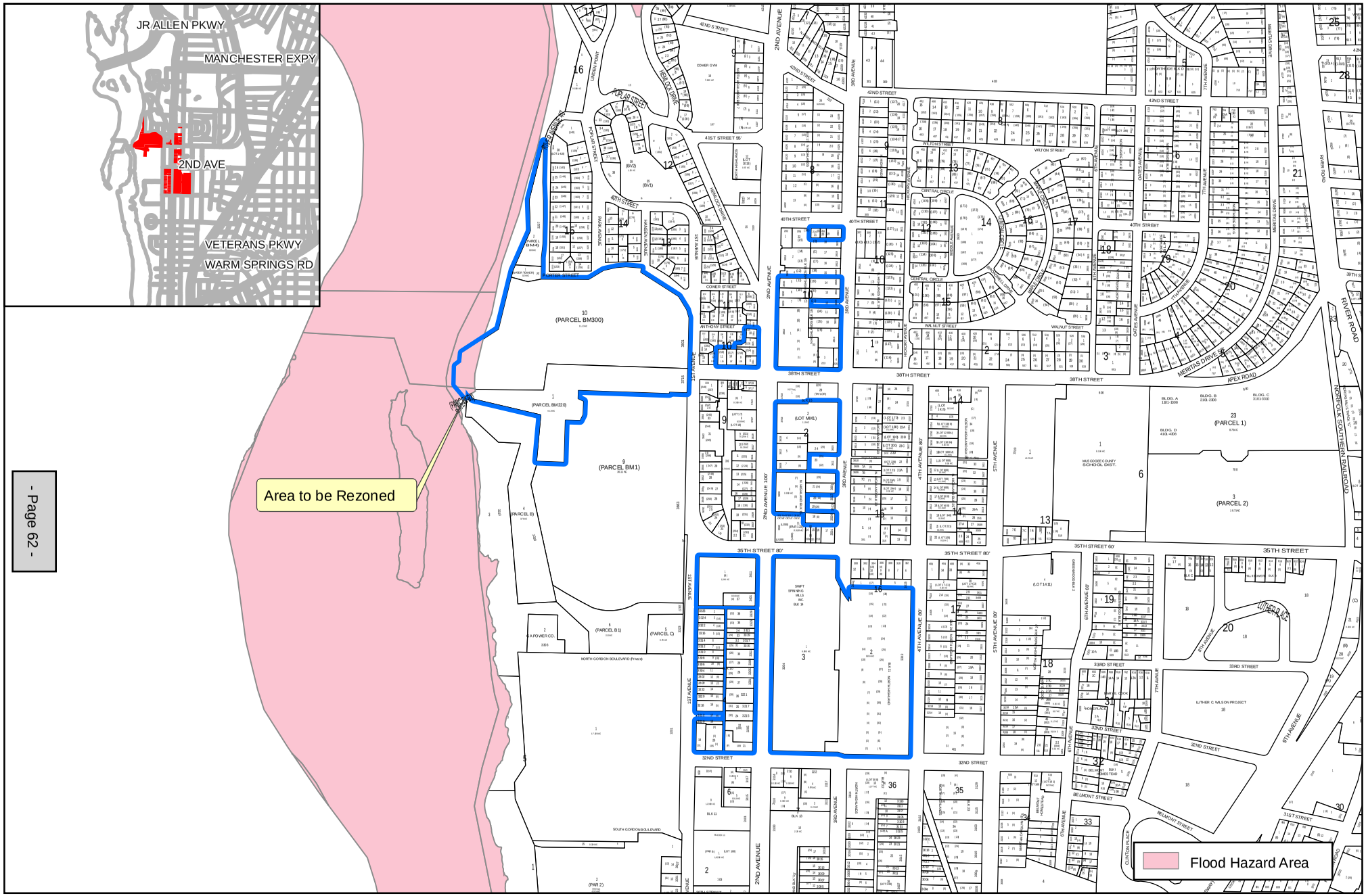
0 200 400 800 1200 1600 2000 2400 Feet

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Prepared by Rex Wilkinson 9/29/2026



REZN 09-26-001821: Flood Hazard Area Map
CCG Planning Department

0 200 400 800 1200 1600 2000 2400 Feet

COLUMBUS PLANNING

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Map information is believed to be correct but is not guaranteed.

Prepared by Rex Wilkinson 9/29/2026

Owner	Parcel ID	Acres	Address
Webb Construction	008 003 001	8.83	70 Porter Street
Webb Construction	014 016 002	6.85	3227 River Avenue
MercyMed	008 002 008	0.86	3600 2nd Avenue
MercyMed	008 002 021	0.17	3601 3rd Avenue
MercyMed	008 002 007	0.17	3608 2nd Avenue
MercyMed	008 002 005	0.29	3612 2nd Avenue
MercyMed	008 002 024	0.17	3615 3rd Avenue
MercyMed	008 002 004	0.17	3618 2nd Avenue
MercyMed	008 002 002	1.19	3702 2nd Avenue
MercyMed	009 010 021	0.05	214 40th Street
MercyMed	009 010 020	0.03	218 40th Street
MercyMed	009 010 019	0.08	3923 3rd Avenue
MercyMed	008 002 018	0.17	3509 3rd Avenue
WC Bradley Read Estate	008 008 001	4.10	70 Porter Street
WC Bradley Read Estate	009 023 001	0.24	3801 1st Avenue
WC Bradley Read Estate	009 023 002	0.88	3200 2nd Avenue
WC Bradley Read Estate	008 008 010	11.13	3313 4th Avenue
Brad Turner	008 001 001	1.21	3802 2nd Avenue
Brad Turner	008 001 003	0.17	223 38th Street
Brad Turner	008 001 004	0.06	225 38th Street
Brad Turner	008 004 001	1.34	3411 2nd Avenue
Brad Turner	008 004 002	0.80	3326 1st Avenue
Brad Turner	008 004 003	0.11	3324 1st Avenue
Brad Turner	008 004 004	0.12	3322 1st Avenue
Brad Turner	008 004 005	0.12	3316 1st Avenue
Brad Turner	008 004 006	0.10	3314 1st Avenue
Brad Turner	008 004 007	0.09	3312 1st Avenue
Brad Turner	008 004 008	0.09	3310 1st Avenue
Brad Turner	008 004 009	0.09	3308 1st Avenue
Brad Turner	008 004 010	0.09	3306 1st Avenue
Brad Turner	008 004 011	0.09	3304 1st Avenue
Brad Turner	008 004 012	0.10	3302 1st Avenue
Brad Turner	008 004 013	0.10	3300 1st Avenue
Brad Turner	008 004 014	0.11	3222 1st Avenue

Brad Turner	008 004 015	0.10	3220 1st Avenue
Brad Turner	008 004 016	0.15	3218 1st Avenue
Brad Turner	008 004 018	0.06	3210 1st Avenue
Brad Turner	008 004 019	0.14	10132nd Street
Brad Turner	008 004 020	0.27	105 32nd Street
Brad Turner	008 004 021	0.18	109 32nd Street
Brad Turner	008 004 022	0.28	3205 2nd Avenue
Brad Turner	008 004 024	0.28	3215 2nd Avenue
Brad Turner	008 004 025	0.12	3217 2nd Avenue
Brad Turner	008 004 026	0.23	3221 2nd Avenue
Brad Turner	008 004 027	0.17	3301 2nd Avenue
Brad Turner	008 004 028	0.15	3305 2nd Avenue
Brad Turner	008 004 029	0.13	3309 2nd Avenue
Brad Turner	008 004 030	0.13	3311 2nd Avenue
Brad Turner	008 004 031	0.09	3315 2nd Avenue
Brad Turner	008 004 032	0.08	3317 2nd Avenue
Brad Turner	008 004 033	0.08	3319 2nd Avenue
Brad Turner	008 004 034	0.08	3321 2nd Avenue
Brad Turner	008 004 035	0.16	3323 2nd Avenue
Brad Turner	008 004 036	0.15	3329 2nd Avenue
Brad Turner	008 004 037	0.24	3401 2nd Avenue
Brad Turner	008 010 006	0.08	3805 2nd Avenue
Brad Turner	008 010 007	0.08	3803 2nd Avenue
Brad Turner	008 010 008	0.06	3801 2nd Avenue
Brad Turner	008 010 009	0.08	109 38th Street
Brad Turner	008 010 010	0.08	107 38th Street
Brad Turner	008 010 011	0.09	105 38th Street
Brad Turner	009 010 005	0.17	3906 2nd Avenue
Brad Turner	009 010 006	0.17	3830 2nd Avenue
Brad Turner	009 010 007	0.17	3826 2nd Avenue
Brad Turner	009 010 009	0.28	3813 3rd Avenue
Brad Turner	009 010 010	0.17	3819 3rd Avenue
Brad Turner	009 010 011	0.17	3823 3rd Avenue
Brad Turner	009 010 013	0.18	3901 3rd Avenue
Brad Turner	009 010 014	0.19	3905 3rd Avenue
Brad Turner	009 011 010	0.06	3807 2nd Avenue

File Attachments for Item:

5. 2nd Reading: REZN 08-26-1678: An ordinance amending the text of the Unified Development Ordinance (UDO) for Columbus, Georgia to add Accessory Dwelling Units (ADU's) to the category of Dwellings, Accessory and to provide applicable ADU requirements. (Planning Department and PAC recommend approval.) (Councilors Tucker and Crabb)

ORDINANCE

NO. _____

An ordinance amending the text of the Unified Development Ordinance (UDO) for Columbus, Georgia to add Accessory Dwelling Units (ADU's) to the category of Dwellings, Accessory and to provide applicable ADU requirements.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

SECTION 1.

Chapter 3 of the Unified Development Ordinance is hereby amended by adding ADUs as a new type of Dwellings, Accessory. Current Section 3.2.29 is repealed and replaced with a new Section 3.2.29 to read as follows:

Section 3.2.29. - Dwellings, Accessory.

Accessory dwellings shall comply with the standards listed below.

A. *Types of Accessory Dwellings.* Five types of accessory dwellings may be established:

1. Employee residence;
2. Groom's quarters;
3. Guest cottage;
4. Security quarters; and
5. ADU (Accessory Dwelling Unit).

B. *Standards.* Accessory dwellings shall comply with the standards listed in Table 3.2.3

C. *Location.* An accessory dwelling shall be attached or detached from the principal structure.

D. *Property Development Regulations.* The dwellings shall comply with all property development regulations for the principal structure.

E. *Additional Groom's Quarters Requirements.* In addition to the requirements of this Section, installation of groom's quarters shall also comply with the requirements listed below.

1. *Use.* Groom's quarters shall be used as a residence only by individuals employed in the training, care and maintenance of horses and related equestrian activities that occur on the site of the principal dwelling.

2. *Location.* Groom's quarters may be located within barns or as a separate accessory structure. The number of units and maximum permitted size of such units shall determine maximum size of a separate accessory structure.

3. *Central Facilities.* Central bathing and kitchen facilities may be provided.

4. *Size.* The size of bathing, kitchen and similar central facilities must be reasonably related to the maximum number of groom's to be housed on the site.

5. *Size of Units.* Groom's quarters shall not exceed 500 square feet per unit.

Table 3.2.3

Standards for Accessory Dwellings

Applicable Standard	Guest Cottage	Employee Residence	Groom's Quarter	Security Quarters	ADU
Minimum Lot Size of Principal Structure	1 acre	2.5	None	None	Lot size must meet the minimum lot area requirement of the underlying zoning district
Maximum Number of Units	1 per lot—not permitted if accessory dwelling unit exists	1 per lot	1 per 5 stalls	1 per project or development	1 per lot
Maximum Size	1,000 square feet, including enclosed garage, porch or similar spaces	1,000 square feet, including enclosed garage, porch or similar spaces	See specific standards	1,000 square feet, including enclosed garage, porch or similar spaces	1,200 square feet, including enclosed garage, porch or similar spaces
Rental of Unit Permitted	No	No	No	No	Yes
Residency Limitation	Guest of resident	Employee of resident	Employee of resident	Security personnel	None

Kitchen Permitted	No	Yes	Yes	Yes	Yes
Permitted Residential Zoning Districts	See Table 3.1.1				
Permitted Nonresidential Zoning Districts	None	None	None	UPT, CRD, OR, OC, GC, SAC, M/L, M/H and TECH May be permitted in PCD or PID	None

6. *Security Quarters.* Residential quarters for security services provided to nonresidential uses may be established subject to the standards listed below.

(A) *Location.* The quarters shall be provided on the premises.

(B) *Type of Dwelling.* The dwelling shall not be a mobile home, but may be a manufactured dwelling.

(C) *Use.* The security quarters shall be used only in non-residential zoning districts.

(D) *Utilities and Drainage.* Security quarters shall be provided with water, sewer and drainage services consistent with the requirements of this UDO and other applicable regulations of the City.

(E) *Exception.* The Director may approve a special exception use to allow a security quarters in association with an ongoing residential development project, subject to the standards listed below.

(1) The dwelling shall not be a mobile home but may be a manufactured dwelling.

(2) The Director may approve such quarters for a period of not to exceed two years. Extensions of not more than six months may be granted to allow completion of the project.

(3) Security dwellings shall be located in a manner that is compatible with adjacent properties and residences.

F. *Additional Employee Residence Requirements.* In addition to the requirements of this Section an employee residence shall be restricted to an individual that is:

1. Employed in duties directly related to the service, upkeep and maintenance of the principal dwelling or;

2. Employed in duties assisting the resident of the principal dwelling.

G. *Additional ADU Residence Requirements.* In addition to the requirements of this Section an ADU shall be restricted to the standards listed below:

1. Occupancy Standards.
   (A) An ADU shall not have more than two (2) bedrooms.
   (B) ADUs shall not be permitted as Short-Term Vacation Rentals.

2. Primary Entrance. An ADU shall not have its main entrance in the front façade of the principal structure unless it is sharing a main entryway with the principal structure. Said entryway shall contain only one main door on the front façade of the primary structure.

3. Architectural Design and Type of Structures. All ADUs visible from the public right of way shall be compatible with the existing primary structure in both materials and design as determined by the Director.

4. Utilities. No ADU shall be permitted unless connected to public sanitary sewer or an approved private sewer disposal system. All ADU's shall have their own water and power connections and meter.

5. Driveways. No new driveway cuts will be permitted for ADUs.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026; and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen voting _____
Councilor Barnes voting _____
Councilor Chambers voting _____
Councilor Cogle voting _____
Councilor Crabb voting _____
Councilor Cook voting _____
Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

Lindsey G Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.

Planning Department

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

This application comes at the request of Columbus Consolidated Government.

A request to amend the text of the Unified Development Ordinance (UDO) for various items.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

1. Explanation of Revisions: Amend Section 3.2.29 by adding ADUs as a new type of Dwellings, Accessory.

Section 3.2.29. - Dwellings, Accessory.

Accessory dwellings shall comply with the standards listed below.

A. *Types of Accessory Dwellings.* Five types of accessory dwellings may be established:

1. Employee residence;
2. Groom's quarters;
3. Guest cottage;
4. Security quarters; and
5. ADU (Accessory Dwelling Unit).

B. *Standards.* Accessory dwellings shall comply with the standards listed in Table 3.2.3

C. *Location.* An accessory dwelling shall be detached from the principal structure.

D. *Property Development Regulations.* The dwellings shall comply with all property development regulations for the principal structure.

E. *Additional Groom's Quarters Requirements.* In addition to the requirements of this Section, installation

of groom's quarters shall also comply with the requirements listed below.

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3. *Central Facilities.* Central bathing and kitchen facilities may be provided.

4. *Size.* The size of bathing, kitchen and similar central facilities must be reasonably related to the maximum number of groom's to be housed on the site.

5. *Size of Units.* Groom's quarters shall not exceed 500 square feet per unit.

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Maximum Number of Units	1 per lot—not permitted if accessory dwelling unit exists	1 per lot	1 per 5 stalls	1 per project or development	1 per lot

Maximum Size	1,000 square feet, including enclosed garage, porch or similar spaces	1,000 square feet, including enclosed garage, porch or similar spaces	See specific standards	1,000 square feet, including enclosed garage, porch or similar spaces	1,200 square feet, including enclosed garage, porch or similar spaces
Rental of Unit Permitted	No	No	No	No	Yes
Residency Limitation	Guest of resident	Employee of resident	Employee of resident	Security personnel	None
Kitchen Permitted	No	Yes	Yes	Yes	Yes
Permitted Residential Zoning Districts	See Table 3.1.1				
Permitted Nonresidential Zoning Districts	None	None	None	UPT, CRD, OR, OC, GC, SAC, M/L, M/H and TECH May be permitted in PCD or PID	None

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(B) *Type of Dwelling.* The dwelling shall not be a mobile home, but may be a manufactured dwelling.

(C) *Use.* The security quarters shall be used only in nonresidential zoning districts.

(D) *Utilities and Drainage.* Security quarters shall be provided with water, sewer and drainage services consistent with the requirements of this UDO and other applicable regulations of the City.

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(2) The Director may approve such quarters for a period of not to exceed two years. Extensions of not more than six months may be granted to allow completion of the project.

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G. *Additional ADU Residence Requirements.* In addition to the requirements of this Section an ADU shall be restricted to the standards listed below:

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(A) An ADU shall not have more than two (2) bedrooms.

(B) ADUs shall not be permitted as Short-Term Vacation Rentals

2. Primary Entrance. An ADU shall not have its main entrance in the front façade of the principal structure unless it is sharing a main entryway with the principal structure. Said entryway shall contain only one main door on the front façade of the primary structure.

3. Architectural Design and Type of Structures. All ADUs visible from the public right of way shall be compatible with the existing primary structure in both materials and design as determined by the Director.

4. Utilities. No ADU shall be permitted unless connected to public sanitary sewer or an approved private sewer disposal system. All ADU's shall have their own water and power connections and meter.

5. Driveways. No new driveway cuts will be permitted for ADUs.

ADDITIONAL INFORMATION:
N/A

Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meetings on September 16, 2026. PAC recommended **approval** by a vote of 5-0.

The Planning Department recommends **approval.**

Sincerely,

Will Johnson
Planning Director

Columbus GEORGIA

We do amazing.

ACCESSORY DWELLING UNITS & TINY HOUSES

PLANNING DEPARTMENT | COLUMBUS CITY COUNCIL | NOVEMBER 10, 2026

DRAFT - staff verification required; not a determination (R17)

AGENDA

Columbus already has accessory dwelling units: garage apartments and backyard cottages, many built before World War II. Today the UDO allows new ones only as guest cottages on lots of at least one acre. This presentation reviews ADUs and tiny houses, how other Georgia communities handle them, and the changes the Planning Department would like to see.

01 **What Is an ADU?**
Definition, history, and why communities allow them

02 **ADUs in Columbus**
What the UDO allows today, local examples, peer communities and proposed changes

03 **Tiny Houses**
Which tiny homes the building code covers, and how they are permitted

04 **Options & Direction**
Other small-home types, and the direction we are asking for

01

WHAT IS AN ADU?

DEFINITION, HISTORY, AND WHY COMMUNITIES ALLOW THEM

ADUs DEFINED

A SECOND, SMALL HOME ON THE SAME LOT AS A SINGLE-FAMILY HOUSE

Park District, Columbus



WHAT MAKES IT AN ADU

Also called accessory apartments, second units or granny flats: additional living quarters on a single-family lot that are independent of the primary dwelling unit.

- Equipped with its own kitchen and bathroom facilities
- Can be attached to the main residence or detached from it
- Common forms: an apartment over the garage, a backyard cottage, a basement apartment or a pool house

→Purpose: affordable housing, or housing for a family member

A BRIEF HISTORY

ADUs ARE NOT NEW; POSTWAR SUBURBS MADE THEM RARE



Television's best-known ADU: the Fonz rented the apartment over the Cunninghams' garage on Happy Days.

