

Council Members

R. Gary Allen
Charmaine Crabb

Jerry 'Pops' Barnes
Glenn Davis

John M. House
Bruce Huff

R. Walker Garrett
Toyia Tucker

Judy W. Thomas
Evelyn 'Mimi' Woodson

Clerk of Council
Sandra T. Davis



Columbus Convention & Trade Center
801 Front Avenue, South Hall
Columbus, Georgia 31901

December 15, 2020
9:00 AM
Regular Meeting

MAYOR'S AGENDA

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

INVOCATION: Offered by Pastor Jimmy Elder at First Baptist Church of Columbus, Georgia

PLEDGE OF ALLEGIANCE: Led by Mayor Henderson

MINUTES

1. Approval of minutes for the December 8, 2020 Council Meeting.

UPDATE:

2. An update on COVID-19

RESOLUTION:

3. The Dream Lives," Dr. Martin Luther King, Jr. Commemoration Event

AUTHORIZATION REQUEST:

4. Authorization to Perform Transition/Departmental Audits of Inspection & Codes and Municipal Court. (John Redmond, Internal Auditor & Compliance Officer)

CITY ATTORNEY’S AGENDA

ORDINANCES

- 1. 2nd Reading - REZN-07-20-2105:** An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **3100 Auburn Avenue** (parcel # 067-012-017) from GC (General Commercial) with conditions Zoning District to GC (General Commercial) with amended conditions Zoning District. (Councilor Crabb)
- 2. 2nd Reading-** An Ordinance amending Chapter 17 of the Columbus Code by repealing and replacing Article II, Organizational Structure of the Columbus Police Department, Article III, Promotional Procedures, Article IV, Appointive Positions, and Article V, Authorized Personnel and Interim Provisions, with new provisions; and for other purposes. (Councilor Tucker)
- 3. 2nd Reading-** An ordinance amending Article II of Chapter 11 of the Columbus Code in order to update various organizational and administrative provisions pertaining to the Department of Fire and Emergency Services; and for other purposes. (Mayor Pro-Tem)
- 4. 2nd Reading -** An Ordinance adopting Human Resources Policy Number 220-1010, Employment Process Policy (Mayor Pro-Tem)
- 5. 2nd Reading-** An ordinance amending certain provisions of the Property Maintenance Code found in Article V of Chapter 8 of the Columbus Code; and for other purposes. (Mayor Pro-Tem)
- 6. 2nd Reading -** An ordinance amending Section 3-13 of the Columbus Code so as to expand the hours for package sales by retailers of malt beverages, wine, and distilled spirits for consumption off the premises on Sundays; to permit the home delivery of packaged alcoholic beverages in accordance with State Law; and for other purposes. (Mayor Pro-Tem)
- 7. 2nd Reading –** An ordinance amending the budgets for the Fiscal Year 2020 by appropriating amounts in each fund for various operational activities.
- 8. 1st Reading -** An ordinance amending Ordinance No. 82-29 to revise certain hiring procedures of the Columbus Golf Authority; and for other purposes (Mayor Pro-Tem)

PUBLIC AGENDA

1. Ms. Shannon Hobbs, representing Girl Scout Concharty Council and Troop 50109, Re: The Girl Scout House at Lakebottom Park.
2. Ms. Theresa El-Amin, representing Southern-Anti-Racism Network, Re: Employee Merit System.

3. Mr. Timothy Veals, Re: There being too much trash on the streets of the neighborhood.

CITY MANAGER'S AGENDA

1. Uptown Tax Allocation District Fund Grant - Hillside Market

Approval to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

2. GDOT/CCG Partnership for Signalization Projects

Approval is requested to submit applications to GDOT for operation and maintenance of signalization of the intersections of Victory Drive(SR 520) and 10th Avenue and the westbound exit ramp at JR Allen Parkway and River Road (SR 219); purchase and installation of signal structures at these locations.

3. Lease Agreement Extension 1807 17th Street — Girl Scouts of Historic Georgia

Approval is requested to enter into a lease agreement with the Girl Scouts of Historic Georgia to lease the building at 1807 17th Street for \$1 per year for a period of twenty (20) years, beginning January 1, 2021.

4. South Columbus Tax Allocation District

Approval is requested to create Columbus, Georgia Consolidated Government Tax Allocation district #8: South Columbus River District; to designate the boundaries of the redevelopment area and tax allocation district; to establish the last known tax increment base and adopt a redevelopment plan for the area; to establish the intent to issue and sell tax allocation bonds as necessary to effectuate the redevelopment of the area; and for other purposes.

5. PURCHASES

- A.** Inmate Commissary Services for Muscogee County Prison (Annual Contract) – RFP No. 20-0026
- B.** Environmental Monitoring Services (Annual Contract) – RFP No. 21-0001
- C.** Paper & Plastic Products (Annual Contract) – RFP No. 21-0016
- D.** E-One Active Air Purification Systems for Fire & EMS – Cooperative Purchase
- E.** Repair of Dump Truck for Public Works
- F.** Side Loader Recycling Trucks for Public Works – Cooperative Purchase

- [G.](#) E-One Fire Trucks with Related Equipment for Fire and EMS - Cooperative Purchase
- [H.](#) Ambulances with Related Equipment for Fire & EMS – Cooperative Purchase
- [I.](#) Shopfax Software Upgrade and Mobile Computer Wands for Public Works
- [J.](#) Grab-All (Knuckle Boom) Truck for Public Works

6. UPDATES AND PRESENTATIONS

- [A.](#) Truth Spring Workforce Program, Carrie Strickland
- [B.](#) CCG Audit Process Update - Angelica Alexander, Finance Director
- [C.](#) Monthly Finance Update - Angelica Alexander, Finance Director

BID ADVERTISEMENT

December 16, 2020

1. Fuel Pumps and Control – RFP No. 21-0017

A Recommended Non-Mandatory Pre-Proposal Site Inspection will be held on Wednesday, December 16, 2020 beginning at 9:00 AM, and continuing until all locations have been toured. Those interested in attending should complete the Attendance Confirmation Form found on page 12. Those not interested in attending due to Covid-19 are still encouraged to submit their proposals. For those attending the site inspection, masks will be required, and social distancing will be mandatory.

December 18, 2020

1. Employee Physicals (Annual Contract) – RFP No. 21-0013

Scope of RFP

Columbus Consolidated Government (the City) invites qualified firms to submit proposals for employee physicals on an “as needed” basis. The requested services include, but are not limited to pre-employment physicals, periodic employee physical and related health services for use by the Human Resources Department and the Public Safety Departments.

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

2. Pre-employment and Fitness-for-Duty Psychological Evaluation Services (Annual Contract) – RFP No. 21-0020

Scope of RFP

Columbus Consolidated Government (the City) is soliciting competitive sealed proposals from experienced, qualified individuals or firms to provide pre-employment and fitness-for-duty psychological evaluation services for the Columbus Police Department and the Muscogee County Sheriff's Office.

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

3. Transit Bus Wash System – RFB No. 21-0010

A Non-Mandatory Site Visit is scheduled for 10:00 AM on Friday, December 18, 2020. Vendors convene at the METRA Administrative Building located at 814 Linwood Boulevard, Columbus, GA.

January 6, 2021

1. Pursuit Car Build Out – RFP No. 21-0006

Scope of RFP

The Columbus Consolidated Government (The City) requires the services of a qualified provider, on an “as needed” basis, to acquire and install the specified equipment into the pursuit vehicles purchased by the City and prepare them for delivery to the Fleet Maintenance Shop, as a fully functional pursuit vehicle, for use by one of the Law Enforcement Agencies of the City of Columbus.