1900s

→ADUs can be traced back to the early twentieth century

→In Columbus: garage apartments in the Park District and converted servant quarters in the Historic District

1945

→After World War II, demand for housing led to a booming suburban population

→Large lots, an emphasis on the nuclear family and suburban development lessened the need for ADUs

2008

→Despite the recession's impact on housing, the chief concern was our aging population

TODAY

→Multigenerational households are not going anywhere

→Requests to Planning for ADUs have increased over the last two decades

WHY IT MATTERS NOW

THE BABY BOOMERS ARE ENTERING THEIR GOLDEN YEARS

10,000

Estimated baby boomers reaching retirement age every day

61.2M

Americans aged 65 and older in 2024

72M

Americans aged 65 and older forecast for 2030

Despite the 2008 recession and its impact on housing, the chief concern was our aging population. Even as the economy rebounded, multigenerational households are not going anywhere, and an ADU lets families live close together on one lot.

BENEFITS OF ADUs

WHO ADUs SERVE IN A COMMUNITY

MORE HOUSING SUPPLY

⟶Cost less than a new single-family home on a separate lot

⟶An affordable option for many low- and moderate-income residents

AGING IN PLACE

⟶Elderly or disabled persons can live close to family members or caregivers

⟶Lets senior citizens "age in place"

MULTIGENERATIONAL HOMES

⟶Empty nesters can move in with their children's family

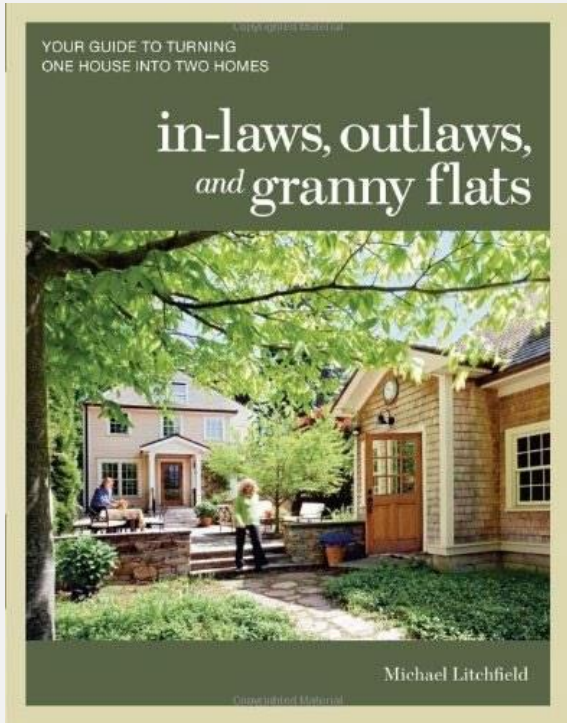
⟶Creates multigenerational households

YOUNG ADULTS

⟶Students and young adults just entering the workforce find ADUs convenient and affordable

OTHER ADVANTAGES

ADDING HOMES WITHOUT CHANGING THE CHARACTER OF A NEIGHBORHOOD



Further reading: Michael Litchfield, In-laws, Outlaws, and Granny Flats

BLENDS IN

Can be designed to blend in with the surrounding architecture

NO NEW INFRASTRUCTURE

There is no need to develop new infrastructure

USES EXISTING HOUSING

Efficient use of existing housing stock helps meet the demand for housing

A GENTLER ALTERNATIVE

An alternative to major zoning changes that can significantly alter neighborhoods

02

ADUs IN COLUMBUS

WHAT THE UDO ALLOWS TODAY, WHAT IS ALREADY HERE, AND WHAT PEERS DO

ADUs IN COLUMBUS TODAY

ALREADY PART OF OUR OLDER NEIGHBORHOODS, BUT HARD TO BUILD NEW

⟶ADUs already exist here. Before World War II many neighborhoods had them, such as garage apartments in the Park District or converted servant quarters in the Historic District

⟶Most of these are legal, nonconforming uses

⟶Today, ADUs are allowed as guest cottages: for a guest of the homeowner, not a tenant, on a lot of at least one acre

⟶Requests for ADUs have increased over the last two decades, mostly for multigenerational households, but the one-acre minimum has kept them off most "in-town" properties

1 ACRE

Minimum lot for a guest cottage, which excludes a majority of the urban core

1,000 SQ FT

Maximum guest cottage floor area, including enclosed garage, porch or similar spaces

WHAT THE UDO ALLOWS TODAY

FOUR TYPES OF ACCESSORY DWELLING; THE GUEST COTTAGE IS THE ONE A HOMEOWNER CAN USE FOR FAMILY OR GUESTS

STANDARD	GUEST COTTAGE	EMPLOYEE RESIDENCE	GROOM'S QUARTERS	SECURITY QUARTERS
Minimum lot size	1 acre	2.5 acres	None	None
Maximum units	1 per lot—not permitted if accessory dwelling unit exists	1 per lot	1 per 5 stalls	1 per project or development
Maximum floor area	1,000 square feet, including enclosed garage, porch or similar spaces	1,000 square feet, including enclosed garage, porch or similar spaces	See specific standards (500 square feet per unit)	1,000 square feet, including enclosed garage, porch or similar spaces
Rental permitted	No	No	No	No
Who may live there	Guest of resident	Employee of resident	Employee of resident	Security personnel
Zoning districts	RE10, RE5, RE1, RT, SFR1, SFR2	HIST, RE10, RE5, RE1	HIST	Nonresidential: UPT, CRD, RO, CO, GC, SAC, LMI, HMI and TECH; may be permitted in PCD or PID

Source: UDO §3.2.29 and Table 3.2.3, pp.85–86. A kitchen is permitted in all four types. D[illegible]om the Planning Department; confirm against UDO Table 3.1.1.

ADUs ALREADY IN COLUMBUS

GARAGE APARTMENTS AND SEPARATE DWELLINGS IN THE HISTORIC AND PARK DISTRICTS



Historic District



Park District

AN ADU ON 19TH AVENUE

A SMALL HOME AND ITS ACCESSORY DWELLING UNIT, SEEN FROM THE FRONT AND THE SIDE





Photographs: Alina Phillips

HOW AN ADU FITS ON A TYPICAL LOT

CONCEPTS FOR AN ATTACHED AND A DETACHED UNIT ON TWO SUBURBAN LOTS





Concept diagrams: Alina Phillips, MLA, Planning Department. Imagery © 2013 Google

Each concept adds a 30 ft x 30 ft unit (900 sq ft). The example lots are 160 ft x 120 ft (about 0.44 acre) and 240 ft x 90 ft (about 0.50 acre): both under the one-acre minimum, so neither could add a guest cottage today.

ADUs ACROSS THE COUNTRY

ATTACHED AND DETACHED UNITS DESIGNED TO FIT THEIR NEIGHBORHOODS










Examples from other communities, as shown in the department's presentation

OTHER COMMUNITIES

WHERE ADUs ARE ALLOWED, THEN AND NOW

2014

MOSTLY THE WEST AND NORTHEAST

Several Southern cities permitted ADUs, from Kissimmee, FL to Arlington, VA. Close to home: Fairhope, AL and North Augusta, SC, and in Georgia, Forsyth County and Roswell.

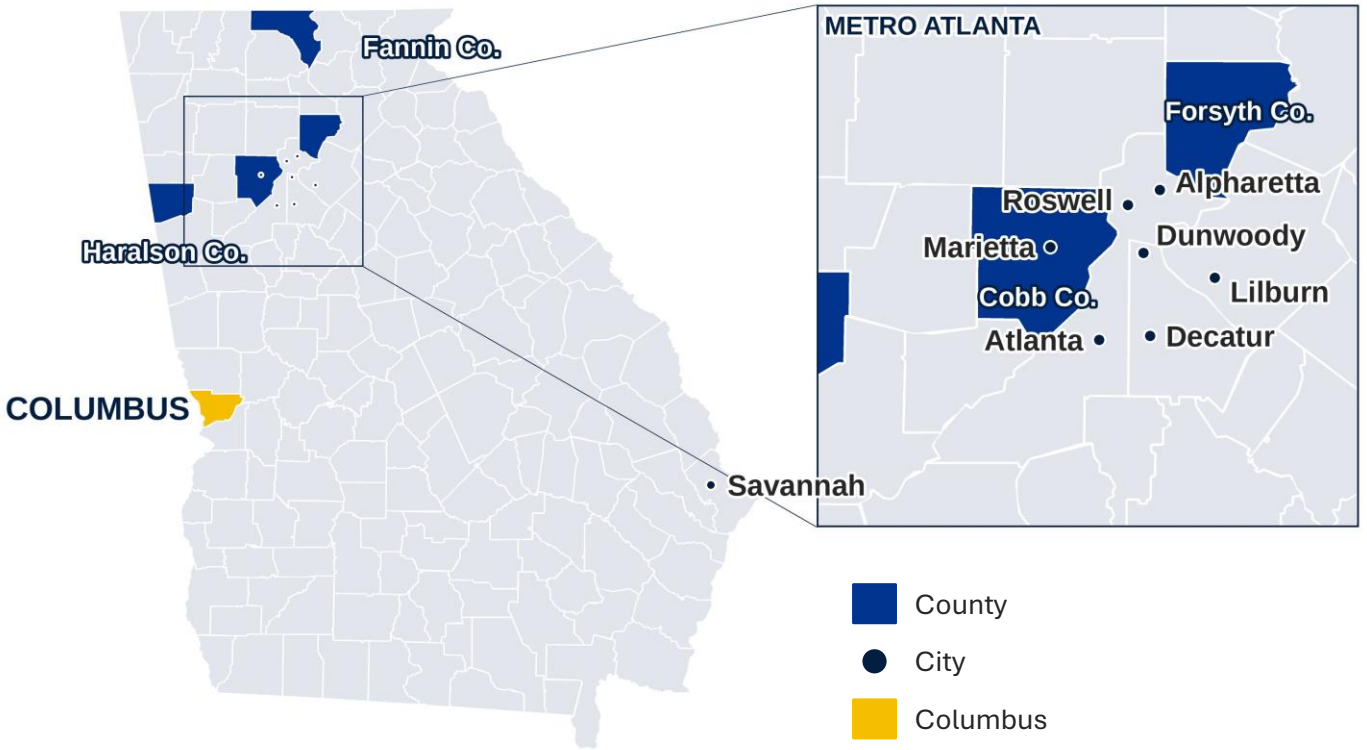
2026

NATIONWIDE, FROM SEATTLE TO MIAMI

In Georgia: Forsyth County, Atlanta, Savannah, Decatur, Marietta, Alpharetta, Cobb County, the mountains (Fannin and Haralson Counties), Roswell, Dunwoody and Lilburn.

ADUs IN GEORGIA

GEORGIA COMMUNITIES THAT PERMIT ADUs, AS NAMED IN THIS PRESENTATION (NOT A COMPLETE LIST)



Map: Census TIGERweb boundaries, 2026-10-25

HOW PEERS SET THE RULES

The biggest difference between our current ordinance and these communities is the lot size requirement.

- Atlanta, Decatur, Savannah, Dunwoody and Lilburn use the underlying zoning to set lot size; a detached ADU is then treated as an accessory structure
- Marietta and Alpharetta require the property owner to live on site

→Columbus today: one-acre minimum lot, and a guest of the homeowner only

PROPOSED ADU STANDARDS

MODIFICATIONS THE PLANNING DEPARTMENT WOULD LIKE TO SEE ADDED

NO SHORT-TERM RENTALS

⟶The ADU shall not be a short-term rental

TWO BEDROOMS AT MOST

⟶Limit the number of bedrooms to 2

ITS OWN ENTRANCE

⟶Regardless of the type of ADU, each shall have its own separate entrance

ACCESSORY STRUCTURE RULES

⟶Detached ADUs shall meet Section 2.1.6, Accessory Structures

FOR COUNCIL TO CONSIDER

⟶Architectural standards: the ADU closely resembles the primary structure in design and materials

Planning's view: apart from the one-acre minimum lot size and the guest requirement, the current ordinance is in line with the ADU requirements of other communities.

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03

TINY HOUSES

WHICH TINY HOMES THE BUILDING CODE COVERS, AND HOW THEY ARE PERMITTED

WHAT IS A TINY HOUSE?

TYPICALLY 400 SQUARE FEET OR LESS



DEFINITION

Typically defined as a single-family home, generally 400 square feet or less, excluding lofts.

- Tiny houses are built in various ways
- It is important to identify which types of tiny homes fall within the scope and application of building codes

→Permitted: modular (industrialized) and site-built homes on a permanent foundation

→Not Permitted: recreational vehicles and manufactured (mobile) homes or anything not on a permanent foundation.

TINY IS THE NEW BIG

HOW TINY IS A 400-SQUARE-FOOT HOUSE?

2,598 SQ FT

Average new home

100–400 SQ FT

Tiny house

17,424

tiny houses could fit inside Disneyland in California

2,020

tiny houses could fit on the Golden Gate Bridge

144

tiny houses could fit on a football field

9

king-size beds could fit in a tiny house (and nothing else!)

Source: U.S. Census Bureau; The Tiny Life (from the infographic in the department's presentation)

WHICH TINY HOMES QUALIFY?

TINY HOUSE RULES WOULD APPLY ONLY TO MODULAR AND SITE-BUILT HOUSES



RECREATIONAL VEHICLES (RVs)

NOT COVERED

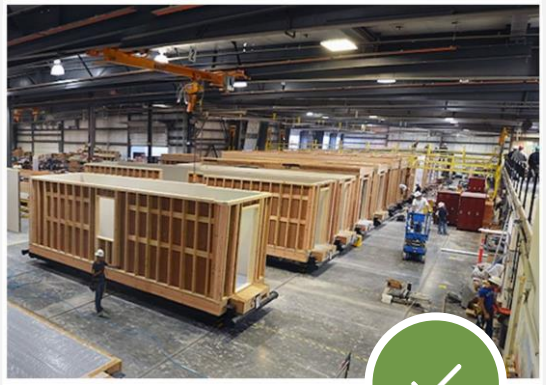
Not a dwelling under the tiny house provisions



MANUFACTURED (MOBILE) HOMES

NOT COVERED

Not covered by the tiny house provisions



RESIDENTIAL (MODULAR) INDUSTRIALIZED BUILDINGS

COVERED

Built in a factory; inspected by third-party agencies and approved by DCA



SITE-BUILT DWELLINGS

COVERED

Built on the lot through the normal plan review and permit process

TWO PATHS TO A PERMITTED TINY HOUSE

MODULAR HOMES ARE INSPECTED AT THE FACTORY; SITE-BUILT HOMES FOLLOW THE USUAL PERMIT PROCESS



MODULAR (INDUSTRIALIZED) BUILDING

01 Inspected by independent third-party agencies

02 DCA insignia affixed to each module or unit on completion

03 Once approved by DCA, a moving permit is pulled

04 Building permit for the foundation only, for Inspections & Code to verify



SITE-BUILT TINY HOUSE

01 Plan review

02 Permit pulled

03 Inspections performed

04 Certificate of completion

TINY HOUSES IN THE CODE

HOW THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND GEORGIA DCA TREAT TINY HOUSES



Columbus requires all modular homes to be affixed to a permanent foundation.

2012

→Tiny house provisions introduced in the IRC, Appendix S

→DCA changes: habitable rooms down to 70 sq ft from 120 (excepting kitchens); 5-foot minimum loft height; smoke and CO detectors required

2018

→The IRC was updated again

2026

→January 1, 2026: latest IRC update, the 2024 IRC Appendix BB (Tiny Houses)

→ DCA will still require smoke and CO detectors

→ For appendixes to be enforced, they must be specifically adopted by the local governing authority.

TINY HOUSE STANDARDS

2024 IRC APPENDIX BB, THE LATEST UPDATE (JANUARY 1, 2026)

400 SQ FT

A tiny house is 400 square feet or less

6′ 8″

Minimum ceiling height

3′ | 35 SQ FT

Lofts: 3-foot minimum height and 35 square feet minimum

17″ | 20″

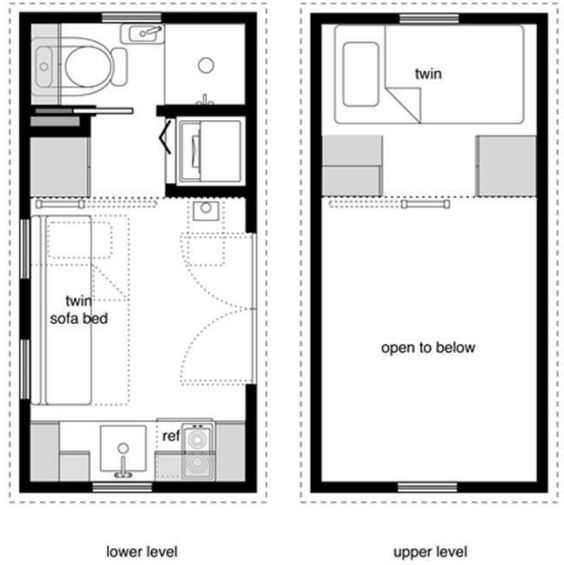
Minimum stair width to lofts: 17 inches at the handrail, 20 inches below it

LADDERS

Ladders and ship ladders allowed, with specifications

SMOKE + CO

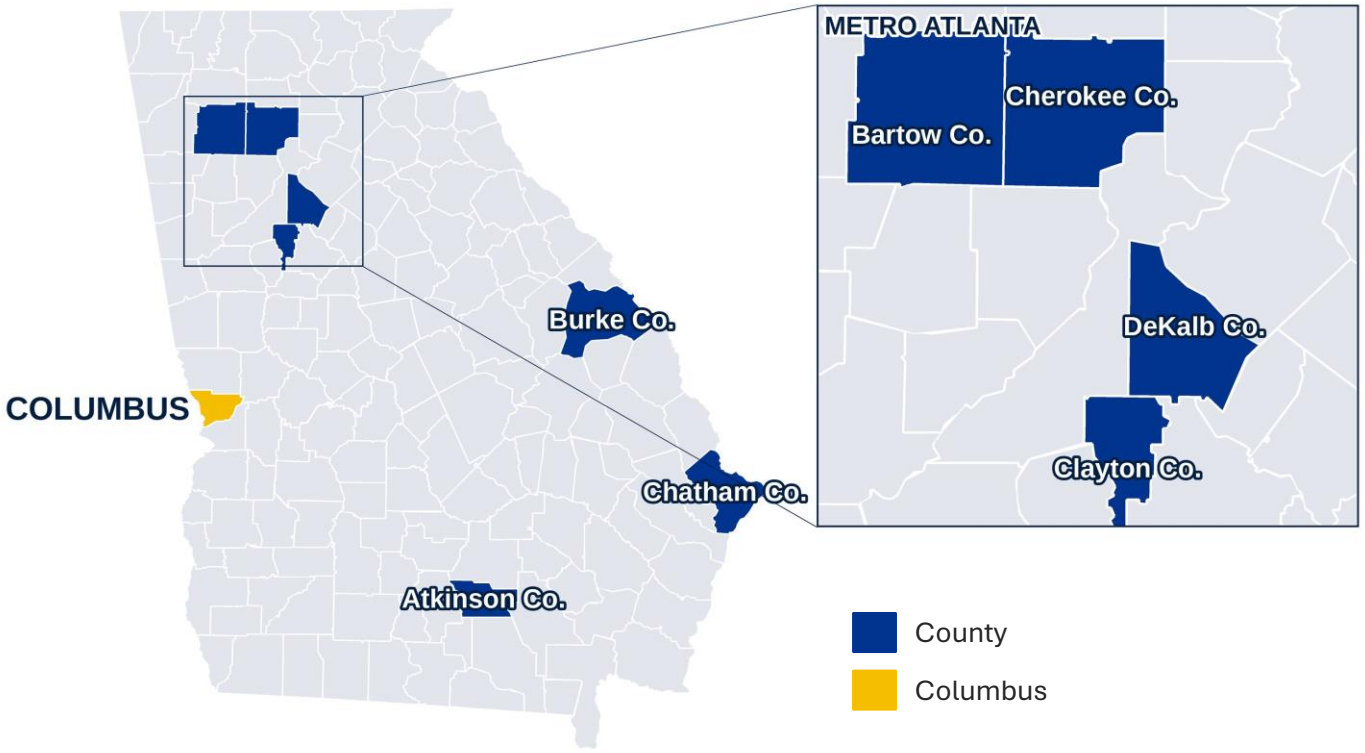
DCA will still require smoke and carbon monoxide detectors



A typical tiny house plan: a lower level with kitchen, bath and sofa bed, and a sleeping loft above.

TINY HOMES IN GEORGIA

GEORGIA COUNTIES THAT ALLOW TINY HOMES (NOT A COMPLETE LIST)



Map: Census TIGERweb boundaries, 2026-10-25

WHERE TINY HOMES ARE ALLOWED

Tiny homes are prevalent in major metropolitan areas of the United States, from Los Angeles, CA to Portland, ME.

- Metro Atlanta: DeKalb, Cherokee, Clayton and Bartow Counties
- East Georgia: Burke County
- Southeast Georgia: Chatham and Atkinson Counties

TINY HOUSE CONCLUSIONS

WHAT COUNCIL APPROVAL WOULD ALLOW

- ⟶Approval of proposed ordinance would add the 2024 IRC Appendix BB (Tiny Houses) to the local building code. Tiny houses could then be built on lots as the primary structure, or on multifamily lots in an approved zone
- ⟶Tiny homes as ADUs would be allowed as such pending approval of ADU changes in the zoning ordinance.
- ⟶Tiny homes must be attached to a permanent foundations and meet the requirements of the Building Code like any other dwelling.

400 SQ FT

Largest tiny house under the 2024 IRC Appendix BB

700 SQ FT

Approximately minimum square footage without adoption of Appendix BB.

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QUESTIONS?

THANK YOU

www.columbusga.gov/planning

Will Johnson, Planning/MPO Director

706-653-4116

1111 1st Avenue, 3rd Floor, Columbus, Georgia 31901

File Attachments for Item:

6. 2nd Reading: An Ordinance amending Articles III and V of Chapter 8 of the Columbus Code to adopt building code standard pertinent to “Tiny Houses” and to update certain references to the State of Georgia and International Property Maintenance Code; and for other purposes. (Councilors Tucker and Crabb)

ORDINANCE

No. _____

An Ordinance amending Articles III and V of Chapter 8 of the Columbus Code to adopt building code standard pertinent to "Tiny Houses" and to update certain references to the State of Georgia and International Property Maintenance Code; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

Chapter 8, Article III. Building Code of the Columbus Code is hereby amended by deleting Section 8-14.1(e) and replacing it with a new Section 8-14.1 (e) to read as follows:

> "Appendices. To be enforceable, appendices must be referenced in the code text, adopted by the Georgia Department of Community Affairs, or specifically adopted by Columbus, Georgia.
>
> Appendix BB, "Tiny Houses," of the International Residential Code for One- and Two-Family Dwellings, in the latest edition adopted and made effective by the Georgia Department of Community Affairs, together with all applicable Georgia State Amendments, is hereby adopted by reference and incorporated into the Building Code of Columbus, Georgia. The Department of Inspections and Code shall administer and enforce Appendix BB in accordance with this article. All applicable zoning and other land-use requirements shall remain in effect.

SECTION 2.

Chapter 8 Article V Property Maintenance Code of the Columbus Code is hereby amended by deleting Section 8-41 in its entirety and substituting a new Section 8-41 to read as follows:

> "The provisions embraced within the following sections, together with Chapters 2, 3, 4, 5, 6, and 7 of the latest edition of the International Property Maintenance Code, published by the International Code Council, Inc., as adopted and made effective by the Georgia Department of Community Affairs, including all applicable Georgia State Amendments, are hereby adopted by reference as "The Property Maintenance Code of Columbus, Georgia," hereinafter referred to as "this code," for the purpose of establishing minimum housing standards to maintain health and cleanliness, ensure safe and sanitary conditions, and provide penalties for violations.
>
> Subsequent editions and applicable Georgia State Amendments adopted by the Georgia Department of Community Affairs shall automatically be incorporated by reference into this code, within the scope of the chapters adopted by this section, upon their respective effective dates established by the department.
>
> A current copy of the adopted code and applicable Georgia State Amendments shall be maintained in the Inspections and Code Department."

SECTION 3.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026, and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Cook	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson, III, Mayor

Sec. 8-41. Title.

~~The provisions embraced within the following sections along with Chapters 2, 3, 4, 5, 6, and 7 of the 2018 edition of the International Property Maintenance Code, as amended and adopted by the State of Georgia, published by the International Code Council, Inc., a copy of which is on file in the office of the Clerk of Council, are hereby adopted as "The Property Maintenance Code of Columbus; Georgia," for the purpose of establishing minimum housing standards to maintain health and cleanliness and to insure safe and sanitary conditions; providing penalties for violations of such code; and, hereinafter referred to as "this code."~~

The provisions embraced within the following sections, together with Chapters 2, 3, 4, 5, 6, and 7 of the latest edition of the International Property Maintenance Code, published by the International Code Council, Inc., as adopted and made effective by the Georgia Department of Community Affairs, including all applicable Georgia State Amendments, are hereby adopted by reference as "The Property Maintenance Code of Columbus, Georgia," hereinafter referred to as "this code," for the purpose of establishing minimum housing standards to maintain health and cleanliness, ensure safe and sanitary conditions, and provide penalties for violations.

Subsequent editions and applicable Georgia State Amendments adopted by the Georgia Department of Community Affairs shall automatically be incorporated by reference into this code, within the scope of the chapters adopted by this section, upon their respective effective dates established by the department.

A current copy of the adopted code and applicable Georgia State Amendments shall be maintained in the Inspections and Code Department.

(Ord. No. 17-19, § 8, 5-9-17; Ord. No. 20-061, § 1, 12-15-20)

ARTICLE III. BUILDING CODE[1]

Sec. 8-13. Title and definitions.

(a) *Uniform Codes Act.* Building permits shall be issued in conformance with the technical codes adopted and amended by Columbus under the Georgia Uniform Codes Act.

(b) The provisions embraced within this article along with the latest available edition of the International Building Code, as amended and adopted by the State of Georgia, published by the International Code Council, a copy of which is on file in the office of the clerk of council, are hereby adopted as "The Building Code of Columbus, Georgia," for the purpose of regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment use, height area, and maintenance of all buildings and/or structures in Columbus, Georgia; providing for issuance of permits and collection of fees therefor; providing penalties for violations of such code; and, hereinafter referred to as "this code."

(c) Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the latest available edition of the International Residential Code, as amended and adopted by the State of Georgia.

(d) Pursuant to Ga. L. 1996, p.1632, § 3, Columbus, Georgia, is hereby exempted from the provisions of said Act codified as O.C.G.A. Section 8-2-26(d).

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14. Code remedial.

(a) *Generally.* This code is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment, including alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems, and to provide safety to firefighters and emergency responders during emergency operations.

(b) The scope of this code shall include and apply to all new electrical installations, alterations, additions, repairs and maintenance to all electrical wiring, electrical construction, apparatus, fixtures, equipment or appurtenances thereto for the transmission, distribution or utilization of electrical energy for light, heat or power, including appliances, signs and elevators, within or on public and private buildings or structures,

[1]Editor's note(s)—Ord. No. 17-19, § 2, adopted May 9, 2017, amended Art. III in its entirety to read as herein set out. Former Art. III, §§ 8-13—8-14.1, pertained to similar subject matter, and derived from Ord. No. 95-85, §§ 1—12, 9-12-95; Ord. No. 98-51, 6-16-98; Ord. No. 06-46, § 1, 6-20-06; Ord. No. 11-34, § 2, 6-28-11.

including the premises or yards, tents, carnivals, parking lots or similar use of premises, within the jurisdiction of Columbus, Georgia.

(d) *Quality control.* Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

(e) *Permitting and inspection.* The inspection or permitting of any building, system or plan by any jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan, or their adequacy. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.1. Applicability.

(a) *Generally.* Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

(b) *Technical codes.* Any reference hereinafter to "technical codes" throughout this chapter of the Columbus Code includes to the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy Conservation Code, Minimum Fire Safety Standards, International Swimming Pool and Spa Code, and National Electrical Code, as may be adopted and updated by the state.

(c) *Building.* The provisions of the technical codes shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or appurtenance connected or attached to such buildings or structures.

(d) *Federal and state authority.* The provisions of this code shall not be held to deprive any federal or state agency, or any applicable governing authority having jurisdiction, of any power or authority which it had on the effective date of the adoption of this code or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

(e) ~~*Appendices.* To be enforceable, the appendices included in this code must be referenced in the code text or specifically included in the adopting ordinance.~~ Appendices. To be enforceable, appendices must be referenced in the code text, adopted by the Georgia Department of Community Affairs, or specifically adopted by Columbus, Georgia.

Appendix BB, "Tiny Houses," of the International Residential Code for One- and Two-Family Dwellings, in the latest edition adopted and made effective by the Georgia Department of Community Affairs, together with all applicable Georgia State Amendments, is hereby adopted by reference and incorporated into the Building Code of Columbus, Georgia. The Department of Inspections and Code shall administer and enforce Appendix BB in accordance with this article. All applicable zoning and other land-use requirements shall remain in effect.

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(f) *Referenced standards.* Standards referenced in this code shall be considered an integral part of the codes without separate adoption. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

(g) *Existing structures.* The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the State Minimum Fire Safety Standards or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.2. Building department.

(a) *Establishment.* There is hereby recognized a department of inspections and code, the department head thereof being known as the chief of inspections and code, hereinafter referred to as the building official.

(b) *Employee qualifications.*

(1) *Building official qualifications.* The building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of work. The building official should be certified as a building official through a recognized certification program.

(2) *Deputy building official qualifications.* The building official may designate the assistant director of the department of inspections and code as the deputy building official who shall assist the building official in administering the provisions of the Building Code and during the absence or disability of the building official, exercise all the powers of the building official. Such deputy building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of the work. The deputy building official should be certified through a recognized certification program for the appropriate trade.

(3) *Inspector qualifications.* The building official may appoint or hire such number of officers, inspectors, assistants, and other employees, as shall be authorized from time to time. A person shall not be appointed or hired as inspector of construction who has not had at least five years' experience as a building inspector, engineer, architect, or as a superintendent, foreman, or competent mechanic in charge of construction. The inspector should be certified, through a recognized certification program, for the appropriate trade.

(c) *Restrictions on employees.* An officer or employee connected with the department shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflict with the interest of the department.

(d) *Department records.* The building official shall keep official records of applications received, permit and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required by the legally applicable records retention schedule.

(e) *Liability.* Any officer or employee, charged with the enforcement of this code, acting for the applicable governing authority, in the discharge of his duties, shall not thereby render himself personally liable, and is hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee or member because of such act performed by him in the enforcement of any provision of this code shall be defended by the city attorney until the final termination of the proceedings.

(f) *Reports.* The building official shall submit annually a report covering the work of the building department during the preceding year.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.3. Power and duties of the building official.

(a) *Generally.* The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(b) *Right of entry.*

(1) Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the building official may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code. If such building or premises are occupied, he shall first present proper credentials and request entry. If such building, structure or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official shall have recourse to every remedy provided by law to secure entry.

(2) When the building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.

(c) *Stop work orders.* Upon notice from the building official, work on any building, structure, electrical, gas, mechanical or plumbing system, that is being done contrary to the provisions of this code or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to this agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.

(d) *Revocation of permits.*

(1) *Misrepresentation of application.* The building official may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

(2) *Violation of code provisions.* The building official may revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

(e) *Unsafe buildings or systems.* All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the procedures for requiring the abatement of unsafe buildings, as outlined in articles V and VI of this chapter.

(f) *Requirements not covered by code.* Any requirements necessary for the strength, stability, or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing systems, or for the public safety, health, and general welfare, not specifically covered by this or the other technical codes, shall be determined by the building official.

(g) *Alternate materials and methods.* The provisions of the technical codes are not intended to prevent the use of any material or method of construction not specifically prescribed by them, provided any such alternate has been reviewed by the building official. The building official shall approve any such alternate for the purpose intended is at least the equivalent of that prescribed in the technical codes, in quality, strength, effectiveness, fire resistance, durability and safety. The building official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternate.

(i) *Modifications.* Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of inspections and code.

(j) *Flood hazard areas.* The building official shall not grant modifications to any provision required in flood hazard areas.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.4. Permits.

(a) *Permit application.*

(1) *Required.* Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

(2) *Work exempt from permit.* Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

a. Building:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

2. Temporary motion picture, television, and theatre stage sets and scenery.

3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

4. Swings and other playground equipment.

5. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

b. Electrical:

1. Listed cord and plug connected temporary decorative lighting. Temporary electric power and lighting installations shall be permitted for a period not to exceed 90 days.

2. Reinstallation of attachment plug receptacles but not the outlets, therefore.

3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

c. Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

d. Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
5. Portable evaporative coolers.
6. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
7. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

e. Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

f. Repairs:

1. Ordinary minor repairs may be made without a permit, provided that such repairs shall not violate any of the provisions of the technical codes. Such minor repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or loadbearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety. The building

official or his designee shall be available to determine whether the proposed repair is exempt.

2. Emergency repairs. Where equipment replacements and repairs that otherwise require a permit must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

(3) *Temporary structures.* The erection of temporary structures such as construction sheds, seats, canopies, tents and fences used in construction work or for temporary purposes such as reviewing stands shall not require a permit as long as such structures shall be completely removed in a timely fashion.

(4) *Work authorized.* A building permit shall carry with it the right to construct or install the work, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with the application, separate permits shall be required.

(5) *Information required.* Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or his authorized agent. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, of any, not covered by the building or structure, and shall contain such other information as may be required by the building official.

(b) *Drawings and specifications.*

(1) *Requirements.* When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for the permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications, and accompanying date shall bear the name and signature of the person responsible for the design.

(2) *Additional data.* The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications, and accompanying data, required by the building official to be prepared by an architect or engineer, shall be affixed with their official seal.

(3) *Design professional.* The design professional shall be an architect or engineer, legally registered under the laws of this state regulating the practice or architecture or engineering, and shall affix his official seal to said drawings, specifications, and accompanying data, for the following:

a. All group A, E, and I occupancies.

b. Buildings and structures three stories or more high.

c. Buildings and structures 5,000 square feet (465 m) or more in area.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered.

(4) *Structural and fire resistance integrity.* Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where a penetration of a required fire-resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and communication conduits, pipes and

systems and also indicate in sufficient detail how the fire integrity will be maintained where required fire-resistant floors intersect the exterior walls.

(5) *Site drawings.* Drawings shall show the location of the proposed building or structure and of every existing building or structure on the site or lot. The building official may require a boundary line survey prepared by a qualified surveyor.

(6) *Hazardous occupancies.* The building official may require the following:

a. *General site plan.* A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment, and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.

b. *Building floor plan.* A building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies, with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

(c) *Examination of documents.*

(1) *Plan review.* The building official shall examine, or cause to be examined, each application for a permit and the accompanying documents, consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances.

(2) *Affidavits.* The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may, without any examination or inspection, accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical, or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

(d) *Issuing permits.*

(1) *Action on permits.* The building official shall act upon an application for a permit without unreasonable or unnecessary delay. If the building official is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the technical codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.

(2) *Refusal to issue permit.* If the application for a permit and the accompanying contract documents describing the work do not conform to the requirements of the technical codes or other pertinent laws or ordinances, the building official shall not issue a permit but shall return the contract documents to the applicant with his refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.

(3) *Special foundation permit.* When application for permit to erect or enlarge a building has been filed and pending issuance of such permit, the building official may, at his discretion, issue a foundation only permit. The applicant may proceed at his own risk and without assurance that a permit for the remainder of the work will be granted or that corrections will not be required in order to meet provisions of the technical codes.

(4) *Public right-of-way.* A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises of any building or structure removed from another lot or premises, unless the applicant has made application at the office of the director of the Department of Engineering identifying the public street on which he proposes to build, erect or locate said building; and it shall be the duty of the building official to see that the street lines are not encroached upon except as provided for in this code.

(e) *Contractor's responsibilities.* It shall be the duty of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical or plumbing systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.

(1) *Electrician's license.*

a. No person, firm or corporation shall engage in the electrical construction, installation or repair business, within the corporate limits of the City of Columbus, without obtaining a business license as required by the ordinances of the City of Columbus.

b. No person shall engage in the business of electrical contractor unless such person holds a valid license issued by the State Construction Industry Board, Division of Electrical Contractors. No partnership or corporation shall have the right to engage in the business of electrical contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a fulltime basis who have valid licenses issued by the State Construction Industry Board, Division of Electrical Contractors.

c. Any person, partnership or corporation making application for a license to engage in the business of electrical contracting in Columbus, Georgia, shall furnish the Revenue Collections Division of Columbus, Georgia, a copy of the license issued by the division of electrical contractors.

d. No person shall engage in alarm system, general system, or telecommunication system, low-voltage contracting unless such person has a valid license issued by the state construction industry licensing board, division of low-voltage contracting. No partnership or corporation shall have the right to engage in the business of low-voltage contracting unless there is regularly connected with such partnership or corporation a person or persons, actually engaged in the performance of such business on a fulltime basis and supervising the low-voltage systems installation, repair, alteration, and service work of all employees of such partnership or corporation, who have valid licenses issued by the state construction industry licensing board, division of low-voltage contracting.

e. Any person, partnership or corporation, making application for a license to engage in the business of low-voltage contracting in the city shall furnish the revenue collections division of the city a copy of the license issued by the division of low-voltage contracting of the state construction industry licensing board.

(2) *Plumber license.* No person shall engage in the business of plumbing contractor unless such person holds a valid license for master plumber issued by the state construction industry board, division of

master plumbers and journeyman plumbers. No partnership or corporation shall have the right to engage in the business of plumbing unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a full-time basis who hold a valid license for master plumber issued by the state construction industry board, division of master plumbers and journeyman plumbers. Any person, partnership or corporation making application for a license to engage in the business of plumbing in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of master plumbers and journeyman plumbers.

(3) *Mechanical license.* No person shall engage in the business of conditioned air contractor unless such person holds a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors. No partnership or corporation shall have the right to engage in the business of conditioned air contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a full-time basis who hold a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors.. Any person, partnership or corporation making application for a license to engage in the business of conditioned air contractor in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of conditioned air contractors.

(f) *Conditions of the permit.*

(1) *Permit intent.* A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid if the work authorized by such permit is not commenced within six months after its issuance, or if the work authorized by such permit is commenced within six months after its issuance but then is suspended or abandoned for a period of six months after the time the work is commenced. One or more extensions of time, for periods not more than 90 days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall be in writing by the building official.

(2) *Permit issued on basis of an affidavit.* Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity with the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity with the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official.

(3) *Plans.* When the building official issues a permit, he shall endorse, in writing or by stamp, both sets of plans "Reviewed for Code Compliance." One set of drawings so reviewed shall be retained by the building official and the other set shall be returned to the applicant. The permit drawings shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative.

(g) *Fees.*

(1) *Prescribed fees.* A permit shall not be issued until the fees prescribed herein have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the

estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.

(2) *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.

(3) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.