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

January 8, 2021

1. Columbus Dragonfly Trails - Riverwalk to Martin Luther King, Jr. Connector – RFB No. 21-0017

Scope of Bid

This project includes a new concrete multi-use trail that will connect the Riverwalk to the Martin Luther King, Jr. Trail. The new trail will run along 10th Avenue, 11th Street, 6th Avenue, and 10th Street. The work includes reconstruction of existing ramps to the Riverwalk to provide for better pedestrian and cyclist access; curb and gutter; landscaping; signage; and striping.

January 13, 2021

2. Transit Bus Wash System – RFB No. 21-0010

Scope of Bid

The Consolidated Government of Columbus, Georgia, is seeking vendors to furnish a completely automatic, friction and touchless combination heavy-duty vehicle wash which washes all types of transit vehicles used by fleet owners for front, roof, chassis, rear and both sides in drive-thru mode. The successful vendor will be required to remove the existing bus wash system before installing the new bus wash system.

3. Fuel Pumps and Control – RFP No. 21-0017

Scope of RFP

The City of Columbus, Georgia is seeking proposals for the supply and installation of fuel pumps and fuel controls for City operations. All pumps should be able to continue operation in the event of a loss of electrical power (generator).

CLERK OF COUNCIL’S AGENDA

ENCLOSURES - ACTION REQUESTED

- 1. RESOLUTION:** A Resolution changing the meeting schedule for the month of January 2021 by cancelling the January 5, 2021 Proclamation Session and, in lieu of, hold a Regular Council Meeting on January 5, 2021 at 9:00 a.m. and to cancel the January 12, 2021 Regular Council Meeting.
- 2. FINANCE REPORT RESOLUTION:** A resolution receiving the report of the Director of Finance concerning certain alcoholic beverage licenses processed during the month of November 2020 and approving the same.
- 3. Minutes of the following boards:**

Board of Tax Assessors, #42-20

Keep Columbus Beautiful Commission, December 3 and 8, 2020

BOARD APPOINTMENTS - ACTION REQUESTED

- 4. MAYOR’S APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

A. PENSION FUND, EMPLOYEES' BOARD OF TRUSTEES:

Liliana McDaniel

(Mayor's Appointment)

Business Community Representative

Term Expired: June 30, 2020

Does not desire reappointment

The seat listed above is a four-year term. Board meets monthly.

Women: 5

Senatorial District 15: 4

Senatorial District 29: 6

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

A. CHARTER REVIEW COMMISSION:

(District 2 Appointment- Davis)

(District 3 Appointment- Huff)

B. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:

Valerie Thompson

(Council District 4- Tucker)

Not Eligible to succeed

Term Expires: March 27, 2020

Councilor Tucker is nominating Tracy Belt to succeed Valerie Thompson as the District 4 Representative.

C. RECREATION ADVISORY BOARD:

Willie Dickerson

(District 4- Tucker)

Not Eligible to succeed

Term Expires: December 31, 2020

John Lawson

(District 6- Allen)

Not Eligible to succeed

Term Expired: December 31, 2019

The terms are five years. Board meets every other month.

Councilor Tucker is nominating Rodney Lawrence to succeed Mr. Willie Dickerson as the District 4 Representative.

6. COUNCIL'S APPOINTMENTS- ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:

A. COOPERATIVE EXTENSION ADVISORY BOARD:

Brenda Foreman

Open for Nominations

Not Interested in Serving another term

(Council's Appointment)

Term Expires: December 31, 2020

Women: 5

Senatorial District 15: 2

Senatorial District 29: 3

This is a six-year term. Board meets quarterly.

B. HISTORIC & ARCHITECTURAL REVIEW BOARD:

Libby Smith – Interested in serving another term
Historic District Resident
Term Expires: January 31, 2021

Open for Nominations
(Council's Appointment)

Leslie Heard Jones
Historic District Resident
Not Eligible to serving another term
Term Expires: January 31, 2021

Open for Nominations
(Council's Appointment)

Robert Anderson
Liberty Cultural Center, Inc.
Not Eligible to serving another term
Term Expires: January 31, 2021

Open for Nominations
(Council's Appointment)

Women: 7
Senatorial District 15: 10
Senatorial District 29: 1

These are three-year terms. Board meets monthly.

C. TREE BOARD:

Frank Tommey
Not Eligible to succeed
Residential Development Member
Term Expires: December 31, 2020

Open for Nominations
(Council's Appointment)

Troy Keller
Not Eligible to succeed
Educator Member
Term Expires: December 31, 2020

Open for Nominations
(Council's Appointment)

Beverly Kinner

Not Eligible to succeed

At-Large Member

Term Expires: December 31, 2020

Open for Nominations
(Council's Appointment)

This is a four-year term. Meets as needed.

Women: 6

Senatorial District 15: 4

Senatorial District 29: 7

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.

File Attachments for Item:

1. Approval of minutes for the December 8, 2020 Council Meeting.

COUNCIL OF COLUMBUS, GEORGIA
CITY COUNCIL MEETING
MINUTES

Columbus Civic Center
400 4th Street, Arena Floor
Columbus, Georgia 31901

December 8, 2020
9:00 AM
Regular Meeting

MAYOR'S A G E N D A

PRESENT: Mayor B. H. "Skip" Henderson, III and Mayor Pro Tem R. Gary Allen and Councilors Charmaine Crabb, Glenn Davis, R. Walker Garrett, John M. House, Judy W. Thomas, and Toyia Tucker. City Manager Isaiah Hugley, City Attorney Clifton Fay, Clerk of Council Sandra T. Davis and Deputy Clerk of Council Lindsey G. McLemore were present.

ABSENT: Councilors Jerry "Pops" Barnes, Bruce Huff and Evelyn "Mimi" Woodson were absent.

<p><u>The following documents were distributed around the Council table:</u> (1) Highside Impact Study Presentation; (2) Projects: Highland Market Presentation;</p>

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

INVOCATION: Offered by Rev. Grace Burton-Edwards at St. Thomas Episcopal Church of Columbus, Georgia

PLEDGE OF ALLEGIANCE: Led by Mayor Henderson

MINUTES

1. Approval of minutes for the November 17, 2020 Council Meeting. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor House, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

UPDATE:

2. An update on COVID-19

Mayor B. H. "Skip" Henderson gave an update on COVID-19, stating the numbers have increased in Georgia due to the Thanksgiving holiday. He asked the citizens of Columbus to continue to wear face mask and practice social distancing to prevent the spread of COVID-19 through the holiday season.

CITY MANAGER'S AGENDA

1. Acceptance of Cash Award – People's Choice Award, American Association of State Highway and Transportation Officials

Resolution (385-20): A resolution authorizing the acceptance of the American Association of State Highway and Transportation Officials (AASHTO) People's Choice Award and the cash award for the Columbus Riverwalk. Councilor Tucker made a motion to approve the resolution, seconded by Mayor Pro Tem Allen, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

(NOTE: This item was called up as the next order of business as listed on the City Manager's Agenda Item 1)

Mayor Pro Tem R. Gary Allen read the resolution into the record.

Planning Director Rick Jones approached the rostrum to recognize Mr. Kenneth Franks with the Georgia Department of Transportation.

TIA Administrator Kenneth Franks, Georgia Department of Transportation approached the rostrum to present a check in the amount of \$10,000 to Mayor Henderson for the Columbus Riverwalk winning American Association of State Highway and Transportation Officials People's Choice Awards.