(4) *Fee schedule.*

a. *Building.* For all buildings, structures, or alterations requiring a building permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. The permit fee for new construction and substantial renovation of one- or two-family residential structures shall be $0.35 per square feet of the structure. All areas under a roof shall be included in the total square feet of the structure. The minimum fee shall be $250.00.

2. The permit fee for new construction and substantial renovation of commercial structures shall be calculated per square foot and type of occupancy below:

• Assembly and Educational Occupancies = $0.65/square foot

• Business and Mercantile Occupancies = $0.50/square foot

• Residential Occupancy = $0.55/square foot

• All other occupancies = $0.40/square foot

All areas under a roof shall be included in the total square feet of the structure. The minimum fee shall be $250.00.

3. For renovation projects under $25,000, the permit fee shall be $100.00.

4. For renovation projects over $25,000.00, up to and including $50,000 the permit fee shall be $150.00.5. For renovation projects over $50,000.00, up to and including $75,000 the permit fee shall be $250.00. Renovation projects over $75,000.00 shall be deemed substantial renovation projects and fees will be calculated per paragraphs 1 and 2 above.

6. A plan review fee for commercial construction shall be one-fourth the permit fee to be submitted with permit application, $75.00 minimum. Plan review fee is a separate fee from the permit fee and shall not be deducted from the permit fee.

7. For the moving of any building or structure, other than a portable building, the fee shall be $150.00.

8. For moving of any portable building, the fee shall be $150.00.

9. For the demolition of any residential building or structure, the fee shall be $75.00.

10. For the issuance of any certificate of occupancy, the fee shall be $60.00.

11. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

12. Where any building permit has been expired less than 24 months, the reactivation fee shall be $75.00

13. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

b. *Gas.* For all gas systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of gas piping, appliances or appurtenances, the fee shall be $75.00 per meter.

2. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

c. *Electrical.* For all electrical systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of electrical work the fee shall be $75.00 per meter.

2. For temporary electrical service, the fee shall be $75.00 per meter.

3. For construction power permits the fee shall be $75.00 per meter.

4. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

5. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

6. Construction power approval shall be issued for a period of no more than 180 days. If it is necessary for temporary work to remain for more than 180 days, request for such extension of temporary approval shall be made in writing by the person, firm or corporation holding the permit.

d. *Plumbing.* For all plumbing work requiring a permit a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition to any plumbing system, fixture, or appliance the fee shall be $75.00 per meter.

2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

e. *Mechanical.* For all heating and air conditioning work requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of heating, ventilating, duct, air conditioning and refrigeration systems, the fee shall be $75.00.

2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter

f. *Building permit valuations.* If for substantial renovation projects, in the opinion of the building official, the valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

(Ord. No. 17-19, § 2, 5-9-17; Ord. No. 18-24, § 1, 6-12-18, eff. 7-1-18; Ord. No. 24-034, § 1, 6-11-24)

Sec. 8-14.5. Inspections.

(a) *Existing building inspections.* Before issuing a permit, the building official may examine or cause to be examined any building, electrical, gas, mechanical, or plumbing systems for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. He shall inspect all buildings, structures, electrical, gas, mechanical and plumbing systems, from time to time, during and upon completion of the work for which a permit was issued. He shall make a record of every such examination and inspection and of all violations of the technical codes.

(b) *Manufacturers and fabricators.* When deemed necessary by the building official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

(c) *Inspection service.* The building official may make, or cause to be made, the inspections required by this section. He may accept reports of inspectors of recognized inspection services, provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of the technical codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

(d) *Inspections prior to issuance of certificate of occupancy or completion.* The building official shall inspect, or cause to be inspected, at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the certificate of occupancy or completion.

(e) *Posting of permit.* Work requiring a permit shall not commence until the permit holder, or his agent, posts the permit card in a conspicuous place on the premises. The permit shall be protected from the weather and located in such position as to permit the building official or representative to conveniently make the required entries thereon. This permit card shall be maintained in such position by the permit holder until the certificate of occupancy or completion is issued by the building official.

(f) *Required inspections.* The building official, upon notification from the permit holder or his agent, shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with this code:

(1) *Building.*

a. *Foundation inspection.* To be made after trenches are excavated and forms erected.

b. *Frame inspection.* To be made after the roof, all framing, fire-blocking, and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete.

c. *Final inspection.* To be made after the building is completed and ready for occupancy.

(2) *Gas.*

a. *Rough piping inspection:* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.

b. *Final piping inspection:* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.

c. *Final inspection:* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to ensure that the installation and construction of the gas system is in accordance with reviewed plans.

(3) *Electrical.*

a. The building official, or his duly authorized representative, shall inspect or cause to be inspected at various intervals all electrical work or installations for which an electrical permit is required, and upon completion of all work or installation, notice shall be given the building inspection department and a final inspection made.

b. Before any electrical work or installation is concealed, the building official, or his duly authorized representative, shall be notified. It shall then be his duty to inspect such work or installations, and, providing all the requirements of this code have been complied with, issue an approval to conceal the work or installation. It shall be unlawful for any individual, firm or corporation, their agents or employees, to cover or conceal any electrical installation before such inspection has been made.

c. The utility company shall not provide electrical service to any installations until the work to which service is to be provided has been approved by the building inspection department and the utility company so notified.

(4) *Plumbing.*

a. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire-blocking and bracing is in place, and all soil waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.

c. *Final inspection.* To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy. NOTE: See the applicable section of the International Plumbing Code for required tests.

(5) *Mechanical.*

a. *Underground inspection.* To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire-blocking and bracing are in place and all ducting, and other concealed components are complete, prior to the installation of wall or ceiling membranes.

c. *Final inspection.* To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

(g) *Reinforcing steel and structural frames.* Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining a release from the building official.

(h) *Plaster fire protection.* In all buildings where plaster is used for fire protection purposes, the permit holder or his agent shall notify the building official after all lathing and backing is in place. Plaster shall not be applied until the release from the building official, or his designee, has been received.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.6. Certificates.

(a) *Certificate of occupancy.*

(1) *Building occupancy.* A new building other than a one- or two-family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official. An existing building other than a one- or two-family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy.

(2) *Issuing certificate of occupancy.* Upon satisfactory completion of a building or structure and installation of electrical, gas, mechanical, and plumbing systems in accordance with the technical codes, reviewed plans and specifications, and after the final inspection, the building official shall issue a certificate of occupancy stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of this code.

(3) *Temporary/partial occupancy.* A temporary/partial certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion of the building.

(4) *Business license.* No business license shall be issued for any occupancy or change of occupancy for a building or part of a building until after the building official shall have issued a certificate of occupancy therefore.

(b) *Certificate of completion.* Upon satisfactory completion of a building, structure, electrical, gas, mechanical, or plumbing system, a certificate of completion may be issued. This certificate is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a certificate of occupancy.

(c) *Service utilities.*

(1) *Connection of service utilities.* No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by the technical codes for which a permit is required, until released by the building official and a certificate of occupancy or completion is issued.

(2) *Temporary connection.* The building official may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the testing of building service systems or for use under a temporary certificate of occupancy.

(3) *Authority to disconnect service utilities.* The building official shall have the authority to authorize the disconnection of the utility service to the building, structure, or system regulated by the technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure, or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system, shall be notified in writing, as soon as practical thereafter.

(d) *Posting floor loads.*

(1) *Occupancy.* An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity. The building official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied that such capacity will not thereby be exceeded.

(2) *Storage and factory-industrial occupancies.* It shall be the responsibility of the owner, agent, proprietor, or occupancy of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

(3) *Signs required.* In every building or part of a building used for storage, industrial, or hazardous purposes, the safe floor loads, as reviewed by the building official on the plan, shall be marked on the plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. Such plates shall not be removed or defaced, and if lost, removed or defaced, shall be replaced by the owner of the building.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.7. Tests.

Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall

approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required by the legally applicable records retention schedule.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.8. Appeals.

Whenever the building official shall reject or refuse to approve the mode or manner of construction proposed to be followed, or materials to be used in the erection or alteration of a building or structure, or when it is claimed that the provisions of this code do not apply, or that an equally good or more desirable form of construction can be employed in any specific case, or when it is claimed that the true intent and meaning of this code, or any of the regulations thereunder, have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the building official to the Council of Columbus, Georgia.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.9. Severability.

If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

(Ord. No. 17-19, § 2, 5-9-17)

Sec. 8-14.10. Violations and penalties.

Any person, firm, corporation, or agent who shall erect, construct, alter, install, demolish, or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of any requirements set forth in this article or any permits or plans submitted or issued in accordance with this article, or shall fail to obtain a certificate of occupancy or otherwise comply with the requirements of this article shall be guilty of an offense, punishable as set forth in section 1-8 of the Columbus Code. Each such person shall be considered guilty of a separate offense for each and every day, or portion thereof, during which any violation of any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation, such person shall be punished as set forth in section 1-8 of the Columbus Code. Any person violating any provision of this article shall be fined a minimum of $500.00 for the first offense and shall be fined a minimum of $1,000.00 for a second and each subsequent offense at the same property location.

(Ord. No. 17-19, § 2, 5-9-17; Ord. No. 21-059, § 1, 11-9-21)

File Attachments for Item:

7. 2nd Reading: An Ordinance amending Section 17-25 of the Columbus Code to revise certain Columbus Police Department promotional requirements; and for other purposes. (Mayor Pro-Tem)

AN ORDINANCE

NO _____

An Ordinance amending Section 17-25 of the Columbus Code to revise certain Columbus Police Department promotional requirements; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

Section 17-25 of the Columbus Code of Ordinances is hereby deleted in its entirety, and a new Section 17-25 is inserted to read as follows:

"Sec. 17-25. - Eligibility for promotions.

(a) For promotion to police sergeant. To be eligible to participate in the promotional procedure for police sergeant, the employee must hold the rank of police officer or its equivalent as determined by the chief of police and have a minimum of five years of sworn law enforcement service in a full-time status in any jurisdiction, to include service in the miliary police, For purposes of computation of service, all eligibles who will have completed the fifth year of such service on the date on which the written phase of the sergeant's promotional procedure is given, shall be deemed to have met the length of service requirement.

(b) For promotion to police lieutenant. To be eligible to participate in the promotional procedure for police lieutenant, the employee must hold the rank of police sergeant and have a minimum of two years' continuous service, including the probationary period, as a police sergeant with the Police Department of the Consolidated Government of Columbus, Georgia. For purposes of computation of service, eligibles who will have completed the first year of such service on the date on which the written phase of the lieutenant's promotional procedure is given, shall be deemed to have met the length of service requirement to take part in the lieutenant assessment. Candidates will not be eligible for promotion to the rank of lieutenant until they have completed two continuous years of service as a sergeant.

(c) For promotion to police captain. To be eligible to participate in the promotional procedure for police captain, the employee must hold the rank of police lieutenant and have a minimum of two years of continuous service, including the probationary period, as a police lieutenant with the Police Department of the Consolidated Government of Columbus, Georgia. All eligibles who have completed the first year of service on the first day of the captain's assessment center shall be deemed to have met the length of service requirement to take part in the captain's assessment. Candidates are not eligible for promotion to the rank of captain until they have completed two continuous years of service as a lieutenant.

(d) To be eligible to participate in any promotional procedure for sergeant or higher rank, the officer must successfully complete an 18-month probation period at the Columbus Police Department. This probationary period may be credited toward the five-year minimum service required by paragraph (a) above. To be eligible to participate in any future promotional procedure for lieutenant and captain, the employee must possess a minimum of a baccalaureate degree in any field within the educational guidelines set forth by this Columbus Police Department. No college degree is required for sergeant."

SECTION 2.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 13th day of October 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026, and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen voting _____
Councilor Barnes voting _____
Councilor Chambers voting _____
Councilor Cogle voting _____
Councilor Cook voting _____
Councilor Crabb voting _____
Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

_____
Lindsey G. McLemore
Clerk of Council

_____
B.H. "Skip" Henderson, III
Mayor

Sec. 17-25. - Eligibility for promotions.

(a)

For promotion to police sergeant. To be eligible to participate in the promotional procedure for police sergeant, the employee must hold the rank of police officer or its equivalent as determined by the chief of police and have a minimum of five years of sworn law enforcement service in a full-time status in any jurisdiction, to include service in the miliary police, For purposes of computation of service, all eligibles who will have completed the fifth year of such service on the date on which the written phase of the sergeant's promotional procedure is given, shall be deemed to have met the length of service requirement.

(b)

For promotion to police lieutenant. To be eligible to participate in the promotional procedure for police lieutenant, the employee must hold the rank of police sergeant and have a minimum of twothree years' continuous service, including the probationary period, as a police sergeant with the Police Department of the Consolidated Government of Columbus, Georgia. For purposes of computation of service, eligibles who will have completed the thirdfirst year of such service on the date on which the written phase of the lieutenant's promotional procedure is given, shall be deemed to have met the length of service requirement to take part in the lieutenant assessment. Candidates will not be eligible for promotion to the rank of lieutenant until they have completed two continuous years of service as a sergeant.

(c)

For promotion to police captain. To be eligible to participate in the promotional procedure for police captain, the employee must hold the rank of police lieutenant and have a minimum of two years of continuous service, including the probationary period, as a police lieutenant with the Police Department of the Consolidated Government of Columbus, Georgia. All eligibles who have completed the secondfirst year of service on the first day of the captain's assessment center, shall be deemed to have met the length of service requirement to take part in the captain's assessment. Candidates are not eligible for promotion to the rank of captain until they have completed two continuous years of service as a lieutenant.

(d)

To be eligible to participate in any promotional procedure for sergeant or higher rank, the officer must successfully complete an 18-month probation period at the Columbus Police Department. This probationary period may be credited toward the five year minimum service required by paragraph (a) above. To be eligible to participate in any future promotional

procedure for lieutenant and captain, the employee must possess a minimum of a baccalaureate degree in any field within the educational guidelines set forth by this Columbus Police Department. No college degree is required for sergeant.

File Attachments for Item:

8. A Resolution Amending Travel Policy and Procedures. (Councilor Barnes)

RESOLUTION

NO. _____

A RESOLUTION AMENDING TRAVEL POLICY AND PROCEDURES.

WHEREAS, this Council desires to do its part to promote fiscal responsibility and be good stewards of the citizens' tax dollars; and

WHEREAS, this Council adopted Resolution No. 205-25 on July 8, 2025, to amend and update a policy for travel reimbursement of its members: and

WHEREAS, this Council and all elected officials are covered by the Finance Department's **Travel Policy and Procedures** which became effective September 16, 2013, as revised July 1, 2022: and

WHEREAS, this Council proposes that the current travel policies and procedures be amended to require City Manager approval for the use of City assets in certain situations.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

1. No elected official shall use funds or property appropriated to or personnel supervised by any other elected official for travel purposes without the prior approval of the City Manager.
2. The Finance Director is hereby directed to add this requirement to the **Travel Policy and Procedures** manual.
3. The provisions of Resolution No. 205-25 are hereby reaffirmed.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 10th day of November 2026, and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Cook	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson, III, Mayor

File Attachments for Item:

A. Banking Services (Annual Contract) – RFP No. 26-0001

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Banking Services (Annual Contract) – RFP No. 26-0001
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of an annual contract with Truist Bank (Charlotte, NC) for Banking Services.

Truist Bank meets or exceeds the minimum qualifications of the RFP specifications, which are listed below:

a. Maintain multiple full-service branches in Columbus, Georgia and have a branch network convenient to the City operations.

b. Have expertise on its staff to provide a full range of banking services to the City as requested.

c. Provide lockbox service (remittance processing) and credit the City account on that day and process checks at City locations for deposit through MICR and/or scanner technology.

d. Have a secure web-based reporting system, which includes a minimum of the following:

   i. daily reporting of ledger, collected, and available balances, total debits and credits, detail debits and credits. Credit details should indicate availability.

   ii. account details for current month and one prior month for review of transactions.

   iii. concentration/zero balance accounts daily interaction reporting.

   iv. presentments of checks for controlled disbursement accounts not later than 10:00 am each day.

   v. wire transfer, ACH/EFT, and internal transfer initiation and authorization.

   vi. Consolidated Government-originated stop payments of checks.

   vii. return items charged against all City accounts.

viii. online access to monthly statements along with all deposit details for each deposit made at a branch location or through the lockbox service.

ix. provide hard copies of monthly statements to include check images.

x. positive pay options to include reverse positive pay and payee positive pay with exception management.

xi. ACH debit block and post no check options.

e. Maintain a portfolio of investments and provide monthly report listing securities and market value, safe kept by a third party (i.e., The Federal Reserve Bank) and pledged to the City.

f. Demonstrate appropriate experience servicing customers with similar account attributes and transaction volumes as described herein.

g. Must be able to accept deposits at a branch up to 5:00 p.m. or later Monday through Friday**.**

The term of the contract shall be for five (5) years with the option to renew for two (2) additional twelve-month periods. Contract renewal is contingent upon the mutual agreement of the City and the Contractor.

Annual Contract History:
The previous five-year contract was awarded to Synovus Bank on December 11, 2018 (Resolution No. 459-18).

RFP Advertisement and Receipt of Proposals:
RFP Specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry, and OpenBids on March 6, 2026. This RFP has been advertised, opened and evaluated. Two (2) proposals were received on February 27, 2026.

The responding vendors were:

Truist Bank (Charlotte, NC)
Pinnacle Financial Partners d/b/a Synovus Bank (Atlanta, GA)

The following events took place after receipt of the proposals:

RFP MEETINGS/EVENTS		
Description	**Date**	**Agenda/Action**
Pre-Evaluation	06/22/26	The Purchasing Manager advised evaluation committee members of the RFP rules and process. The proposals were distributed to the committee.
1st Evaluation	07/02/26	The Evaluation Committee discussed each proposal and determined clarifications were required.
Clarification Request Sent	07/17/26	Clarification request letters were forwarded to both vendors.
Clarifications Received	07/24/26	Cla ponses were received and forwarded to the Eva mittee for review. Based on the response, it

		was determined that further clarification was needed in regard to exceptions submitted by one of the firms.
Exceptions Forwarded	07/31/26	The exceptions submitted by Truist Bank were forwarded to the City Attorney's Office for review.
Response Received	08/05/26	The City Attorney's Office reviewed the exceptions and identified non-negotiable items.
Committee Response	08/17/26	Via email, the Committee requested Truist Bank be notified in writing of the non-negotiable exceptions and request them to confirm if they wish to remain in consideration for this RFP.
Vendor Response	09/04/26	Response received from Truist Bank indicating their agreement to remove the non-negotiable items and remain in consideration for this RFP. The response was forwarded to the Committee. The Committee indicated they were ready to begin the evaluation of proposals.
Evaluation Forms Sent	09/04/26	Evaluation forms forwarded to voting committee members.
Evaluation Forms Returned	09/25/26	The final set of evaluation forms were received from voting committee members.
Evaluation Results	09/29/26	Evaluation results were forwarded to the Committee for review and it was determined that an additional evaluation meeting was necessary due to the small margin in the scoring.
2nd Evaluation	10/20/26	The Committee met to discuss the scores and determined presentations and Best and Final Offers were required from both vendors.
Presentation Requested	10/21/26	Both firms were requested to provide a presentation of their proposal and a Best and Final Offer.
Best and Final Offer Received	10/27/26	Best and Final Offers were received and forwarded to the Committee for review.
Vendor Presentation	10/28/26	The Evaluation Committee met with both firms via Teams to view the vendor's presentation and ask questions. After the presentations, the Committee determined they were ready to vote for an award recommendation.
Ballots Sent	11/04/26	A ballot was forwarded to the voting Committee members to vote for award recommendation of the contract.
Ballots Received	11/06/26	The final ballot was received from the voting Committee members. By a majority vote, the Committee recommended award to Truist Bank.

Evaluation Committee:
The proposals were reviewed by the Evaluation Committee, which consisted of three (3) voting members from the Finance Department, one (1) voting member from the Community Reinvestment Department, and one (1) voting member from the Tax Commissioner's Office. One (1) representative from the City Manager's Office, one (1) representative from the Finance Department, and one (1) representative from the Information Technology Department served as non-voting advisors.

Award Recommendation:
By a majority vote, the Evaluation Committee recommends award of the contract to Truist Bank (Charlotte, NC), the highest scoring vendor, as reflected by their comments provided below:

- Truist Bank offers comprehensive treasury management services and banking solutions that align with the C[illegible]onal and financial needs.

- Truist Bank has highlighted solutions that appear to be the right fit for the Columbus Consolidated Government, and the focus on customer care at each stage of the process is a key factor.

- Truist Bank has a broad infrastructure. Broad enterprise and structure capabilities. Community support by providing grant funding through charitable giving.

Vendor Experience/Qualifications:

- Truist Bank was chartered as a North Carolina Corporation on March 1, 1974.

- The firm follows the legacy of two pioneering banking institutions: Branch and Hadley, founded in 1872, and evolved into BB&T, and Commercial Traveler's Savings Bank, chartered in 1891, and evolved into SunTrust. In 2019, these two organizations merged and formed Truist.

- Truist is a top 10 U.S. commercial bank with more than 38,000 teammates and 15 million clients.

Client Work History:
Truist Bank provided the following references similar in size to Columbus:

- City of Sandy Springs — Client for 14 years
  1 Galambos Way, Sandy Springs, GA 20217
- Athens-Clarke County Unified Government — Client for 13 years
  375 Satula Avenue, Athens, GA 30601
- Henry County Government — Client for 35 years
  140 Henry Parkway, McDonough, GA 30253

The City's Procurement Ordinance Article 3-110, Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services, governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information has been submitted to the Mayor in a separate memo for informational purposes.

The recommended firm's cost proposal is within the Department's budget. Funds are budgeted each fiscal year for this on-going expense: General Fund – Finance Department – Cash Management – Contractual Services; 0101-200-2950-CASH-6319.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNUAL CONTRACT WITH TRUIST BANK (CHARLOTE, NC) FOR BANKING SERVICES.

WHEREAS, an RFP was administered (RFP No. 26-0001) and two (2) proposals were received; and,

WHEREAS, the proposal submitted by Truist Bank met all proposal requirements and was evaluated most responsive to the RFP.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to execute an annual contract with Truist Bank (Charlotte, NC) for Banking Services. The recommended firm's cost proposal is within the Department's budget. Funds are budgeted each fiscal year for this on-going expense: General Fund – Finance Department – Cash Management – Contractual Services; 0101-200-2950-CASH-6319.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

B. Dragonfly Trail – River Road Segment (S.R. 219) – RFB No. 27-0006

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Dragonfly Trail – River Road Segment (S.R. 219) – RFB No. 27-0006
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a construction contract with Excellere Construction, LLC (Marietta, GA) in the amount of $ 2,429,900.00 for Dragonfly Trail – River Road Segment (S.R. 219).

This project consists of constructing a new trail beginning near Cascade Road in Columbus, Georgia. The trail will run south along River Road (SR 219) and continue west to the existing riverwalk at Lake Oliver Road. The project length is approximately 5,026 lf and includes a 10' wide concrete trail, pedestrian bridge, landscape improvements, stormwater improvements, and trail amenities. Additional work associated with the project includes minor demolition and clearing, erosion control, grading, and signage. Portions of the project are located on state right-of-way. A GDOT encroachment permit has been obtained by the City of Columbus. A DBE goal of 10% has been established for this project.

Bid specifications were posted on the web page of the Purchasing Division, the Georgia Procurement Registry and OpenBids on August 18, 2026. This bid has been advertised, opened, and reviewed. Seven (7) bids were received on the due date October 28, 2026. The bidders were:

VENDOR	TOTAL BASE BID	CONTINGENCY 10%	TOTAL UNIT PRICE BID	DBE
Excellere Construction (Marietta, GA)	**$ 2,209,000.00**	**$ 220,900.00**	**$ 2,429,900.00**	**60.44%**
Hasbun Construction (Alpharetta, GA)	$ 2,509,837.04	$ 250,983.70	$ 2,760,820.74	0%
JHC Corporation, Inc. (Jonesboro, GA)	$ 2,511,699.00	$ 251,166.90	$ 2,762,835.90	11%
Strack, Inc. (Fairburn, GA)	$ 3,135,000.00	$ 313,500.00	$ 3,448,500.00	0%
Tri Scapes, LLC (Cumming, GA)	$ 2,599,646.24	$ 259,964.62	$ 2,859,610.86	10.96%
IP Construction[1] (Kennesaw, GA)	$ 2,649,879.34	$ 264,987.93	$ 2,914,867.27	56.61%
Southeastern Site Development, Inc.[2] (Newnan, GA)	$ 1,955,699.10	$ 195,569.91	$ 2,151,269.01	61.15%

[1] Vendor deemed non-responsive due to m[illegible]d proposal form, a mandatory submission requirement.

[2] Vendor deemed non-responsive due to not submitting the most-recently revised pricing page which included additional line items.

Funding in the amount of $2,000,000.00 is available as: 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Transportation – General Construction – Trail/Sidewalk Improvements; 0567-696-3112-STTR-7661-54250-20260.

Funding in the amount of $429,900.00 is available as: T-SPLOST Projects – Capital Projects – T-SPLOST (2012) – General Construction – Lake Oliver Marina Trail Connection; 0510-660-7000-TSPLD-7661-65027-20220.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT WITH EXCELLERE CONSTRUCTION, LLC (MARIETTA, GA) IN THE AMOUNT OF $2,429,900.00 FOR DRAGONFLY TRAIL – RIVER ROAD SEGMENT (S.R. 219)

WHEREAS, this project consists of constructing a new trail beginning near Cascade Road in Columbus, Georgia. The trail will run south along River Road (SR 219) and continue west to the existing riverwalk at Lake Oliver Road. The project length is approximately 5,026 lf and includes a 10' wide concrete trail, pedestrian bridge, landscape improvements, stormwater improvements, and trail amenities. Additional work associated with the project includes minor demolition and clearing, erosion control, grading, and signage. Portions of the project are located on state right-of-way. A GDOT encroachment permit has been obtained by the City of Columbus. A dbe goal of 10% has been established for this project.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to execute a construction contract with Excellere Construction, LLC (Marietta, GA) in the amount of $ 2,429,900.00 for Dragonfly Trail – River Road Segment (S.R. 219).

Funding in the amount of $2,000,000.00 is available as: 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Transportation – General Construction – Trail/Sidewalk Improvements; 0567-696-3112-STTR-7661-54250-20260.

Funding in the amount of $429,900.00 is available as: T-SPLOST Projects – Capital Projects – T-SPLOST (2012) – General Construction – Lake Oliver Marina Trail Connection; 0510-660-7000-TSPLD-7661-65027-20220.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

C. Two (2) Cab Tractors And Cutters For Public Works- Sourcewell Cooperative Contract Purchase

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Two (2) Cab Tractors And Cutters For Public Works- Sourcewell Cooperative Contract Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of two (2) Cab Tractors and Cutters for Public Works from SunSouth LLC., (Columbus, GA) as follows:

Item	Quantity	Unit Cost	Total Cost
5075E Utility Tractor	2	$56,139.77	$112,279.54
RC6R Lift Type Rotary Cutters	2	$7,541.82	$15,083.64
		Grand Total Cost	**$127,363.18**

The purchase will be accomplished by Cooperative Purchase via Sourcewell Contract #082923-DAC.

The equipment will be used for watershed maintenance by the Rainwater Division. This is new equipment to be added to the Department's fleet.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) 082923, initiated by Sourcewell, whereby Deere & Company, (Cary, NC) was one of the successful vendors contracted to provide Agricultural Tractors with Related Attachments, Accessories, and Supplies. SunSouth LLC., (Columbus, GA), is an authorized dealer under the Deere & Company contract. The contract, which commenced October 16, 2023, is good through October 11, 2028. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, tribal government, and other public The City's Procurement Ordinance, Article 9-101, authorizes the uses of cooperative purchasing.

Funds are available in the FY27 Budget: Stormwater Fund - Public Works - Sewer Maintenance - Capital Expend - Over $5000; 0202 - 260 – 3210 – SWRM - 7761.

A RESOLUTION

NO._____

A RESOLUTION APPROVING THE PURCHASE OF TWO (2) CAB TRACTORS AND CUTTERS FOR PUBLIC WORKS FROM SUNSOUTH LLC., (COLUMBUS, GA) AS FOLLOWS:

Item	Quantity	Unit Cost	Total Cost
5075E Utility Tractor	2	$56,139.77	$112,279.54
RC6R Lift Type Rotary Cutters	2	$7,541.82	$15,083.64
		Grand Total Cost	**$127,363.18**

THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA SOURCEWELL CONTRACT #082923-DAC.

WHEREAS, the equipment will be for watershed maintenance by the Rainwater Division. This is new equipment to be added to the Department's fleet; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) 082923, initiated by Sourcewell, whereby Deere & Company, (Cary, NC) was one of the successful vendors contracted to provide Agricultural Tractors with Related Attachments, Accessories, and Supplies. SunSouth LLC,. (Columbus, GA), is an authorized dealer under the Deere & Company contract. The contract, which commenced October 16, 2023, is good through October 11, 2028. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, tribal government, and other public The City's Procurement Ordinance, Article 9-101, authorizes the uses of cooperative purchasing.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to purchase two (2) Cab Tractors and Cutters for Public Works from SunSouth LLC., (Columbus, GA) as follows:

Item	Quantity	Unit Cost	Total Cost
5075E Utility Tractor	2	$56,139.77	$112,279.54
RC6R Lift Type Rotary Cutters	2	$7,541.82	$15,083.64
		Grand Total Cost	**$127,363.18**

The purchase will be accomplished by Cooperative Purchase via Sourcewell Contract #082923-DAC. Funds are available in the FY27 Budget: Stormwater Fund - Public Works - Sewer Maintenance - Sewer-Maintenance - Capital Expend - Over $5000; 0202 – 260 – 3210 – SWRM - 7761.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____
Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

D. Contract Extension For Inmate Commissary Services At The Muscogee County Prison (Annual Contract) – RFP No. 20-0026

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Contract Extension For Inmate Commissary Services At The Muscogee County Prison (Annual Contract) – RFP No. 20-0026
INITIATED BY:	Finance Department

It is requested that Council approve the extension of the annual contract with Stewart Distribution (Waycross, GA) through December 31, 2027, to provide inmate commissary services at the Muscogee County Prison, on an "as needed" basis.

Per Resolution No. 409-20, dated December 15, 2020, Council authorized the execution of a 5-year annual contract with Stewart Distribution (Waycross, GA). The contract has exhausted all renewals, and a previously authorized extension will expire on December 31, 2026. The extension of this current contract through December 31, 2027, is needed to allow the Department time to review and revise specifications for the new RFP. Council approval is required for this contract extension.

Funds will be deposited into the following Revenue Accounts: Inmate Store and Recreation Fund.

A RESOLUTION

NO._____

A RESOLUTION APPROVING THE EXTENSION OF THE ANNUAL CONTRACT WITH STEWART DISTRIBUTION (WAYCROSS, GA) THROUGH DECEMBER 31, 2027, TO PROVIDE INMATE COMMISSARY SERVICES AT THE MUSCOGEE COUNTY PRISON, ON AN "AS NEEDED" BASIS.

WHEREAS, per resolution No. 409-20, dated December 15, 2020, Council authorized the execution of a 5-year annual contract with Stewart Distribution (Waycross, GA). The contract has exhausted all renewals, and a previously authorized extension will expire on December 31, 2026. The extension of this current contract through December 31, 2027, is needed to allow the Department time to review and revise specifications for the new RFP. Council approval is required for this contract extension.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to extend the annual contract with Stewart Distribution (Waycross, GA) through December 31, 2027, to provide inmate commissary services at the Muscogee County Prison. Funds will be deposited into the following Revenue Accounts: Inmate Store and Recreation Fund.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

E. Contract Extension For False Alarm Billing & Tracking Services (Annual Contract) – RFP No. 19-0016

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Contract Extension For False Alarm Billing & Tracking Services (Annual Contract) – RFP No. 19-0016
INITIATED BY:	Finance Department

It is requested that Council approve the extension of the annual contract with Central Square Technologies (Greensboro, NC) through December 31, 2027, to provide false alarm billing and tracking services for the Columbus Police Department and Columbus Fire & EMS on an "as needed".

Per Resolution No. 393-19, dated November 12, 2019, Council authorized the execution of a 5-year annual contract with Central Square Technologies (Greensboro, NC). The contract has exhausted all renewals, and a previously authorized extension will expire on December 31, 2026. The extension of this current contract through December 31, 2027, is needed to allow the Department time to review and revise specifications for the new RFP. Council approval is required for this contract extension.

The City's portion of proceeds will be deposited in the Revenue Account.

A RESOLUTION

NO._____

A RESOLUTION APPROVING THE EXTENSION OF THE ANNUAL CONTRACT WITH CENTRAL SQUARE TECHNOLOGIES (GREENSBORO, NC) THROUGH DECEMBER 31, 2027, TO PROVIDE FALSE ALARM BILLING AND TRACKING SERVICES FOR THE COLUMBUS POLICE DEPARTMENT AND COLUMBUS FIRE & EMS ON AN "AS NEEDED".

WHEREAS, per resolution No. 393-19, dated November 12, 2019, Council authorized the execution of a 5-year annual contract with Central Square Technologies (Greensboro, NC). The contract has exhausted all renewals, and a previously authorized extension will expire on December 31, 2026. The extension of this current contract through December 31, 2027, is needed to allow the Department time to review and revise specifications for the new RFP. Council approval is required for this contract extension.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to extend the annual contract with Central Square Technologies (Greensboro, NC) through December 31, 2027, to provide false alarm billing and tracking services for the Columbus Police Department and Columbus Fire & EMS. The City's portion of proceeds will be deposited in the Revenue Account.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

F. Provision And Installation Of Three (3) Inground Lifts For Metra – Federal GSA Cooperative Contract Purchase

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Provision And Installation Of Three (3) Inground Lifts For Metra – Federal GSA Cooperative Contract Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the provision and installation of three (3) In-Ground Lifts, for METRA, from Vehicle Service Group (Madison, IN) in the amount of $547,585.57. The purchase will be accomplished by cooperative purchase via Federal GSA #GS-07F-294AA.

The in-ground lifts will be used to lift buses in order for METRA maintenance staff to perform maintenance and repairs. The lifts are replacement units.

Federal General Services Administration (GSA) Contract # GS-07F-294AA is a federal cooperative contract whereby Vehicle Service Group is one of the awarded vendors contracted to provide Vehicle Material Handling Equipment. The contract is good until June 30, 2033. A GSA Contract is a contract agreement between a business and the government that allows the business to sell its offerings to federal agencies. The GSA Contracts, while primarily for all 438 US government agencies, can also be used by state and local agencies to acquire products through the Cooperative Purchasing Program. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are available in the FY27 Budget: Transportation Fund – Transportation – FTA – Capital Expenditure/Over $5,000; 0751 – 610 – 2400 – MFTA - 7761; (City 20% and Federal 80%).

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE PROVISION AND INSTALLATION OF THREE (3) IN-GROUND LIFTS, FOR METRA, FROM VEHICLE SERVICE GROUP (MADISON, IN) IN THE AMOUNT OF $547,585.57. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA FEDERAL GSA #GS-07F-294AA.

WHEREAS, the in-ground lifts will be used to lift buses in order for METRA maintenance staff to perform maintenance and repairs. The lifts are replacement units; and,

WHEREAS, Federal General Services Administration (GSA) Contract # GS-07F-294AA is a federal cooperative contract whereby Vehicle Service Group is one of the awarded vendors contracted to provide Vehicle Material Handling Equipment. The contract is good until June 30, 2033. A GSA Contract is a contract agreement between a business and the government that allows the business to sell its offerings to federal agencies. The GSA Contracts, while primarily for all 438 US government agencies, can also be used by state and local agencies to acquire products through the Cooperative Purchasing Program. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to procure the provision and installation of three (3) In-Ground Lifts, for METRA, from Vehicle Service Group (Madison, IN) in the amount of $547,585.57. The purchase will be accomplished by cooperative purchase via Federal GSA #GS-07F-294AA. Funds are available in the FY27 Budget: Transportation Fund – Transportation – FTA – Capital Expenditure/Over $5,000; 0751 – 610 – 2400 – MFTA - 7761; (City 20% and Federal 80%).

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

G. Repair Of Grapple Truck For Public Works

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Repair Of Grapple Truck For Public Works
INITIATED BY:	Finance Department

It is requested that Council approve payment to Environmental Products Group, (Atlanta, GA), in the amount of $64,846.56, for the repair of a 2019 Petersen Grapple Truck, Vehicle #19047-TL3.

During routine operations the vehicle suffered extensive damage to the truck body and the chassis. The outer boom and the bucket was also damaged and required replacement, as well as the boom pivot cylinder. Due to the importance of this piece of equipment for daily Sanitation operations, Fleet Maintenance engaged Environmental Products Group to conduct the repair inspection. Once the inspection was completed, it was determined the repairs needed were beyond the capabilities of the City's heavy truck shop. Consequently, Fleet Maintenance authorized Environmental Products Group to execute the complete refurbishment of this vehicle.

Environmental Products Group was selected by Fleet Maintenance to perform the repair work because the vendor is the Georgia based authorized dealer for Petersen, the manufacturer of the Grapple truck. Therefore, the vendor is deemed the only known source per the Procurement Ordinance, Article 3-114.

Funds are available in the FY27 Budget: Integrated Waste Management Fund – Public Works – Solid Waste Collection – Auto Parts and Supplies; 0207 – 260 – 3510 – GARB – 6721.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE PAYMENT TO ENVIRONMENTAL PRODUCTS GROUP, (ATLANTA, GA), IN THE AMOUNT OF $64,846.56, FOR THE REPAIR OF A 2019 PETERSEN GRAPPLE TRUCK, VEHICLE #19047-TL3.