REFERRAL(S):

FOR THE CITY MANAGER:

- Request to utilize some of the funds from the cash award to give bonuses to Planning Director Rick Jones, Inspections and Code Director Ryan Pruett and Engineering Director Donna Newman. *(Request of Councilor Crabb)*

CITY ATTORNEY'S AGENDA

RESOLUTIONS

- 11. Resolution (386-20):** A Resolution honoring Pat Hunter for her many years of service on the Muscogee County Board of Tax Assessors and Board of Equalization. (Mayor Pro-Tem) Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

(NOTE: This item was called up as the next order of business as listed on the City Attorney's Agenda Item 11)

Mayor Pro Tem R. Gary Allen read the resolution into the record.

Ms. Patricia Hunter approached the rostrum to receive the proclamation and spoke on her love for the City of Columbus and thanked the Mayor and Council for the opportunity to serve.

PUBLIC HEARING:

1. Public Hearing on request to establish a Tax Allocation Redevelopment District in southwest Columbus to be known as Tax Allocation District #8: South Columbus River District. (Request of R&R Capital Investments, LLC /NeighborWorks Columbus)

President Geoff Koski came forward to give a presentation on a proposal for Tax Allocation 8, South Columbus River District and gave a brief explanation of Tax Allocation Districts (TADS). He stated Proposed TAD # 8 is made up of six parcels, which is 212 acres, with a Fair Market Tax Value of \$7,262,380 and an Assessed Tax Value of \$1,583,308, which is 0.031% of the total tax digest.

NeighborWorks President & CEO Cathy Williams approached the rostrum to speak on the NeighborWorks aspect of the proposed TAD, stating the infrastructure that is needed for that area is substantial. She explained the only thing in that area is land and substandard trailers, so without the financial assistance from something such as a TAD this area will not be redeveloped for residential without the utilization of various tax credits.

City Attorney Clifton Fay explained a vote must be taken within 45 days from the date the application was submitted.

ORDINANCES

2. **Ordinance (20-055) - 2nd Reading-** An ordinance amending the budget for the Fiscal Year 2021 Beginning July 1, 2020 and ending June 30, 2021, for certain funds of the Consolidated Government of Columbus, Georgia, and revising the budget for certain cost of living increases; and for other purposes. (Budget Review Committee) Councilor Thomas made a motion to adopt the ordinance, seconded by Mayor Pro Tem Allen, and carried unanimously by the six members present, with Councilor Crabb being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.
3. **1st Reading - REZN-07-20-2105:** An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **3100 Auburn Avenue** (parcel # 067-012-017) from GC (General Commercial) with conditions Zoning District to GC (General Commercial) with amended conditions Zoning District. (Councilor Crabb)

Mr. Tracy Spencer (Applicant) approached the rostrum to speak on the rezoning request. He stated the plan is for the property to be used for a self-storage facility. He explained the reason for the request is because with the current zoning, there is a height restriction, which prevents the developer to build the building that is needed.

Councilor Charmaine Crabb stated there was a public meeting held where some conditions were presented for this rezoning, which have been added to the ordinance by the Planning Department. She also stated Midtown, Inc. has also submitted their approval of this project.

4. **1st Reading-** An Ordinance amending Chapter 17 of the Columbus Code by repealing and replacing Article II, Organizational Structure of the Columbus Police Department, Article III, Promotional Procedures, Article IV, Appointive Positions, and Article V, Authorized

Personnel, and Interim Provisions, with new provisions; and for other purposes. (Councilor Tucker)

Police Chief Freddie Blackmon approached the rostrum to give a presentation on proposed changes to the Columbus Code, as it pertains to various procedures in the Columbus Police Department. He explained this ordinance is designed to implement a reorganizational plan, which would change the titles and educational requirements for various positions, add an additional Assistant Chief position, and reclassify a Sergeant position to Chief of Staff/Public Information Officer to be appointed by the Chief of Police.

- 5. 1st Reading-** An ordinance amending Article II of Chapter 11 of the Columbus Code in order to update various organizational and administrative provisions pertaining to the Department of Fire and Emergency Services, and for other purposes. (Mayor Pro-Tem)

Fire Chief Sal Scarpa approached the rostrum to give a presentation on proposed changes to the organization of the Columbus Fire and EMS Department. He explained this ordinance would change the organizational chart of the department to reflect that of a more contemporary structure. He explained the changes would include renaming the Fire Prevention Division to Community Risk Reduction, elevating the Health & Safety Program by changing the Division Chief of Administration to Deputy Chief of Health & Safety, and elevate Training by changing the Division Chief to Training Chief.

CITY MANAGER'S AGENDA

ADD-ON RESOLUTIONS:

10. Time Task Force Grant

Resolution (387-20): A resolution authorizing the City Manager or his designee to submit an application and accept, if awarded, an AAA Grant in the amount of \$2,500.00, or as otherwise awarded, for Columbus Police Department, with no local match required, and to amend the Multi-Governmental Fund by the amount of the award. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Garrett, and carried unanimously by the six members present, with Councilor Davis being absent for the vote and Councilors Barnes, Huff and Woodson being absent for the meeting.

(NOTE: This item was called up as the next order of business as listed on the City Manager's Agenda Item 10)

- 6. 1st Reading** - An Ordinance adopting Human Resources Policy Number 220-1010, Employment Process Policy (Mayor Pro-Tem)

Human Resources Director Reather Hollowell approached the rostrum to give a presentation to explain the employment process and the proposed changes to the policy. She explained Merit System employees provide public services and are compensated by tax-payer dollars. She stated all positions in the Merit System are protected and cannot be fired when a newly Elected Official takes office, they have a right to due process before their position can be taken away from them; they must perform their jobs satisfactorily. Director Hollowell went on to explain the Merit System opposes appointments to public service as a reward for political activity, limits the ability of nepotism and political favoritism, and is the opposite of a Spoils System.

City Manager Isaiah Hugley explained over the years Constitutional Officers/Elected Officials had the option of putting their CCG employees into the City's Merit System. He stated some Elected Officials did not put their employees under the Merit System; therefore, the employees were not protected and when a Newly Elected Official took office, they would fire the existing employees and hire their own people. He explained if an employee is under the Merit System, they are protected.

Ms. Theresa El-Amin approached the rostrum to state a Merit System is the most subjective system an organization can have. She also stated the system is fundamentally flawed due to the City of Columbus using prisoners for services that could offer more jobs in the community.

REFERRAL(S):

FOR THE CITY MANAGER:

- Provide a list of the employees who fall under the Merit System for the Elected Officials. (*Request of Councilor Tucker*)

7. **1st Reading-** An ordinance amending certain provisions of the Property Maintenance Code found in Article V of Chapter 8 of the Columbus Code, and for other purposes. (Mayor Pro-Tem)

Inspections and Code Director Ryan Pruett approached the rostrum to give a presentation on the proposed revisions to the Property Maintenance Code to reflect changes made under State Law. He explained under State Law, the Property Maintenance Code is a permissive code that must be adopted by local governments to be enforced. He stated the changes would allow Property Maintenance Inspectors to set a reasonable time to correct violations.

8. **Ordinance (20-056) - 1st Reading** – An ordinance extending a State of Public Health Emergency in Columbus, Georgia through January 9, 2021; providing for public meetings to be held using telephonic or video participation; providing authorization for the Mayor to respond to ongoing COVID-19 developments by Executive Order; and for other purposes. (Mayor Pro-Tem) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor House, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent from the meeting.

9. **1st Reading** - An ordinance amending Section 3-13 of the Columbus Code so as to expand the hours for package sales by retailers of malt beverages, wine, and distilled spirits for consumption off the premises on Sundays; to permit the home delivery of packaged alcoholic beverages in accordance with State Law; and for other purposes. (Mayor Pro-Tem)

10. **1st Reading** – An ordinance amending the budgets for the Fiscal Year 2020 by appropriating amounts in each fund for various operational activities.

Finance Director Angelica Alexander approached the rostrum to give an update on the Fund Balance, stating the estimated General Fund Reserves is 102.70 days, with 59.23 days from the General Fund, 41.54 days from the OLOST-Public Safety, and 1.93 days from the OLOST-Infrastructure.

City Manager Isaiah Hugley stated out of 150 of the largest cities in America, Columbus, Georgia is listed as the 17th Best Run City in America. He thanked Finance Director Angelica Alexander and the Finance Department for their hard work.

Finance Director Angelica Alexander explained that Council passed Resolution 193-19, which states all component units are required to submit their audited financial statements to CCG no later than November 30th of each year. She stated this resolution was passed at the recommendation of the external auditors to prevent any delays in meeting the mandatory requirements as it relates to State Law or bond disclosures. She explained the deadline is due to CCG being required to include the audited financial statements of the various component units and ensure that the City of Columbus stays in compliance.

Columbus Airport Finance Director Roy Hightower approached rostrum to explain the renovations being done at the Columbus Airport require many grants, responsibilities, and timing challenges. He stated the Columbus Airport is delayed in providing their audit to the City Council, their lenders, and the Federal Aviation Administration. He explained they have been working diligently with their auditing firm to expedite the audit.

Finance Director Angelica Alexander stated the City of Columbus is required to report audited financial statements to several regulatory agencies such as the State of Georgia and EMMA, a reporting house for all municipalities throughout the country. She explained this is to stay in compliance with regulations for not just bonded debt for CCG, but also includes bonded debt for all component units like the Columbus Water Works, Hospital Authority and the Airport Commission. She stated if CCG is not able to provide the financial information on time, it must file a noncompliance disclosure, which will negatively affect the City when they issue bonds and rates.

REFERRAL(S):

FOR THE FINANCE DIRECTOR:

- Provide an estimated 5-year revenue projection. (*Request of Councilor Davis*)
- Schedule the mid-year Budget Review Committee Meeting in January 2021. (*Request of Councilor Thomas*)
- Include financial impact of consolidating the Marshal's Office with the Sheriff's Department at the mid-year Budget Review Committee Meeting. (*Request of Councilor Thomas*)
- Include information on the possibility of providing a transitional budget for the incoming Sheriff due to the consolidation of the Sheriff's Department and the Marshal's Office (*Request of Councilor Crabb*)

PUBLIC AGENDA

1. Ms. Rena Russell, Re: The collection efforts of the Revenue Division for an invoice for Emergency Medical Services.

2. Ms. Theresa El-Amin, representing Southern-Anti-Racism Network, Re: Sabbatical to write a book- Columbus: Ten Years of Struggle.

CITY MANAGER'S AGENDA

1. Acceptance of Cash Award – People’s Choice Award, American Association of State Highway and Transportation Officials

Approval is requested to accept the cash reward from the American Association of State Highway and Transportation Officials People’s Choice Awards in the amount of \$10,000 to be used for general maintenance on the Columbus Riverwalk.

(NOTE: This item was called upon earlier in the meeting after the Mayor’s Agenda)

2. FFY2019/FY 2020 Annual Action Plan Substantial Amendment and revision to the FFY 2020/FY2021 Annual Action Plan

Resolution (388-20): A resolution authorizing the filing of the Substantial Amendment to the FFY 2019/FY 2020 Annual Action Plan, and the FFY 2020/FY 2021 Annual Action Plan. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker, and carried unanimously by the seven members, with Councilors Barnes, Huff and Woodson being absent for the meeting.

3. Acceptance of Property Donation from Carver Heights Presbyterian Church, Inc.

Resolution (389-20): A resolution of the Council of Columbus, Georgia authorizing the City Manager to accept donation of property from Carver Heights Presbyterian Church, Inc. to the City of Columbus, Georgia for street repair. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House, and carried unanimously by the seven members, with Councilors Barnes, Huff and Woodson being absent for the meeting.

4. Donation for Greenpower Electric Car Challenge

Resolution (390-20): A resolution authorizing the City to approve and accept continuous donations from various donors to include Greenpower Electric Cars and other such donations to be used towards the Greenpower Electric Car Challenge. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House, and carried unanimously by the seven members, with Councilors Barnes, Huff and Woodson being absent for the meeting.

5. Fundraising by 21 Ace Tennis Events, LLC for Tennis Courts at Lakebottom Park

Resolution (391-20): A resolution authorizing the City Manager to approve an agreement with 21 Ace Tennis Events, LLC wherein 21 Ace Tennis Events, LLC will help maintain, promote and have fundraisers to raise money for Lakebottom Park in partnership with the Parks and Recreation Department. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House, and carried unanimously by the seven members, with Councilors Barnes, Huff and Woodson being absent for the meeting.

Mr. Luke Harden, 21 Ace Tennis Events, LLC approached the rostrum to explain efforts by his organization to maintain and promote Lakebottom Park.

6. **Wi-Fi Internet Rangers**

Resolution (392-20): A resolution authorizing the City to enter into a partnership with Wi-Fi Ranger to provide Wi-Fi in parks for school aged children to be able to utilize for school assignments. Councilor Tucker made a motion to approve the resolution, seconded by Mayor Pro Tem Allen, and carried unanimously by the seven members, with Councilors Barnes, Huff and Woodson being absent for the meeting.

REFERRAL(S):

FOR THE CITY MANAGER:

- See about refunding or extending the membership of citizens who paid membership fees to the Pottery Studio, due to the studio being closed because of COVID-19. (*Request of Councilor Crabb*)
- Consider all memberships receiving either refunds or credits. (*Request of Councilor Davis*)

7. **PURCHASES**

A. Emergency Medical Supplies (Annual Contract) – RFB No. 21-0013

Resolution (393-20): A resolution authorizing the purchase of emergency medical supplies on an “as needed” basis, from Bound Tree Medical, LLC (Dublin, OH), for the estimated annual contract value of \$416,430.04. Councilor Davis made a motion to approve the resolution, seconded by Councilor Tucker, and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

B. Printing Services for Voting Ballots Required for Board of Elections

Resolution (394-20): A resolution authorizing the payment to Tattnall Ballots Solutions d/b/a Tattnall Printing (Reidsville, GA) in the amount of \$28,680.15 for printing services required for voting ballots. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

C. Hearing and Eye Protection for the Police Department – Cooperative Purchase

Resolution (395-20): A resolution authorizing the purchase of hearing and eye protective equipment from SRT Supply (Tampa, FL), in the amount of \$27,775.00, by Cooperative Purchase, via GSA Federal Contract #GS-07F-0133W. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

D. Golf Carts for City Golf Courses – Cooperative Purchases

Resolution (396-20): A resolution authorizing the purchase of golf carts from Yamaha Golf-Car Company (Kennesaw, GA) in the amount of \$232,146.00 (54 @ \$4,299.00). Fifty (50) carts will be utilized by Bull Creek Golf Course and four (4) carts will be utilized by Oxbow Creek Golf Course. The purchase will be made by Cooperative Purchase, via Georgia Statewide Contract #99999-001-SPD00000723-0002. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

E. Additional Attachments for a Compact Tracked (Skid Steer) Loader for Public Works – Cooperative Purchase

Resolution (397-20): A resolution authorizing the purchase of additional attachments for a Compact Tracked Skid Steer Loader from SunSouth, LLC, (Columbus, GA), in the amount of \$35,825.60, by Cooperative Purchase, via Sourcewell Contract #032119-JDC. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

F. Fuel Management System Upgrade for Public Works – Cooperative Purchase

Resolution (398-20): A resolution authorizing the purchase of the Fuel Management System Upgrade from FluidSecure (Tallahassee, FL), a subsidiary of Trak Engineering, Inc., in the amount of \$120,83.7.00; issues incurred after the initial installation will be billed at \$125 per hour. This purchase will be accomplished by Cooperative Purchase via Sourcewell Contract #022217-TRK; as well as, authorizing payment of the annual support fees, in the estimated amount of \$16,420.00, which will not be budgeted in future fiscal years. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

G. Membership Dues for Georgia Municipal Association

Resolution (399-20): A resolution authorizing payment to the Georgia Municipal Association (GMA), in the amount of \$38,204.93, for 2021 membership dues for the City of Columbus, Georgia. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

EMERGENCY PURCHASES

1. Emergency Purchase – Information Only: Provision and Installation of Remote Courtroom Cameras for Jury Trials

As a matter of public health to mitigate the spread of the COVID-19 virus, the City has identified the need to purchase five (5) remote courtroom cameras and accessories for jury trials that are scheduled to begin on January 4, 2021.