WHEREAS, during routine operations the vehicle suffered extensive damage to the truck body and the chassis. The outer boom and the bucket was also damaged and required replacement, as well as the boom pivot cylinder. Due to the importance of this piece of equipment for daily Sanitation operations, Fleet Maintenance engaged Environmental Products Group to conduct the repair inspection. Once the inspection was completed, it was determined the repairs needed were beyond the capabilities of the City's heavy truck shop. Consequently, Fleet Maintenance authorized Environmental Products Group to execute the complete refurbishment of this vehicle; and,

WHEREAS, Environmental Products Group was selected by Fleet Maintenance to perform the repair work because the vendor is the Georgia based authorized dealer for Petersen, the manufacturer of the Grapple truck. Therefore, the vendor is deemed the only known source per the Procurement Ordinance, Article 3-114.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to render payment to Environmental Products Group, (Atlanta, GA), in the amount of $64,846.56, for the repair of a 2019 Petersen Grapple Truck, Vehicle #19047-TL3. Funds are available in the FY27 Budget: Integrated Waste Management Fund – Public Works – Solid Waste Collection – Auto Parts and Supplies; 0207 – 260 – 3510 – GARB – 6721.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

H. HVAC Preventive Maintenance & Repair Services (Annual Contract) – RFB No. 27-0003

BID TABULATION
BID: HVAC PREVENTIVE MAINTENANCE SERVICE (ANNUAL CONTRACT)
RFB NO: 27-0003

Vendor:	1st Mechanical Services, Inc. (Alpharetta, GA)	Daikin Applied (Columbus, GA)	Johnson Controls (Columbus, GA)	Maxair Mechanical, LLC (Marietta, GA)
Eddy Current Testing (Annual)				
Chillers, Two (2) / Citizen Service Center	**$525.00**	$4,875.28	$6,211.00	$1,918.00
Cimco, One (1) / Civic Center	**N/A**	N/A	N/A	N/A
Chillers, Three (3) / Civic Center	**$2,393.00**	$9,160.00	N/A	$6,119.00
Ammonia System / Civic Center	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / County Jail	**$642.00**	$3,893.33	N/A	$2,133.00
Chillers, Two (2) / Government CTR	**$597.00**	$4,875.28	$10,177.00	$1,918.00
Chillers, Two (2) / Public Safety Bldg	**$834.00**	$4,875.28	$8,684.00	$2,220.00
Chillers, Two (2) / Columbus Convention & Trade Center	**$1,434.00**	$6,101.28	$11,425.00	$3,443.00
Chillers, Four (4) / Sherrif's Office	**$780.00**	$6,506.00	$7,500.00	N/A
Chillers, Ten (10) / City Hall	**$493.00**	$4,061.28	$17,032.00	$1,918.00
Cost Per Operation Inspection				
Chillers, Two (2) / Citizen Service Center	**$110.00**	$303.99	$836.00	$716.00
Cimco, One (1) / Civic Center	**$110.00**	$303.99	$466.00	N/A
Chillers, Three (3) / Civic Center	**$165.00**	$303.99	$3256.00	$1,790.00
Ammonia System / Civic Center	**$110.00**	$303.99	N/A	N/A
Chillers, Two (2) / County Jail	**$110.00**	$303.99	$1415.00	$1,074.00
Chillers, Two (2) / Government CTR	**$110.00**	$303.99	$1965.00	$1,432.00
Chillers, Two (2) / Public Safety Bldg	**$110.00**	$303.99	$836.00	$716.00
Chillers, Two (2) / Columbus Convention & Trade Center	**$110.00**	$303.99	$897.00	$1,074.00
Chillers, Four (4) / Sherrif's Office	**$110.00**	$303.99	$1379.00	$1,432.00
Chillers, Ten (10) / City Hall	**$110.00**	$506.65	$2419.00	$3,580.00
Annual Maintenance Inspection Cost				
Chillers, Two (2) / Citizen Service Center	**$1,080.00**	$4,213.28	$2,508.00	$14,448.00
Cimco, One (1) / Civic Center	**$1420.00**	$3,163.27	$1,399.00	N/A
Chillers, Three (3) / Civic Center	**$1,580.00**	$3,639.96	$9,769.00	$21,672.00
Ammonia System / Civic Center	**$220.00**	$2,100.00	N/A	N/A
Chillers, Two (2) / County Jail	**$1,080.00**	$2,500.00	$4,246.00	$14,448.00
Chillers, Two (2) / Government CTR	**$992.00**	$4,543.25	$5,896.00	$14,448.00
Chillers, Two (2) / Public Safety Bldg	**$1,080.00**	$4,276.59	$2,511.00	$7,224.00
Chillers, Two (2) / Columbus Convention & Trade Center	**$1,794.00**	$4,143.25	$2,695.00	$14,448.00
Chillers, Four (4) / Sherrif's Office	**$440.00**	$2,879.00	$4,139.00	$2,148.00
Chillers, Ten (10) / City Hall	**$1,080.00**	$4,479.92	$7,256.00	$14,577.00
Optional Pricing: Annual In-depth Analysis				
Chillers, Two (2) / Citizen Service Center	**$281.00**	$300.00	Included	N/A
Cimco, One (1) / Civic Center	**$140.00**	$450.00	Included	N/A
Chillers, Three (3) / Civic Center	**$420.00**	$450.00	Included	N/A
Ammonia System / Civic Center	**N/A**	N/A	N/A	N/A

Vendor:	1st Mechanical Services, Inc. (Alpharetta, GA)	Daikin Applied (Columbus, GA)	Johnson Controls (Columbus, GA)	Maxair Mechanical, LLC (Marietta, GA)
Chillers, Two (2) / County Jail	**$281.00**	$300.00	Included	N/A
Chillers, Two (2) / Government CTR	**$281.00**	$300.00	Included	N/A
Chillers, Two (2) / Public Safety Bldg	**$281.00**	$300.00	Included	N/A
Chillers, Two (2) / Columbus Convention & Trade Center	**$281.00**	$300.00	Included	N/A
Chillers, Four (4) / Sherrif's Office	**N/A**	$300.00	Included	N/A
Chillers, Ten (10) / City Hall	**$281.00**	$300.00	Included	N/A
Operational Pricing: Annual Cleaning Compressor				
Chillers, Two (2) / Citizen Service Center	**N/A**	N/A	N/A	N/A
Cimco, One (1) / Civic Center	**N/A**	N/A	N/A	N/A
Chillers, Three (3) / Civic Center	**N/A**	N/A	N/A	N/A
Ammonia System / Civic Center	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / County Jail	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / Government CTR	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / Public Safety Bldg	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / Columbus Convention & Trade Center	**N/A**	N/A	N/A	N/A
Chillers, Four (4) / Sherrif's Office	**N/A**	N/A	N/A	N/A
Chillers, Ten (10) / City Hall	**N/A**	N/A	N/A	N/A
Optional Pricing: Annual Replace Inspect: Float Valve/Popit Valve, O-Rings, Filter				
Chillers, Two (2) / Citizen Service Center	**N/A**	N/A	N/A	N/A
Cimco, One (1) / Civic Center	**N/A**	N/A	N/A	N/A
Chillers, Three (3) / Civic Center	**N/A**	N/A	N/A	N/A
Ammonia System / Civic Center	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / County Jail	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / Government CTR	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / Public Safety Bldg	**N/A**	N/A	N/A	N/A
Chillers, Two (2) / Columbus Convention & Trade Center	**N/A**	N/A	N/A	N/A
Chillers, Four (4) / Sherrif's Office	**N/A**	N/A	N/A	N/A
Chillers, Ten (10) / City Hall	**N/A**	N/A	N/A	N/A
All Service Calls (Excluding Inspection) Per hr	**$92.00**	$130.00	$189.04	$159.00
(After 5:00 p.m., weekends, holidays)	**$138.00**	$195.00 / $260.00 (After 5:00 p.m., weekends, holidays)	$283.46 (After 5 p.m. M-F / $378.05 (Weekends / Holiday)	$238.00
Travel Time (Distance/Time and Cost Per Mile *(If Applicable)*				
Miles to Site	**60 miles**	N/A	4 - 7.5 miles	58 miles
Time to Site	**45 minutes**	N/A	10 - 15 minutes	1 hour
Cost Per Mile	**$1.25**	N/A	$3.27	$2.74
Local Technician (Columbus, GA)	**No**	Yes	Yes	No
Can respond to call within one hour; if no, how long?	**Yes**	Yes	Varies / 2 - 4 hrs	Yes
Purchase Parts/Cost Plus (+) Percentage	**33%**	30%	30%	15%
Cooling Towers	**Annual / Periodic Inspection**	**Annual / Periodic Inspection**	**Annual / Periodic Inspection**	**Annual / Periodic Inspection**

Vendor:	1st Mechanical Services, Inc. (Alpharetta, GA)	Daikin Applied (Columbus, GA)	Johnson Controls (Columbus, GA)	Maxair Mechanical, LLC (Marietta, GA)
Cooling Towers (1) / Citizen Service Center	**220.00 / 110.00**	1724.59 / 101.33	6615.00 / 2054.00	4293 / 358.00
Cooling Towers (3) / Civic center	**330.00 / 165.00**	9967.68 / 607.98	4014.00 / 1338.00	12879.00 / 1074.00
Cooling Towers (1) / County Jail	**220.00 / 110.00**	1724.59 / 101.33	N/A	4293.00 / 358.00
Cooling Towers (1) / Government Center	**220.00 / 110.00**	2276.59 / 202.66	3143.00 / 1047.00	4293.00 / 358.00
Cooling Towers (1) / Public Safety Bldg	**220.00 / 110.00**	1138.30 / 101.33	2392.00 / 796.00	4293.00 / 358.00
Cooling Towers (1) / Columbus Convention & Trade Center	**220.00 / 110.00**	1724.59 / 101.33	3068.00 / 1022.00	4293.00 / 358.00
Cooling Towers (3) / Sherrif's Office	**220.00 / 110.00**	2263.25 / 202.66	2383.00 / 793.00	12879.00 / 1074
Cooling Towers (6) / City Hall	**330.00 / 165.00**	8306.40 / 506.65	9333.00 / 3110.00	25758.00 / 2148.00
All Service Calls (Excluding Inspection) Per hour	**$92.00**	$130.00	$189.04	$159.00
(After 5:00 p.m., weekends, holidays)	**$138.00**	$195.00 / $260.00 (After 5:00 p.m., weekends, holidays)	$283.46 (After 5 p.m. M-F / $378.05 (Weekends / Holiday)	$238.00
Travel Time (Distance/Time and Cost Per Mile *(If Applicable)*				
Miles to Site	**60 miles**	N/A	4 - 7.5 miles	58 miles
Time to Site	**45 minutes**	N/A	10 - 15 minutes	1 hour
Cost Per Mile	**$1.25**	N/A	$3.27	$2.74
Local Technician (Columbus, GA)	**No**	Yes	Yes	No
Can respond to call within one hour; if no, how long?	**Yes**	Yes	Varies / 2 - 4 hrs	Yes
Purchase Parts/Cost Plus (+) Percentage	**33%**	30%	30%	15%

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	HVAC Preventive Maintenance & Repair Services (Annual Contract) – RFB No. 27-0003
INITIATED BY:	Finance Department

It is requested that Council approve the annual contract for HVAC Preventive Maintenance & Repair Services with 1st Mechanical Services, Inc., (Alpharetta, GA) on an "as needed" basis. The estimated annual contract value is $1,844,143.00, which is based on the average annual usage. The Trade Center budgets approximately, $6,000.00, for routine HVAC maintenance. Unforeseen repairs required for specific departments are charged to their respective budgets.

This contract will cover maintenance services for the large chiller units located at the various City-owned buildings throughout Columbus. Approval of this annual contract will alleviate the time-consuming process of requesting price quotes for maintenance repairs from contractors.

The term of the contract shall be for two (2) years with the option to renew for three (3) additional twelve-month periods. Contract renewal is contingent upon the mutual agreement of the City and the Contractor.

Bid specifications were posted on the web pages of the Purchasing Division, Georgia Procurement Registry, and OpenBids. Four (4) bids were received on September 16, 2026. This bid has been advertised, opened and reviewed. The bidders were:

RFB27-0003Tab.xlsx

Funds will be budgeted each fiscal year for this ongoing expense: General Fund – Facilities Maintenance – Facilities Maintenance – Service Contracts; 0101-265-2000-MANT-6513 and Columbus Ironwork Trade Center Fund – Trade Center – Building Maintenance – Contractual Services; 0753-620-2300-TCMT-6319.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE ANNUAL CONTRACT FOR HVAC PREVENTATIVE MAINTENANCE SERVICES WITH 1ST MECHANICAL SERVICES, INC., (ALPHARETTA, GA) ON AN "AS NEEDED" BASIS. THE ESTIMATED ANNUAL CONTRACT VALUE IS $1,844,143.00, WHICH IS BASED ON THE AVERAGE ANNUAL USAGE. THE TRADE CENTER BUDGETS APPROXIMATELY, $6,000.00, FOR ROUTINE HVAC MAINTENANCE. UNFORESEEN REPAIRS REQUIRED FOR SPECIFIC DEPARTMENTS ARE CHARGED TO THEIR RESPECTIVE BUDGETS.

WHEREAS, this contract will cover maintenance services for the large chiller units located at the various City-owned buildings throughout Columbus. Approval of this annual contract will alleviate the time-consuming process of requesting price quotes for maintenance repairs from contractors.; and,

WHEREAS, the term of the contract shall be for two (2) years with the option to renew for three (3) additional twelve-month periods. Contract renewal is contingent upon the mutual agreement of the City and the Contractor.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his Designee is hereby authorized to enter into an annual contract with 1st Mechanical Services, Inc., (Alpharetta, GA) to provide HVAC Preventative Maintenance Services. The estimated annual contract value is $1,844,143.00, which is based on the average annual usage. The Trade Center budgets approximately, $6,000.00, for routine HVAC Maintenance. Unforeseen repairs required for specific Departments are charged to their respective budgets. Funds are budgeted each fiscal year for this on-going expense: General Fund – Facilities Maintenance – Facilities Maintenance – Service Contracts; 0101-265-2000-MANT-6513 and Columbus Ironwork Trade Center Fund – Trade Center – Building Maintenance – Contractual Services; 0753-620-2300-TCMT-6319.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Cook	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

I. CivicPlus DocAccess Software for Information Technology - Sourcewell Cooperative Purchase

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	CivicPlus DocAccess Software for Information Technology - Sourcewell Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of CivicPlus DocAcess software, for Information Technology, from SHI International (Somerset, NJ) in the amount of $56,801.96. The purchase will be accomplished by cooperative purchase via Sourcewell Cooperative Contract #121923-SHI.

The federal ADA Title II rule requires the City's website content, including posted PDFs, to meet accessibility standards. CivicPlus DocAccess automatically converts the City's PDFs into accessible versions to help meet that requirement.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) #121923-SHI, initiated by Sourcewell, whereby SHI International was one of the successful vendors contracted to provide Technology Products and Services. The contract is good through February 27, 2028. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, tribal government, and other public entities located in the United States and Canada. The RFP process utilized by Sourcewell meets the requirements of the Procurement Ordinance; additionally, the Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are available in the FY27 Budget: General Fund – Information Technology - Information Systems Service Director – Software Lease; 0101 – 210 – 1000 – ISS – 6541.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE PURCHASE OF CIVICPLUS DOCACESS SOFTWARE, FOR INFORMATION TECHNOLOGY, FROM SHI INTERNATIONAL (SOMERSET, NJ) IN THE AMOUNT OF $56,801.96. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA SOURCEWELL COOPERATIVE CONTRACT #121923-SHI.

WHEREAS, the federal ADA Title II rule requires the City's website content, including posted PDFs, to meet accessibility standards. CivicPlus DocAccess automatically converts the City's PDFs into accessible versions to help meet that requirement; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) #121923-SHI, initiated by Sourcewell, whereby SHI International was one of the successful vendors contracted to provide Technology Products and Services. The contract is good through February 27, 2028. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, tribal government, and other public entities located in the United States and Canada. The RFP process utilized by Sourcewell meets the requirements of the Procurement Ordinance; additionally, the Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to purchase CivicPlus DocAcess software, for Information Technology, from SHI International (Somerset, NJ) in the amount of $56,801.96. The purchase will be accomplished by cooperative purchase via Sourcewell Cooperative Contract #121923-SHI.
Funds are available in the FY27 Budget: General Fund – Information Technology - Information Systems Service Director – Software Lease; 0101 – 210 – 1000 – ISS – 6541.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.

Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

J. Pest Control Services for Facilities Maintenance (Annual Contract) - Sourcewell Cooperative Purchase

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Pest Control Services for Facilities Maintenance (Annual Contract) - Sourcewell Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve an annual contract with Wilson's Pest Management D/B/A Orkin Pest Control (Columbus, GA) to provide pest control services for the various City Locations. The Facilities Maintenance Department estimates an annual contract value of approximately $25,000. The Annual Contract will be accomplished by cooperative purchase via Sourcewell Cooperative Contract #012825-ORK.

The vendor will provide pest control service at city owned buildings/locations on a regular scheduled determined by the Facilities Maintenance Director and the Vendor.

The initial term of the contract will end on March 5, 2029 in accordance with the Sourcewell contract. Sourcewell and the vendor may agree to renew for up to three (3) additional one-year extensions. If so, the City's contract renewal will be contingent upon the mutual agreement of the City and the Contractor.

The annual contract will be accomplished by Cooperative Purchase via Request for Proposal (RFP) #012825-ORK, initiated by Sourcewell, whereby Orkin was one of the successful vendors contracted to provide Pest Control Services. The contract is good through March 5, 2029. Sourcewell and the vendor may agree to renew for up to three (3) additional one-year extensions. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, tribal government, and other public entities located in the United States and Canada. The RFP process utilized by Sourcewell meets the requirements of the Procurement Ordinance; additionally, the Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are budgeted each fiscal year for this ongoing expense: General Fund – Facilities Maintenance – Facilities Maintenance – Service Contracts; 0101 – 265 – 2000 – MANT – 6513.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE ANNUAL CONTRACT WITH WILSON'S PEST MANAGEMENT D/B/A ORKIN PEST CONTROL (COLUMBUS, GA) TO PROVIDE PEST CONTROL SERVICES FOR VARIOUS CITY LOCATIONS. THE FACILITIES MAINTENANCE DEPARTMENT ESTIMATES AN ANNUAL CONTRACT VALUE OF APPROXIMATELY $25,000. THE ANNUAL CONTRACT WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA SOURCEWELL COOPERATIVE CONTRACT #012825-ORK.

WHEREAS, the vendor will provide pest control service at city owned buildings/locations on a regular scheduled determined by the Facilities Maintenance Director and the Vendor; and,

WHEREAS, the initial term of the contract will end on March 5, 2029 in accordance with the Sourcewell contract. Sourcewell and the vendor may agree to renew for up to three (3) additional one-year extensions. If so, the City's contract renewal will be contingent upon the mutual agreement of the City and the Contractor; and,

WHEREAS, the annual contract will be accomplished by Cooperative Purchase via Request for Proposal (RFP) #012825-ORK, initiated by Sourcewell, whereby Orkin was one of the successful vendors contracted to provide Pest Control Services. The contract is good through March 5, 2029. Sourcewell and the vendor may agree to renew for up to three (3) additional one-year extensions. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, tribal government, and other public entities located in the United States and Canada. The RFP process utilized by Sourcewell meets the requirements of the Procurement Ordinance; additionally, the Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to enter into an annual contract with Wilson's Pest Management D/B/A Orkin Pest Control (Columbus, GA) to provide pest control services for the various City Locations. The Facilities Maintenance Department estimates an annual contract value of approximately $25,000. The Annual Contract will be accomplished by cooperative purchase via Sourcewell Cooperative Contract #012825-ORK. Funds are budgeted each fiscal year for this ongoing expense: General Fund – Facilities Maintenance – Facilities Maintenance – Service Contracts; 0101 – 265 – 2000 – MANT – 6513.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

K. Management and Operation of Facilities for the Columbus Sports and Entertainment Authority – Macon-Bibb County Cooperative Purchase

Columbus Consolidated Government
Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	Management and Operation of Facilities for the Columbus Sports and Entertainment Authority – Macon-Bibb County Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the negotiation of an exclusive agreement with Oak View Group 360 (OVG) (Greenwood Village, CO) for the management and operation of facilities for the Columbus Sports and Entertainment Authority (SEA). The final contract will be accomplished by Cooperative Purchase via the Macon-Bibb County Contract/RFP #16-049-CW. The Columbus Sports and Entertainment Authority (SEA) has met and voted to proceed with the negotiation of the exclusive contract.

The SEA wishes to engage a management firm to promote, operate and manage the Columbus Civic Center and Columbus Ice Rink.