On November 23, 2020, the City Manager approved the emergency purchase of remote courtroom cameras in order for the equipment to be delivered and installed prior to January 4, 2021. The equipment will allow the public to view jury trials in satellite rooms at the Government Center.

Sun Video d/b/a Columbus Tape and Video (Columbus, GA) provided the portable City Council meeting system and the indoor/outdoor movie screen package to the Civic Center; consequently, the IT Department and Civic Center contacted the vendor to provide a quote for the remote courtroom cameras. The total cost is estimated at \$36,739.75. The vendor will provide, install and program the equipment, as well as, train City staff on its use.

Funds are available in the FY21 Budget: General Fund – Miscellaneous – Contingency; 0101 – 590 – 2000 – CONT – 9801.

ADD-ON RESOLUTION:

9. Elections and Registration Grant for Runoff Election

Resolution (400-20): A resolution authorizing the City Manager to apply for and accept a grant award from the Center for Tech and Civic Life in the amount of \$312,495.00, or as otherwise awarded, with no local match required, for funding to assist Elections and Registration in responding to needs arising from COVID-19 during the upcoming Georgia Senate Runoff Elections, and to amend the Multi-Governmental Fund by the amount awarded. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the six members present, with Councilor Garrett being absent for the vote, and Councilors Barnes, Huff and Woodson being absent for the meeting.

REFERRAL(S):

FOR THE CITY MANAGER:

- With the Elections and Registration Department getting so many grants, see if any of the funds can be utilized for bonuses. (*Request of Councilor Crabb*)

8. UPDATES AND PRESENTATIONS

- A. Highside Market Uptown TAD Project Update, Rick Jones, Planning Director, & Chris Woodruff.

President Chris Woodruff, The Cotton Companies, approached the rostrum to give an update on the Highside Market Uptown Tax Allocation District Project.

REFERRAL(S):

FOR THE CITY ATTORNEY:

- With regard to the previous Tax Allocation District (TAD) listed as Item #1 on the City Attorney's Agenda, request an opinion from the Attorney General on the Redevelopment Power Laws as it relates to elected officials being a participant in any TAD funding. Also, send the Redevelopment Power Laws to the members of Council. (*Request of Councilor Davis*)

City Attorney Fay advised that this Council is being asked to look at the redevelopment area and there is one elected official (Muscogee County School District Member) of a political subdivision who works for an organization, who may request some TAD funding and that creates the appearance of a possible conflict and that could be taken up with the School Board's Attorney.

REFERRAL(S):**FOR THE CITY ATTORNEY:**

- Contact the President of the board of NeighborWorks Columbus to find out how long they have owned that property to determine if it may have been grandfathered in. (*Request of Councilor Crabb*)

B. Fund Balance Update - Angelica Alexander, Finance Director

(*NOTE: This item was called upon earlier in the meeting during the City Attorney's Agenda*)

ADD-ON RESOLUTIONS:**10. Time Task Force Grant**

Approval is requested to submit and accept a grant from AAA for \$2,500, or as otherwise awarded, for the operation of Traffic Incident Management Enforcement, and to amend the Multi-governmental fund by the amount awarded. There is no local match required for this grant.

(*NOTE: This item was called upon earlier in the meeting during the City Attorney's Agenda*)

BID ADVERTISEMENT**December 11, 2020****1. Pre-employment and Fitness-for-Duty Psychological Evaluation Services (Annual Contract) – RFP No. 21-0020****Scope of RFP**

Columbus Consolidated Government (the City) is soliciting competitive sealed proposals from experienced, qualified individuals or firms to provide pre-employment and fitness-for-duty psychological evaluation services for the Columbus Police Department and the Muscogee County Sheriff's Office.

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

December 16, 2020**1. Transit Bus Wash System****Scope of Bid**

The Consolidated Government of Columbus, Georgia, is seeking vendors to furnish a completely automatic, friction and touchless combination heavy-duty vehicle wash which washes all types of transit vehicles used by fleet owners for front, roof, chassis, rear and both sides in drive-thru mode. The successful vendor will be required to remove the existing bus wash system before installing the new bus wash system.

December 18, 2020**1. Employee Physicals (Annual Contract) – RFP No. 21-0013****Scope of RFP**

Columbus Consolidated Government (the City) invites qualified firms to submit proposals for employee physicals on an "as needed" basis. The requested services include, but are not limited to pre-employment physicals, periodic employee physical and related health services for use by the Human Resources Department and the Public Safety Departments.

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

January 6, 2021

1. Pursuit Car Build Out – RFP No. 21-0006

Scope of Bid

The Columbus Consolidated Government (The City) requires the services of a qualified provider on an “as needed” basis to acquire and install the specified equipment into the pursuit vehicles purchased by the City each year and prepare them for delivery to the City of Columbus at its Fleet Maintenance Shop, as a fully functional pursuit vehicle, for use by one of the Law Enforcement Agencies of the City of Columbus.

January 8, 2021

2. Columbus Dragonfly Trails - Riverwalk to Martin Luther King, Jr. Connector – RFB No. 21-0017

Scope of Bid

This project includes a new concrete multi-use trail that will connect the Riverwalk to the Martin Luther King, Jr. Trail. The new trail will run along 10th Avenue, 11th Street, 6th Avenue, and 10th Street. The work includes reconstruction of existing ramps to the Riverwalk to provide for better pedestrian and cyclist access; curb and gutter; landscaping; signage; and striping.

CLERK OF COUNCIL’S AGENDA

ENCLOSURES - INFORMATION ONLY

1. Certificate of Need Application submitted by Piedmont Healthcare and their joint venture entity Rehabilitation Hospital of Columbus, LLC is proposing to establish a new 40-bed Comprehensive Inpatient Physical Rehabilitation Hospital.

ENCLOSURES - ACTION REQUESTED

2. **RESOLUTION (401-20):** A Resolution excusing Councilor Jerry “Pops” Barnes from the November 17, 2020 Council Meeting. Mayor Pro Tem Allen made a motion to approve the resolution as amended, adding the December 8, 2020 Council Meeting, seconded by Councilor Tucker, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

ADD-ON RESOLUTIONS:

RESOLUTION (402-20): A Resolution excusing Councilor Bruce Huff from the December 8, 2020 Council Meeting. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

RESOLUTION (403-20): A Resolution excusing Councilor Evelyn "Mimi" Woodson from the December 8, 2020 Council Meeting. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

3. **CONVENTION & VISITORS BOARD OF COMMISSIONERS:** Email correspondence from Mr. Greg Hudgison resigning from his At-Large seat on this board. Mayor Pro Tem Allen made a motion to receive the resignation with regrets, seconded by Councilor House, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

4. **Minutes of the following boards:**

Board of Tax Assessors, #39-20, #40-20 and #41-20

Board of Water Commissioners, October 19, 2020

Columbus Golf Authority, August 25 and September 15, 2020

Convention & Visitors Bureau, Board of Commissioners, October 21, 2020

Development Authority of Columbus, November 3, 2020

Mayor's Commission on Reentry, September 21 and October 19, 2020

Public Safety Advisory Commission, September 17 and October 15, 2020

Public Safety Advisory Commission Ordinance Committee, November 16, 2020

Uptown Facade Board, September 21 and October 19, 2020

Mayor Pro Tem Allen made a motion to receive the minutes, seconded by Councilor House, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

BOARD APPOINTMENTS - ACTION REQUESTED

2. **MAYOR'S APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

A. **CHARTER REVIEW COMMISSION:**

Mayor Henderson nominated Willie Bellfield, Ben Richardson, Jimmy Elder, Norman Hardman, Chris Woodruff, Alison Dowe, Julio Portillo, Roy Plummer, Ken Henson, Audrey Tillman, Oz Roberts, Pace Halter, Carter Schondelmayer, John Stacy and Gwen Ruff to serve on the Charter Review Commission. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Crabb, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

B. **CONVENTION & VISITORS BOARD OF COMMISSIONERS:**

A nominee for the seat of Greg Hudgison (*Resigned*) on the Convention & Visitors Board of Commissioners for a term that expires on December 31, 2021 (*Mayor's Appointment*). Mayor Henderson nominated Sherrika Day to fill the unexpired term of Greg Hudgison. Councilor Thomas made a motion for confirmation, seconded by Mayor Pro Tem Allen, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

3. **COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:**

- A. **BOARD OF ELECTIONS AND REGISTRATION:** Ms. Linda Parker is being recommended as the Democratic Party Representative to serve another term of office. New Term expires: December 31, 2024. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Tucker, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

4. **COUNCIL APPOINTMENT- READY FOR VOTE TABULATION:**

A. **AIRPORT COMMISSION:**

A nominee for the seat of Thomas Forsberg (*Eligible to succeed*) on the Airport Commission for a term that expires on December 31, 2020 (*Council's Appointment*). The Columbus Airport has submitted nominees for the seat of Thomas Forsberg: Art Guin and Kamesha Harbison. There was an inclusive vote of five-to-two, with Mayor Pro Tem Allen and Councilors Crabb, Davis, Garrett and House voting for Art Guin, and Councilors Thomas and Tucker voting for Kamesha Harbison.

Clerk of Council Sandra T. Davis advised that this appointment would be brought back at the December 15th Council Meeting.

In response to a question of Councilor Thomas, **Mayor B. H. "Skip" Henderson** explained this vote has continued because we have not had a full Council present. He explained the Airport Commission is to submit one recommendation and Council votes on that recommendation; if that recommendation is defeated, the commission sends another recommendation. However, because we have gone outside of the normal protocol and had a roll call vote to fill these appointments, the thought was to continue this process through to the end with the three recommendations submitted; however going forward, we would have just one recommendation to vote on and if that person is not approved; they would send another recommendation and continue that process until a member is confirmed.

Mayor Pro Tem R. Gary Allen stated the Airport Director sent correspondence to Council stating the Airport Commission voted on the three recommendations that were submitted and concluded that Art Guin is their recommendation by unanimous vote.

Clerk of Council Sandra T. Davis explained a previous Council requested the Airport Commission to provide three nominees when a term is expiring or there is a vacancy, and she began this process by following that practice. She had suggested completing this practice for this appointment and address this matter before the appointment next year for the Airport Commission. She explained she was concerned about changing the process in the middle of an appointment.

City Attorney Clifton Fay stated the Airport Commission is not required to submit three nominees, but under a constitutional provision is required to submit one recommendation.

Mayor B. H. "Skip" Henderson stated he believes the proper protocol should be followed; since, it has been brought to their attention that it has been handled improperly in the past, and recommended the Council go forward with voting on the recommendation of Art Guin as submitted by the Airport Commission.

Councilor Davis made a motion to confirm the appointment of Art Guin, seconded by Mayor Pro Tem Allen, and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting.

Clerk of Council Sandra T. Davis stated she would notate in the record that the Council is changing the process with respect to the submittal of one nominee to be received from the Airport Commission for each, and this information will be provided to the Airport Commission for the next year.

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

A. CHARTER REVIEW COMMISSION:

A nominee for the District 2 seat on the Charter Review Commission (*District 2 Appointment-Davis*). There were none.

A nominee for the District 3 seat on the Charter Review Commission (*District 3 Appointment-Huff*). There were none.

B. RECREATION ADVISORY BOARD:

A nominee for Willie Dickerson (*Not eligible to succeed*) on the Recreation Advisory Board for a term that expires on December 31, 2020 (*District 4-Tucker*). There were none.

A nominee for the seat of John Lawson (*Not eligible to succeed*) on the Recreation Advisory Board for a term that expired on December 31, 2019 (*District 6-Allen*). There were none.

UPCOMING BOARD APPOINTMENT:

A. Historic & Architectural Review Board

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Mayor Pro Tem Allen to adjourn the December 8, 2020 Regular Meeting, seconded by Councilor House and carried unanimously by the seven members present, with Councilors Barnes, Huff and Woodson being absent for the meeting, and the time being 11:28 a.m.

Sandra T. Davis, CMC
Clerk of Council
Council of Columbus, Georgia

File Attachments for Item:

1. 2nd Reading - REZN-07-20-2105: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **3100 Auburn Avenue** (parcel # 067-012-017) from GC (General Commercial) with conditions Zoning District to GC (General Commercial) with amended conditions Zoning District. (Councilor Crabb)

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **3100 Auburn Avenue** (parcel # 067-012-017) from GC (General Commercial) with conditions Zoning District to GC (General Commercial) with amended conditions Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the aforementioned property from GC (General Commercial) with conditions Zoning District to GC (General Commercial) with amended conditions Zoning District:

To locate the Point of Beginning, commence at the southwestern most corner where the lease lot line runs parallel with Cross Country Hill (Private Road) and creates the first leg of a mitered corner at Auburn Avenue (Private Road): from said point of commencement, run N 48d 03' 41" W a distance of 11.9 ft. to the Point of Beginning; from said point of Beginning run N Old 55' 11" E, along Auburn Avenue, a distance of 205.0 ft. to a point: thence run S 88d 15' 39" E a distance of 236.7' ft. to a point; thence run S 01 d 16' 58" W a distance of 215.0 ft. to a point, said point being located at the frontage of Cross Country Hill (Private Road); thence running parallel to Cross Country Hill (Private Road) N 87d 41' 11" W a distance of 230.0 ft, to a point; thence running along a miter at the intersection of Cross Country Hill (Private Road) and Auburn Avenue (Private Road) N 48d 03' 41" W a distance of 11.9 ft. to a point, said point being the Point Of Beginning.