The management firm will have authority to operate the day-to-day operations and work within the annual budget appropriated by the Columbus Consolidated Government. Other duties for which the Manager will be responsible include the following:

- market and promote the facilities;
- manage parking facilities;
- supervise and direct personnel working in the facilities;
- follow finance and accounting procedures for cash management, cash control, records retention, and risk management procedures;
- administer relationships with sub-contractors and concessionaries;
- maintain facilities except for large Capital Improvements and Capital Equipment purchases which remain the responsibility of Columbus Consolidated Government;
- execute agreements with booking agents;
- maintain records and schedules for the facilities;
- engage in advertisement, solicitation, and promotional activities to engage bookings, work with Columbus Georgia Convention and Visitor's Bureau to market the facilities for conventions, trade shows, and public entertainment shows;
- Work with other convention and entertainment organizations to coordinate events and parking facilities;
- Provide exhibitor services, including telecommunications, audiovisual and security;
- Maintain reporting procedures for complaints and incidents at the facilities; and
- Deal with matters involving notice, permits, and authorizations, etc.

The final contract will be accomplished by Cooperative Purchase via the Macon-Bibb Contract/RFP #16-049-CW, whereby Oak View Group 360 (OVG) was the successful vendor awarded the contract for the Management and Operation of Macon-Bibb County Civic Facilities. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing. Upon finalization of the negotiated contract terms, the agreement will come back to Council for final approval.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE NEGOTIATION OF AN EXCLUSIVE AGREEMENT WITH OAK VIEW GROUP 360 (OVG) (GREENWOOD VILLAGE, CO) FOR THE MANAGEMENT AND OPERATION OF FACILITIES FOR THE COLUMBUS SPORTS AND ENTERTAINMENT AUTHORITY (SEA). THE FINA L CONTRACT WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA THE MACON-BIBB COUNTY CONTRACT/RFP #16-049-CW. THE COLUMBUS SPORTS AND ENTERTAINMENT AUTHORITY (SEA) HAS MET AND VOTED TO PROCEED WITH THE NEGOTIATION OF THE EXCLUSIVE CONTRACT.

WHEREAS, the SEA wishes to engage a management firm to promote, operate and manage the Columbus Civic Center and Columbus Ice Rink; and,

WHEREAS, the management firm will have authority to operate the day-to-day operations and work within the annual budget appropriated by the Columbus Consolidated Government. Other duties for which the Manager will be responsible include the following:

- market and promote the facilities;
- manage parking facilities;
- supervise and direct personnel working in the facilities;
- follow finance and accounting procedures for cash management, cash control, records retention, and risk management procedures;
- administer relationships with sub-contractors and concessionaries;
- maintain facilities except for large Capital Improvements and Capital Equipment purchases which remain the responsibility of Columbus Consolidated Government;
- execute agreements with booking agents;
- maintain records and schedules for the facilities;
- engage in advertisement, solicitation, and promotional activities to engage bookings, work with Columbus Georgia Convention and Visitor's Bureau to market the facilities for conventions, trade shows, and public entertainment shows;
- Work with other convention and entertainment organizations to coordinate events and parking facilities;
- Provide exhibitor services, including telecommunications, audiovisual and security;
- Maintain reporting procedures for complaints and incidents at the facilities; and
- Deal with matters involving notice, permits, and authorizations, etc; and,

WHEREAS, the final contract will be accomplished by Cooperative Purchase via the Macon-Bibb Contract/RFP #16-049-CW, whereby Oak View Group 360 (OVG) was the successful vendor awarded the contract for the Management and Operation of Macon-Bibb County Civic Facilities. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to negotiate an exclusive agreement with Oak View Group 360 (OVG) (Greenwood Village, Colorado) for the management and operation of facilities for the Columbus Sports and Entertainment Authority (SEA). The final contract will be accomplished by Cooperative Purchase via the Macon-Bibb County Contract/RFP #16-049-CW. The Columbus Sports and Entertainment Authority (SEA) has met and voted to proceed with the negotiation of the exclusive contract. Upon finalization of the negotiated contract terms, the agreement will be brought back to Council for final approval.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____
Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

L. Three (3) 2027 Chevrolet Tahoes for Public Safety Director – Georgia Statewide Contract Cooperative Purchase

TO:	Mayor and Councilors
AGENDA SUBJECT:	Three (3) 2027 Chevrolet Tahoes for Public Safety Director – Georgia Statewide Contract Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of three (3) 2027 Chevrolet Tahoes, for the Public Safety Director, from Hardy Chevrolet. (Dallas, GA) at a unit price of $63,400 and total cost of $190,200.00. The purchase will be accomplished by cooperative purchase via Georgia State Contract #99999-SPD-SPD0000218-0006.

Two of the vehicles will be used as security, unmarked vehicles with a light package, the other vehicle will be used as an administrative vehicle for the Public Safety Director.

Georgia Statewide Contract #99999-SPD-SPD0000281-0006 is a cooperative contract whereby Hardy Chevrolet is one of the awarded vendors contracted to provide Administrative Vehicles. The term of the contract is good through June 15, 2027. The contract is available for use by any Georgia governmental entity. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

This expense will be funded using General Fund Reserves. However, expenses will be charged to: General Fund – Police – Administrative Services – Light Trucks; 0101-400-2800-ADMS-7722.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE PURCHASE OF THREE (3) 2027 CHEVROLET TAHOES, FOR THE PUBLIC SAFETY DIRECTOR, FROM HARDY CHEVROLET. (DALLAS, GA) AT A UNIT PRICE OF $63,400 AND TOTAL COST OF $190,200.00. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA GEORGIA STATE CONTRACT #99999-SPD-SPD0000218-0006.

WHEREAS, two of the vehicles will be used as security, unmarked vehicles with a light package, the other vehicle will be used as an administrative vehicle for the Public Safety Director; and,

WHEREAS, Georgia Statewide Contract #99999-SPD-SPD0000281-0006 is a cooperative contract whereby Hardy Chevrolet is one of the awarded vendors contracted to provide Administrative Vehicles. The term of the contract is good through June 15, 2027. The contract is available for use by any Georgia governmental entity. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to purchase three (3) 2027 Chevrolet Tahoes, for the Public Safety Director, from Hardy Chevrolet. (Dallas, GA) at a unit price of $63,400 and total cost of $190,200.00. The purchase will be accomplished by cooperative purchase via Georgia State Contract #99999-SPD-SPD0000218-0006. This expense will be funded using General Fund Reserves. However, expenses will be charged to: General Fund – Police – Administrative Services – Light Trucks; 0101-400-2800-ADMS-7722.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

November 18, 2026

Scope of Bid

Provide carpet (roll and tile and base) and installation services for various Columbus Consolidated Government Facilities. The products and services will be procured on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

Scope of Bid

Provide all labor, equipment, and materials to resurface the tennis courts at Lakebottom Park and Double Churches Park.

Scope of RFB

Provide various electrical fixtures, parts and supplies to Columbus Consolidated Government on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

Scope of RFP

It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a Primary and a Secondary contractor to provide all labor, equipment and materials to install/troubleshoot irrigation systems for on-call installation and maintenance services during normal business hours and after hours on an "as needed basis", throughout the City.

The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

Scope of RFP

It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a qualified firm to provide the Department of Fire and Emergency Medical Services with Administration Services for Promotional Procedures on an "as needed basis"

The contract term will be for five (5) years with the option to renew for five (5) years.

December 2, 2026

Scope of Bid

Provide landscape material consisting of pine straw, wheat straw and hay on an "as needed" basis to the Columbus Consolidated Government (the City) to be utilized by Park Services, Public Works and Cooperative Extension departments.

Scope of RFP

It is the intent of the Columbus Consolidated Government (the City) to establish an annual contract with qualified contractor(s) to provide automotive body repair and paint services for ALL types of vehicles utilized by various departments on an "as needed" basis.

Scope of RFP

The Columbus Consolidated Government (the City) is seeking a qualified consultant to review/update/create architectural and preservation standards for all Historic Districts in Columbus, Georgia.

December 9, 2026

Scope of Bid

Provide all labor, equipment, and materials to complete the specified work at Fox Senior Center, in full compliance with the project manual. A DBE goal of 10% has been established for this project.

A Mandatory Site Visit is scheduled for **10:30 AM (Eastern) on Thursday, November 19, 2026.** Contractors shall convene and sign in at the Fox Senior Center, which is located at 3720 5th Avenue, Columbus, Georgia 31904.

Scope of RFP

Provide Columbus Consolidated Government (the City) Pension Board with the highest quality consultant services at the lowest cost to taxpayers, to include: Consulting, Custodial, and Fiduciary Services.

December 16, 2026

Scope of Bid

The project's Base Bid consists of improvements to Carver Lake Park, including demolition and removal of existing site improvements; clearing and grubbing; earthwork and grading; construction and reconstruction of access drives and parking areas; asphalt pavement, permeable pavers, concrete sidewalks, curb and gutter; pedestrian trails; playground and pavilion areas; fencing; site signage and pavement markings; landscaping and site restoration; and associated storm drainage and utility improvements.

The Work also includes construction of a 10-foot-wide multi-use trail, parking and accessible parking improvements, pedestrian crossings, park benches, landscape islands, and supporting infrastructure associated with the redevelopment of the park. Recreational improvements include playground and pavilion areas and improvements surrounding the existing splash pad.

A Mandatory Site Visit is scheduled for **11:00 AM (Eastern) on Monday, November 30, 2026.** Contractors shall convene and sign in at Carver Park Recreation Center, which is located at 6665 Hunter Road, Columbus, Georgia 31907.

DATE: November 17, 2026

Item #

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFQs

November 18, 2026

1. **Carpet – RFB No. 27-0015**
   Scope of Bid
   Provide carpet (roll and tile and base) and installation services for various Columbus Consolidated Government Facilities. The products and services will be procured on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

2. **Tennis Court Resurfacing at Lakebottom Park and Double Churches Park – RFB No. 27-0011**
   Scope of Bid
   Provide all labor, equipment, and materials to resurface the tennis courts at Lakebottom Park and Double Churches Park.

3. **Electrical Fixtures, Parts and Supplies – RFB No. 27-0012**
   Scope of RFB
   Provide various electrical fixtures, parts and supplies to Columbus Consolidated Government on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

4. **On-Call Irrigation Installation and Maintenance Services (Annual Contract) – RFP No. 27-0010**
   Scope of RFP
   It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a Primary and a Secondary contractor to provide all labor, equipment and materials to install/troubleshoot irrigation systems for on-call installation and maintenance services during normal business hours and after hours on an "as needed basis", throughout the City.

   The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

5. **Promotional Procedure Administration Services for The Columbus Department of Fire & Emergency Medical Services (Annual Contract)**
   Scope of RFP
   It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a qualified firm to provide the Department of Fire and Emergency Medical Services with Administration Services for Promotional Procedures on an "as needed basis"

   The contract term will be for five (5) years with the option to renew for five (5) years.

December 2, 2026

1. **Landscape Materials – RFB No. 27-0013**
   Scope of Bid

Provide landscape material consisting of pine straw, wheat straw and hay on an "as needed" basis Columbus Consolidated Government (the City) to be utilized by Park Services, Public Works and Cooperative Extension departments.

2. **Automotive Body Repair & Paint Services – RFP No. 27-0016**

   Scope of RFP

   It is the intent of the Columbus Consolidated Government (the City) to establish an annual contract with qualified contractor(s) to provide automotive body repair and paint services for ALL types of vehicles utilized by various departments on an "as needed" basis.

3. **Consultant Services for Historic District Design Guidelines – RFP No. 27-0014**

   Scope of RFP

   The Columbus Consolidated Government (the City) is seeking a qualified consultant to review/update/create architectural and preservation standards for all Historic Districts in Columbus, Georgia.

December 9, 2026

1. **Fox Senior Center Roofing & Wall Project – RFB No. 27-0002**

   Scope of Bid

   Provide all labor, equipment, and materials to complete the specified work at Fox Senior Center, in full compliance with the project manual. A DBE goal of 10% has been established for this project.

   A Mandatory Site Visit is scheduled for **10:30 AM (Eastern) on Thursday, November 19, 2026.** Contractors shall convene and sign in at the Fox Senior Center, which is located at 3720 5th Avenue, Columbus, Georgia 31904.

2. **Public Employee Retirement Systems Pension and Benefit Trust Fund ("The Fund") Investment Consultant Services (Annual Contract) – RFP No. 27-0011**

   Scope of RFP

   Provide Columbus Consolidated Government (the City) Pension Board with the highest quality consultant services at the lowest cost to taxpayers, to include: Consulting, Custodial, and Fiduciary Services.

December 16, 2026

1. **Carver Lake Park – Phase I – RFB No. 27-0017**

   Scope of Bid

   The project's Base Bid consists of improvements to Carver Lake Park, including demolition and removal of existing site improvements; clearing and grubbing; earthwork and grading; construction and reconstruction of access drives and parking areas; asphalt pavement, permeable pavers, concrete sidewalks, curb and gutter; pedestrian trails; playground and pavilion areas; fencing; site signage and pavement markings; landscaping and site restoration; and associated storm drainage and utility improvements.

   The Work also includes construction of a 10-foot-wide multi-use trail, parking and accessible parking improvements, pedestrian crossings, park benches, landscape islands, and supporting infrastructure associated with the redevelopment of the park. Recreational improvements include playground and pavilion areas and improvements surrounding the existing splash pad.

   A Mandatory Site Visit is scheduled for **11:00 AM (Eastern) on Monday, November 30, 2026.** Contractors shall convene and sign in at Carver Park Recreation Center, which is located at 6665 Hunter Road, Columbus, Georgia 31907.

File Attachments for Item:

1. Resolution: A Resolution changing the meeting schedule for January 2027.

RESOLUTION

NO. ___

A Resolution changing the regularly scheduled Council meetings for the month of January 2027.

WHEREAS, the Council desires to make a change in its regular meeting schedule for January 2027 by holding an Organizational Meeting on January 5, 2027, at 9:00 a.m. and,

WHEREAS, in accordance with Section 3-103 of the Charter, the Council shall provide for regular meetings and shall fix the date and place of all regular meetings; provided, however, that any regular meeting may be canceled upon the adoption of a resolution by a majority vote of the Council at least seven days prior to the meeting.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY RESOLVES:

To change the January 2027 meeting dates to hold an Organizational Meeting on January 5, 2027, at 9:00 a.m.; thereby setting the month of January 2027 schedule as follows: January 5, 2027 – Organizational Meeting at 9:00 a.m., January 12, 2027 – Regular Council Meeting at 9:00 a.m., and January 26, 2027 – Regular Council Meeting at 5:30 p.m.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 17th day of November 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____.
Councilor Barnes	voting _____.
Councilor Chambers	voting _____.
Councilor Cogle	voting _____.
Councilor Cook	voting _____.
Councilor Crabb	voting _____.
Councilor Davis	voting _____.
Councilor Garrett	voting _____.
Councilor Huff	voting _____.
Councilor Tucker	voting _____.

Lindsey G. McLemore	**B. H. "Skip" Henderson, III**
Clerk of Council	Mayor

File Attachments for Item:

2. Resolution: A Resolution appointing Vicki Hardage to the Board of Tax Assessors.

RESOLUTION

NO. _____

A Resolution appointing Vicki Hardage to the Board of Tax Assessors.

WHEREAS, there is a vacancy on the Board of Tax Assessors; and,

WHEREAS, the law requires the County Commission must appoint a successor when a vacancy occurs; and,

WHEREAS, the person appointed will serve a term of six (6) years; and,

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY RESOLVES:

That Vicki Hardage is hereby appointed to the Muscogee County Board of Tax Assessors with this term of office to begin on January 1, 2027, and expires on December 31, 2032.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 17th day of November 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____.
Councilor Barnes	voting _____.
Councilor Chambers	voting _____.
Councilor Cogle	voting _____.
Councilor Cook	voting _____.
Councilor Crabb	voting _____.
Councilor Davis	voting _____.
Councilor Garrett	voting _____.
Councilor Huff	voting _____.
Councilor Tucker	voting _____.

_____ _____

Lindsey G. McLemore **B. H. "Skip" Henderson, III**
Clerk of Council Mayor

File Attachments for Item:

3. Resolution: A Resolution excusing Councilor Glenn Davis from the November 10, 2026, Regular Council Meeting.

RESOLUTION

NO. ___

A Resolution excusing Councilors absence.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES:

Pursuant to Section 3-103(6) of the Charter of Columbus, Georgia, Councilor Glenn Davis is hereby excused from attendance of the November 10, 2026, Regular Council Meeting for the following reasons:

Personal Business:

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 17th day of November 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Cook	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

Form revised ll-l-79, Approved by Council ll-6-79

File Attachments for Item:

4. Minutes of the following boards:

457 Deferred Compensation Board 11-05-26

Board of Tax Assessors #41-26, 42-26 & 43-26

Columbus Airport Commission 09-24-26

Personnel Review Board 11-18-26 (Meeting Notice)

Columbus Consolidated Government

Human Resources Department

BOARD NOTICE

To: Clerk of Council's Office

From: Destiny D. Chisolm

CC: Ola Terrell; Sheila Risper

Please be advised that the

- 457 DCP Board

that was scheduled for November (Month) 5 (Day), 2026 (Year), at 10:00 AM (Time) has been cancelled.

Reason for meeting cancellation: Meeting conflict with City Manager's Leadership Training.

Details on meeting minutes reviewed during the previous meeting will be submitted once confirmed.

Contact Destiny Chisolm, Administrative Assistant –

HR at 706.225.3654 or Chisolm.Destiny@columbusga.org

Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

Telephone (706) 653-4398, 4402
Fax (706) 225-3800

Board Members

Jayne Govar, Chairman
Kathy Jones, Assessor
Clay Hood, Assessor
Doug Jefcoat, Assessor
Lanitra Sandifer Hicks, Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #41-26

Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, October 21st, 2026 at 9:00 A.M.

PRESENT ARE:

Chairman Jayne Govar
Vice Chairman Lanitra Sandifer Hicks
Assessor Doug Jefcoat
Assessor Kathy Jones
Deputy Chief Appraiser Glen Thomason
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Jones motions to accept the agenda with noted changes. Assessor Jefcoat seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Jefcoat motions to accept the minutes as presented. Assessor Jones seconds and the motion carries.

MISCELLANEOUS: Assessor Jefcoat motions to excuse the absence of Assessor Hood today. Assessor Jones seconds and the motion carries.

OLD BUSINESS: None

At 9:05, Administrative Manager Mary Hale presents to the Board:

- Homesteads - # 090 021 015; 097 008 013; 013 025 009; 092 025 039; 110 008 002; 092 013 003; 067 055 057 - Signed & Approved.

At 9:07, Deputy Chief Appraiser Glen Thomason presents for Personal Property to the Board:

- No Change Audit Results - Placed into record.
- Audit & Appeal Changes - Signed & Approved.

At 9:10, Real Property Manager Jeff Milam and Appraiser Jasmine Green present to the Board:

- Waivers - Signed & Approved by Chairman Govar.
- RCF Homeowners CUVA - will be brought back next week with additional information.

At 9:21, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Non-Disclosure Request - Signed & Approved.
- Map Splits - #067 001 003; 185 012 004; 073 021 096, 097 & 098; 172 001 001 & 010; 185 012 004 - Signed & Approved.
- Mobile Home BOE Results - Signed & Approved.

Vice Chairman Lanitra Sandifer Hicks motions to adjourn the meeting. Assessor Jefcoat seconds and the motion carries. At 9:54, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED: _____

J. GOVAR	K. JONES	D. JEFCOAT	C. HOOD	L. SANDIFER HICKS
CHAIRMAN	ASSESSOR	ASSESSOR	ASSESSOR	VICE CHAIRMAN

MIN# 42-26 NOV 11 2026

Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

Telephone (706) 653-4398, 4402
Fax (706) 225-3800

Board Members

Jayne Govar
Chairman

Kathy Jones
Assessor

Clay Hood
Assessor

Doug Jefcoat
Assessor

Lanitra Sandifer Hicks
Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #42-26

Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, October 28th, 2026 at 9:00 A.M.