The above-described property is being rezoned with the following conditions:

- 1) The height of the building shall not exceed fifty (50) feet.
- 2) No Air Conditioner Units or other structures shall be permitted to be install on the roof of the building.
- 3) ADA-compliant sidewalks shall be installed in accordance with the Sidewalk Plan.
- 4) Landscaping shall be installed in accordance with the Landscape Plan.
- 5) Exterior elements shall be installed in accordance with the Façade Detail Plans. All Exterior elements shall be Metal, Glass and Brick Veneer and Concrete or better materials.
- 6) All Lighting shall be directed downward and away from all residential housing.
- 7) No Boat or Recreational Vehicles (RV) storage is permitted.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2020; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

Sandra T Davis
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



COUNCIL STAFF REPORT

REZN-09-20-2534

Applicant:	Tracy Spencer
Owner:	Cross Country Plaza LLC
Location:	3100 Auburn Avenue
Parcel:	067-012-017
Acreage:	2.83 Acres
Current Zoning Classification:	GC (General Commercial) with Conditions
Proposed Zoning Classification:	GC (General Commercial) with Amended Conditions to remove the Height Restrictions from 27' to 50'. This parcel will be subdivided and the 27' requirement shall remain on the north and east sides of the property.
Current Use of Property:	Self Service Storage
Proposed Use of Property:	Self Service Storage
Council District:	District 5 (Crabb)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses. Those conditions are as follows: <ul style="list-style-type: none"> 1) The height of the building shall not exceed fifty (50) feet. 2) No Air Conditioner Units or other structures shall be permitted to be install on the roof of the building. 3) ADA-compliant sidewalks shall be installed in

accordance with the Sidewalk Plan.

- 4) Landscaping shall be installed in accordance with the Landscape Plan.
- 5) Exterior elements shall be installed in accordance with the Façade Detail Plans. All Exterior elements shall be Metal, Glass and Brick Veneer and Concrete or better materials.
- 6) All Lighting shall be directed downward and away from all residential housing.
- 7) No Boat or Recreational Vehicles (RV) storage is permitted.

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

General Land Use:

Consistent
Planning Area D

Current Land Use Designation:

General Commercial

Future Land Use Designation:

General 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 Impact:

No Traffic Report generated for Condition Change.

Traffic Engineering:

This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Surrounding Zoning:

North
South
East
West

GC (General Commercial)
GC (General Commercial)
GC (General Commercial)
GC (General Commercial)

Reasonableness of Request:

The request is compatible with existing land uses.

School Impact:

N/A

Buffer Requirement:

No buffer requirement.

Attitude of Property Owners:

Thirty-five (35) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **fifty (50)** calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
50 Responses

Additional Information:

In 2009, Cross Country Plaza and its associate Parcels were rezoned from NC to GC. One of the conditions of that rezoning placed height limitations on several outlying properties, including 3100 Auburn Avenue. The rezoning was conducted as a partnership between Midtown Columbus, Inc. and the then-owners of Cross Country Plaza. At the time, this parcel housed a hair salon, a restaurant, and a retail store. All of those businesses have closed. The condition for this property limited the height to 27 feet. The applicant is requesting to remove that condition as it relates to the corner of Auburn Avenue and Cross Country Hill. Once subdivided, that parcel will have a max height of 50 feet.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan



**Area To Be
Rezoned**



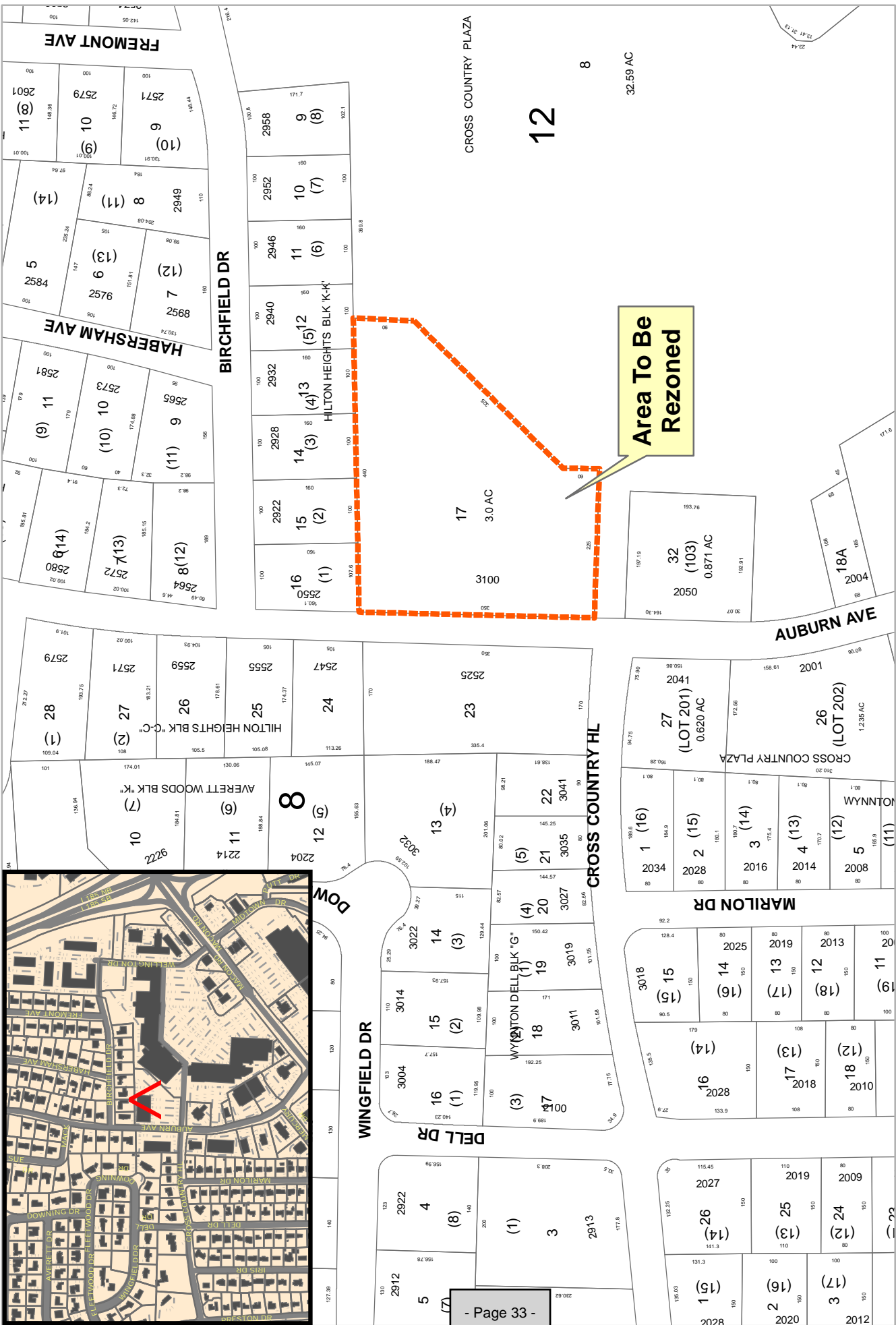
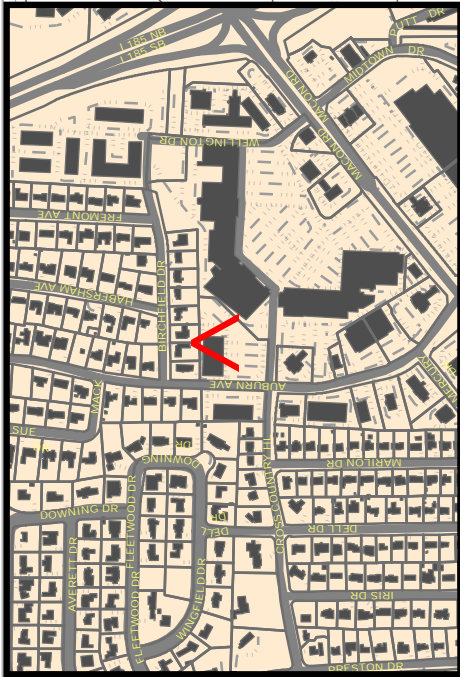
0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 09 - 20 - 2531
Map 067 Block 012 Lot 017
Planning Department-Planning Division
Prepared By Planning GIS Tech

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.