PRESENT ARE:

Chairman Jayne Govar
Vice Chairman Lanitra Sandifer Hicks
Assessor Kathy Jones
Assessor Clay Hood
Chief Appraiser/Secretary Suzanne Widenhouse
Deputy Chief Appraiser Glen Thomason

APPROVAL OF AGENDA: Vice Chairman Lanitra Sandifer Hicks motions to accept the agenda with noted changes. Assessor Jones seconds and the motion carries.

APPROVAL OF MINUTES: Vice Chairman Lanitra Sandifer Hicks motions to accept the minutes as presented. Assessor Jones seconds and the motion carries.

MISCELLANEOUS: Discussion of phone call received on 10/27/2026. Several public record requests lately. Reminder that next week a work session will be held instead of the regular board meeting.

OLD BUSINESS: None

At 9:17, Deputy Chief Appraiser Glen Thomason presents for Personal Property to the Board:

- No Change Audit Results - Placed into record.

At 9:21, Administrative Manager Mary Hale presents to the Board:

- Certification to Clerk for Hearing Officer Appeals - placed into record.
- Homesteads - # 096 082 006; 111 009 016; 092 029 017; 065 004 018; 090 008 034 - Signed & Approved.

At 9:25, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - #099 006 001; 099 004 002 - Signed & Approved.
- Settlement Conference Results - Signed & Approved.

Vice Chairman Lanitra Sandifer Hicks motions to adjourn the meeting. Assessor Jones seconds and the motion carries. At 9:29, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED:

J. GOVAR	K. JONES	D. JEFCOAT	C. HOOD	L. SANDIFER HICKS
CHAIRMAN	ASSESSOR	ASSESSOR	ASSESSOR	VICE CHAIRMAN

MIN# 44-26 NOV 18 2025

Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

Telephone (706) 653-4398, 4402
Fax (706) 225-3800

Board Members

Jayne Govar, Chairman
Kathy Jones, Assessor
Clay Hood, Assessor
Doug Jefcoat, Assessor
Lanitra Sandifer Hicks, Vice Chairman

Chief Appraiser
Suzanne Widenhouse

CALLED MEETING MINUTES #43-26

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' called meeting to order on Monday, November 2, 2026, at 9:00 A.M.

PRESENT ARE:

Chairman Jayne Govar
Vice Chairman Lanitra Sandifer Hicks
Assessor Kathy Jones via conference call
Assessor Clay Hood
Assessor Doug Jefcoat
Chief Appraiser/Secretary Suzanne Widenhouse
Attorney Chuck via conference call
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Jefcoat motions to accept the agenda. Assessor Hood seconds and the motion carries. All in favor.

At 9:03, Chief Appraiser Suzanne Widenhouse introduces to the Board:

- Spring Harbor - Mr Allan Holiday, CEO for Piedmont and Ivy Cadle, Attorney.
- David Britt, Tax Commissioner joins meeting at 9:14.
- After much discussion, an agreement was reached. Assessor Hood motions to amend value on #180 007 005REV for tax years 2025 & 2026 to $50,500,000 with agreement of waiver and appeals and no further challenge. Motion is made in light of the unique circumstances regarding previous litigation. Assessor Jefcoat seconds and the motion carries. All in favor.

Assessor Jefcoat motions to adjourn the meeting. Assessor Hood seconds and the motion carries. At 10:11, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

MIN# 44-26 NOV 18 2026

APPROVED: _____

J. GOVAR
CHAIRMAN

K. JONES
ASSESSOR

D. JEFCOAT
ASSESSOR

C. HOOD
ASSESSOR

L. SANDIFER HICKS
VICE CHAIRMAN

MINUTES AT THE MEETING OF THE COLUMBUS AIRPORT COMMISSION HELD AT THE COLUMBUS AIRPORT THURSDAY, SEPTEMBER 24th , 2026

The following commission members were present for the entire meeting:

NAME	EXPIRES
Mrs. Delois Marsh, Chairwoman	December 31, 2027
Mr. Philip Thayer, Vice Chairman	December 31, 2030
Mr. Kevin Howard, Treasurer	December 31, 2029
Mr. Austin Gower, Secretary	December 31, 2028
Mrs. Daria Cruzen, Commissioner	December 31, 2026

Staff Members Present:

Amber Clark, Airport Director
Timothy Strickland, Finance Director
Josh Patton, Airfield & Facilities Manager
Sonya Overton, Director of Marketing & Air Service Development
Kylie Corbelli, Senior Staff Accountant
Shaundra Goodwin, Airport Security Coordinator
Wendy Kelly, Receptionist

BUSINESS OF THE MEETING

Mrs. Marsh called the September 24th ,2026, Commission Meeting to order at 9:30 am

CONSIDER RECLASSIFICATION OF CURRENT POSITIONS

Ms. Clark stated that the Airport would like to reclassify the HR Manager position to a Senior HR Generalist. Ms. Clark also recommended splitting the Director of Air Service Development and Marketing into two separate positions.

Mr. Howard motioned to approve the reclassification of the positions. Seconded by Mr. Thayer and unanimously approved by the Commission. Ayes: 5 Nays: 0

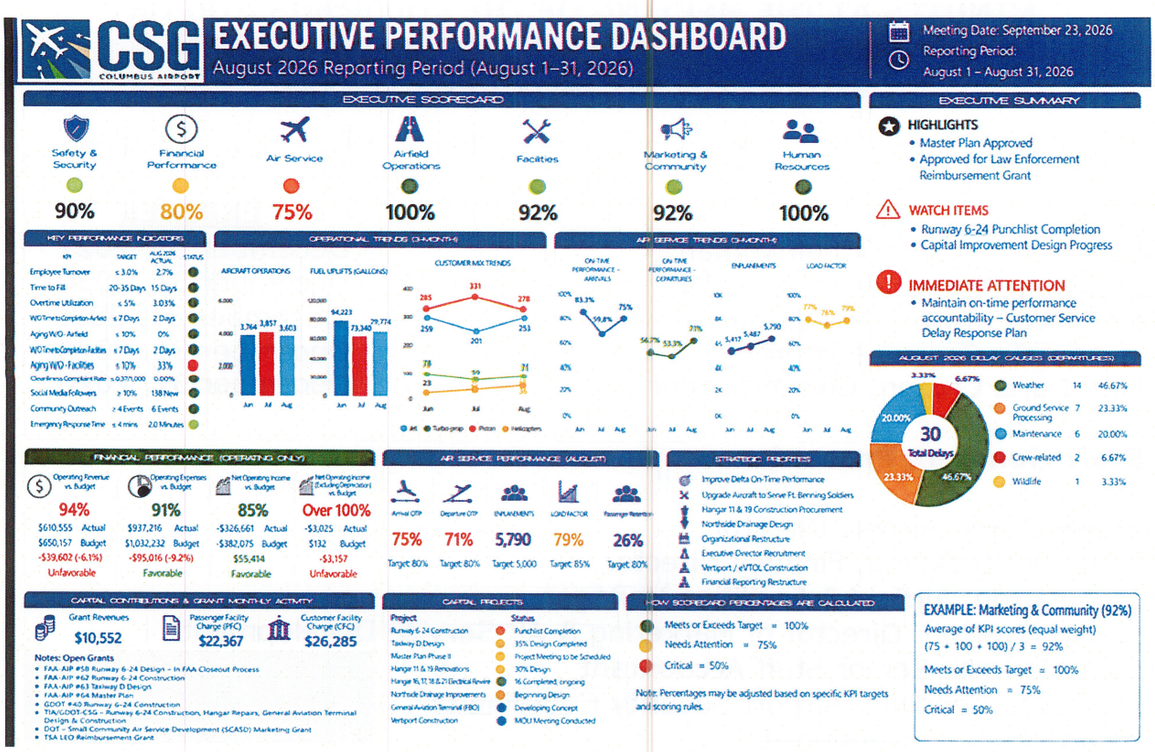
CONSIDER ADOPTION OF THE MINUTES FOR THE COMMISSION MEETING ON AUGUST 27TH 2026

Mrs. Marsh asked to consider the adoption of the Minutes from the Commission Meeting from August 27th, 2026

Motioned by Mr. Thayer to approve the adoption of the Minutes from the Commission Meeting from August 27th, 2026 and seconded by Mr. Howard and unanimously approved by the Commission. Ayes: 5 Nays: 0

DIRECTOR'S UPDATES

Ms. Clark gave the Directors update regarding the information below. As well as made remarks concerning Legal Regulatory updates, updates concerning strategic initiatives.



CSG
COLUMBUS AIRPORT

September 2026 Commission Meeting
Financial Report: August 2026 (2nd month of FY 2027)

Financial Highlights for August 2026 (Month)

		Actual	Budget	Variance
Total Operating Revenues		**610,555**	**650,157**	**(39,602)**
Rental Income	14,201	Car Rental over $15k, Delta over $4k, Hangar under $4k		
FBO Income	(11,357)	Fuel Jet A Retail under $30k, AVGAS over $6k, Contract under $12k, Overnight Ramp over $3k		
Landing/Fuel Flowage Fees	15,158	Delta over $8k, AFLAC/Ameris over $7k		
Other Operating	1,688	Parking over $5k		
Appropriation from CGC	(56,167)			
Total Operating Expenses		**937,216**	**1,032,232**	**(95,016)**
Employee Expenses	(98,608)	Labor under $81k, Payroll Taxes under $8k, Benefits over $3k		
General Administration	20,548	Bad Debt over $15k, Dues & Subscriptions over $6k, Sponsorships over $4k, Meeting under $6k		
Utilities	4,659	Water over $1k, Telephone over $2k		
Contractual Services	(3,358)	Building Maintenance under $14k, Cameras over $5k, Equipment Rental over $1k, Airfield Maintenance over $1k, Janitorial over $30k		
Operating Supplies	5,711	Janitorial Supplies under $2k, Fire Safety Equipment under $1k, Law Enforcement Supplies under $1k, Gas & Diesel over $11k		
Travel & Education	(1,457)			
Professional Fees	25,068	Design & Engineering over $22k; Professional & Legal over $1k		
COGS	10,283	Fuel Jet A Retail over $3k, AVGAS over $8k		
Depreciation	(58,571)			
Net Operating Income		**(326,661)**	**(382,075)**	**55,414**
Net Operating Income excluding Depreciation		**(3,025)**	**132**	**(3,157)**
Non-Operating Revenues (Expense)		**23,960**	**5,353**	**18,607**
Revenues	18,607	Interest over $3k, Unrealized Gain/Loss over $12k, Vending over $3k		
Capital Contributions		**59,203**	**1,083,186**	**(1,023,982)**
Grants	(1,083,115)	FAA under $156k, GDOT under $42k, TSA under $833k		
Other		CFC's over $7K		
Change in Net Position		**(243,497)**	**706,464**	**(949,961)**

OTHER MATTERS

Mrs. Marsh asked for a motion to move into Executive Session.

Motioned by Mr. Thayer to move into Executive Session and seconded by Mr. Howard and unanimously approved by the Commission Ayes:5 Nays:0

EXECUTIVE SESSION

The Commission meeting moved to executive session. Mr. Thayer motioned to move out of executive session, seconded by Mr. Howard and unanimously approved by the Commission. Ayes:5 Nays: 0

Mr. Thayer motioned to adjourn the meeting and seconded by Mr. Howard and unanimously approved by the Commission Ayes: 5 Nays: 0

The meeting adjourned at 10:50 A.M.

APPROVED:

Zack Lundy,
Administrative Coordinator

Delois Dee Marsh, Chairwoman

Columbus Consolidated Government

Human Resources Department

BOARD NOTICE

To: Clerk of Council's Office

From: Destiny D. Chisolm

CC: Ola Terrell; Sheila Risper

Please be advised that the

- Personnel Review Board

that was scheduled for November (Month) 18 (Day), 2026 (Year), at 1:30 PM (Time) has been cancelled.

Reason for meeting cancellation: No hearing requested by employee(s).

Details on meeting minutes reviewed during the previous meeting will be submitted once confirmed.

Contact Destiny Chisolm, Administrative Assistant –

HR at 706.225.3654 or Chisolm.Destiny@columbusga.org

File Attachments for Item:

. EnterTextHere

Columbus Consolidated Government
Board Appointments – Action Requested

BOARD APPOINTMENTS - ACTION REQUESTED

5. MAYOR'S APPOINTMENTS – ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. COLUMBUS IRONWORKS CONVENTION & TRADE CENTER:

Jonathan Payne — Open for Nominations
Not Eligible — ***(Mayor's Appointment)***
Term Expired: October 24, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Meets as needed.		
Women:	2	Senatorial District 15:	3
Vacancies:	0	Senatorial District 29:	2

B. COLUMBUS SPORTS & ENTERTAINMENT AUTHORITY:

_____ — Open for Nominations
Vacant — ***(Mayor's Appointment)***
Certified Public Accountant (CPA)
Term Expired: June 30, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly		
Women:	2	Senatorial District 15:	4
Vacancies:	1	Senatorial District 29:	5

C. COMMISSION ON INTERNATIONAL RELATIONS AND CULTURAL LIAISON ENCOUNTERS (CIRCLE):

_____ — Open for Nominations
Vacant — ***(Mayor's Appointment)***
Term Expires: March 1, 2027

_____ — Open for Nominations

Vacant ***(Mayor's Appointment)***
Term Expires: March 1, 2028

_____ Open for Nominations
Vacant ***(Mayor's Appointment)***
Term Expires: March 1, 2030

Membership and Meeting Information

Terms:	4 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Tuesday		
Women:	5	Senatorial District 15:	3
Vacancies:	5	Senatorial District 29:	3

6. COUNCIL APPOINTMENTS – LISTED FOR CONFIRMATION:

A. BOARD OF HEALTH: Dr. Srividya Nukala was nominated to fill a vacancy for a Licensed & Practicing Physician. *(Councilor Crabb's nominee)* Term expires: December 31, 2028

7. NOMINATIONS – CONFIRMED BY COUNCIL:

A. AIRPORT COMMISSION:

Francis B. Schley Open for Nominations
Eligible ***(Confirmed by Council)***
Term Expires: December 31, 2026
****Waiting on submission from the Airport Commission.***

The commission submits one nominee to the Council for confirmation. (Constitutional Amendment, Art. 5, Sec.4, Ga. Laws 1968, Page 1655)

Membership and Meeting Information

Terms:	5 Year	Term Limit: n/a	
Meetings:	Monthly – 4th Thursday		
Women:	2	Senatorial District 15:	2
Vacancies:	0	Senatorial District 29:	3

B. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):

_____ Open for Nominations
Vacant ***(Confirmed by Council)***

Uptown Business Association
Term Expires: January 31, 2029

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 2nd Monday		
Women:	4	Senatorial District 15:	6
Vacancies:	1	Senatorial District 29:	2

C. UPTOWN FACADE BOARD:

Rachel Kelly — Open for Nominations
Does not desire reappointment — ***(Confirmed by Council)***
Uptown Business Improvement District
Term Expired: October 31, 2026

_____ — Open for Nominations
Vacant — ***(Confirmed by Council)***
Uptown Columbus
Term Expired: October 31, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 2nd Monday		
Women:	4	Senatorial District 15:	6
Vacancies:	1	Senatorial District 29:	2

8. COUNCIL DISTRICT SEAT APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. PUBLIC SAFETY ADVISORY COMMISSION:

_____ — Open for Nominations
Vacant — ***(District 3 – Huff)***
Term Expired: October 31, 2028

Sarah E. Maglione — Open for Nominations
Eligible for reappointment — ***(District 10 – Chambers)***
Term Expires: October 31, 2026
****Councilor Chambers is nominating Herman Miles.***

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Thursday		
Women:	1	Senatorial District 15:	6
Vacancies:	1	Senatorial District 29:	4

9. COUNCIL APPOINTMENTS – ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:

A. ANIMAL CONTROL ADVISORY BOARD:

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: April 11, 2028

Membership and Meeting Information

Terms:	2 Year	Term Limit: 2	
Meetings:	The board shall meet at a time and place designated by the board chairman. The chairman is authorized to adjust the schedule, except that the board is required to meet at least semiannually.		
Women:	7	Senatorial District 15:	2
Vacancies:	1	Senatorial District 29:	3

B. BOARD OF HEALTH:

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: December 31, 2030

Membership and Meeting Information

Terms:	5 Year	Term Limit: 2	
Meetings:	Monthly – 4th Wednesday		
Women:	4	Senatorial District 15:	0
Vacancies:	2	Senatorial District 29:	5

C. BUILDING AUTHORITY OF COLUMBUS:

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: March 24, 2027

Membership and Meeting Information

Terms:	2 Year	Term Limit: n/a	
Meetings:	As needed		
Women:	1	Senatorial District 15:	1
Vacancies:	1	Senatorial District 29:	3

D. COMMISSION ON INTERNATIONAL RELATIONS AND CULTURAL LIAISON ENCOUNTERS (CIRCLE):

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: March 1, 2027

_____ Open for Nominations
Vacant ***(Council's Appointment)***
Term Expires: March 1, 2028

Membership and Meeting Information

Terms:	4 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Tuesday		
Women:	5	Senatorial District 15:	3
Vacancies:	5	Senatorial District 29:	3

E. NEW HORIZONS BEHAVIORAL HEALTH – MENTAL HEALTH, ADDICTIVE DISEASES AND DEVELOPMENTAL DISABILITIES- COMMUNITY SERVICE BOARD:

Sandra Gill Open for Nominations
Does not desire reappointment ***(Council's Appointment)***
Term Expired: June 30, 2026

Nancy Schroeder Open for Nominations
Does not desire reappointment ***(Council's Appointment)***
Term Expires: June 30, 2026

Judge David Ranieri Open for Nominations
Does not desire reappointment ***(Council's Appointment)***

Term Expired: June 30, 2025

Membership and Meeting Information

Terms:	3 Year	Term Limit: n/a	
Meetings:	Monthly – 2nd Monday		
Women:	2	Senatorial District 15:	3
Vacancies:	0	Senatorial District 29:	1

F. PERSONNEL REVIEW BOARD:

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Alternate Member 1)
Term expires: December 31, 2027

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Alternate Member 2)
Term expires: December 31, 2027

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Alternate Member 3)
Term expires: December 31, 2027

Delano Leftwich Open for Nominations
Not Eligible ***(Council's Appointment)***
(Alternate Member 4)
Term expired: December 31, 2025

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Monthly – 3rd Wednesday		
Women:	4	Senatorial District 15:	2
Vacancies:	4	Senatorial District 29:	4

G. RECREATION ADVISORY BOARD:

_____ Open for Nominations
Vacant (***Council's Appointment)***
(Senatorial District 29)

Term expires: December 31, 2027

Membership and Meeting Information

Terms:	4 Year	Term Limit: 2	
Meetings:	Bimonthly – Last Wednesday, except November		
Women:	1	Senatorial District 15:	4
Vacancies:	1	Senatorial District 29:	2

H. REGION SIX REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH & DEVELOPMENTAL DISABILITIES:

Dr. Janet C. Bussey — Open for Nominations
Does not desire reappointment — ***(Council's Appointment)***
Term Expires: June 30, 2026

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2	
Meetings:	Bimonthly – 2nd Wednesday (Odd months)		
Women:	4	Senatorial District 15:	3
Vacancies:	0	Senatorial District 29:	1

I. TREE BOARD:

_____ — Open for Nominations
Vacant — (***Council's Appointment)***
(Residential Development)
Term expires: December 31, 2026

_____ — Open for Nominations
Vacant — (***Council's Appointment)***
(Commercial or Industrial Development)
Term expires: December 31, 2026

_____ — Open for Nominations
Vacant — (***Council's Appointment)***
(Public Utility Representative)
Term expires: July 1, 2028

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2
Meetings:	Meets as needed.	

Women:	4	Senatorial District 15:	5
Vacancies:	4	Senatorial District 29:	1