Date: 9/14/2020



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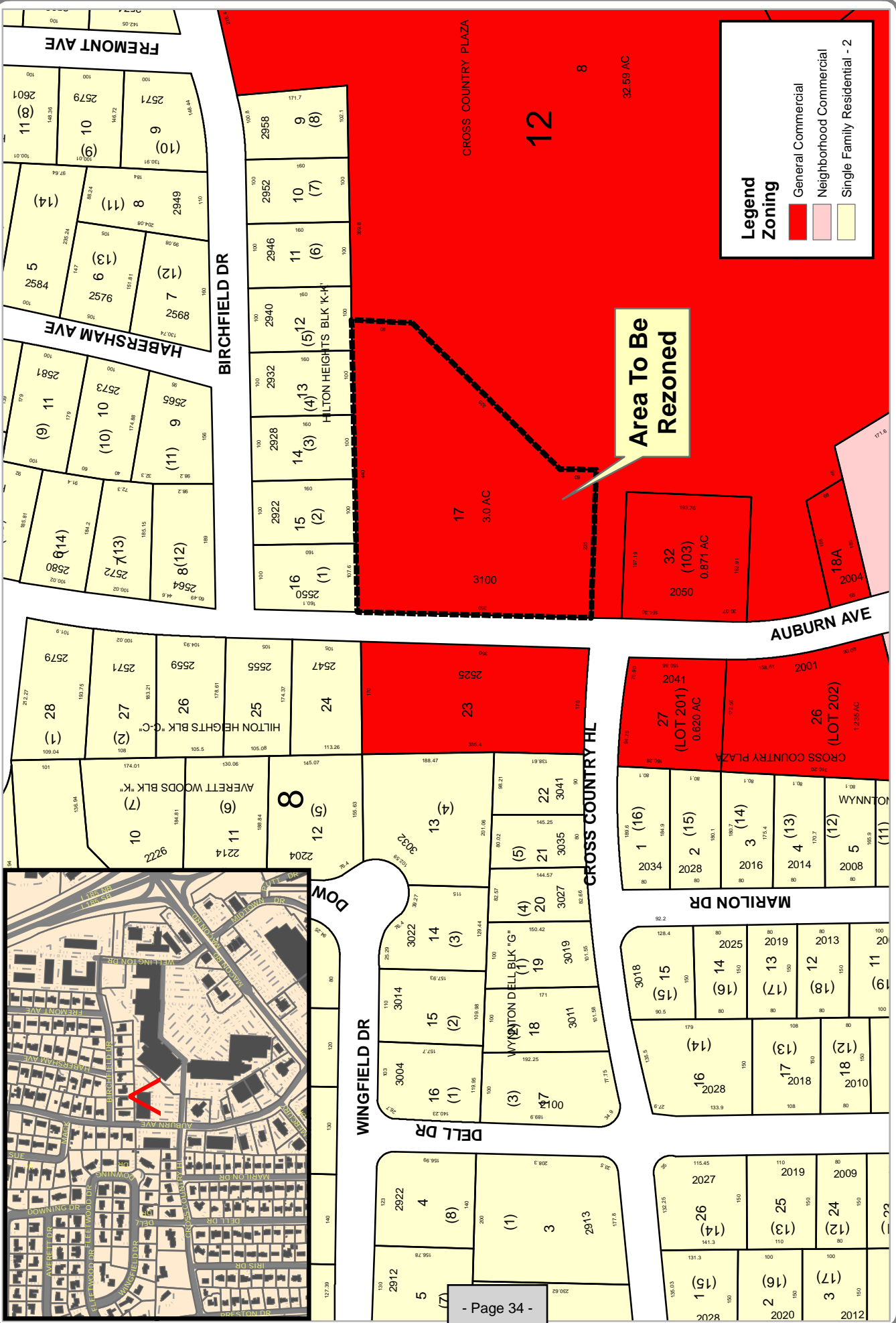
Date: 9/14/2020

Location Map for REZN 09 - 20 - 2531
Map 067 Block 012 Lot 017
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper



Item #1.



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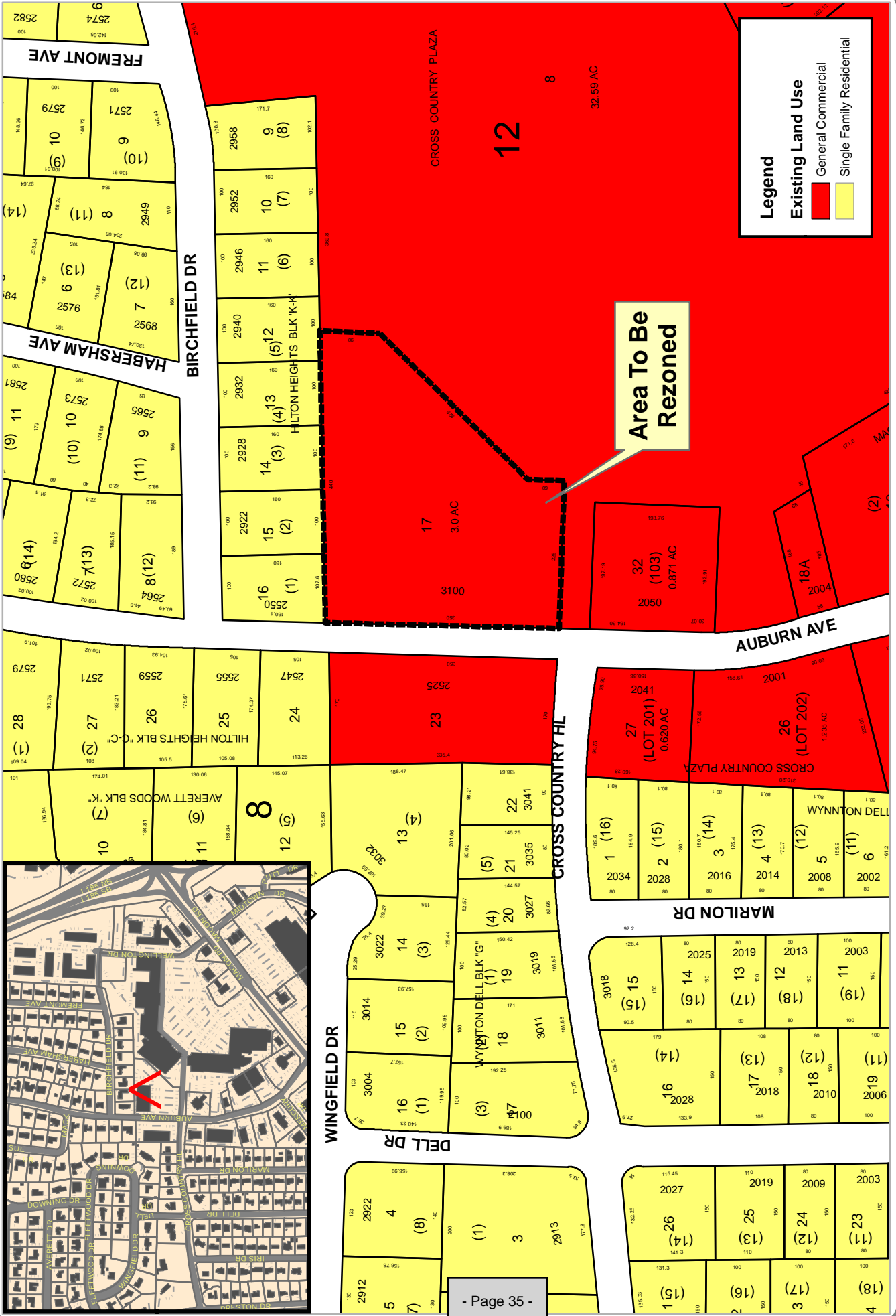
Date: 9/14/2020

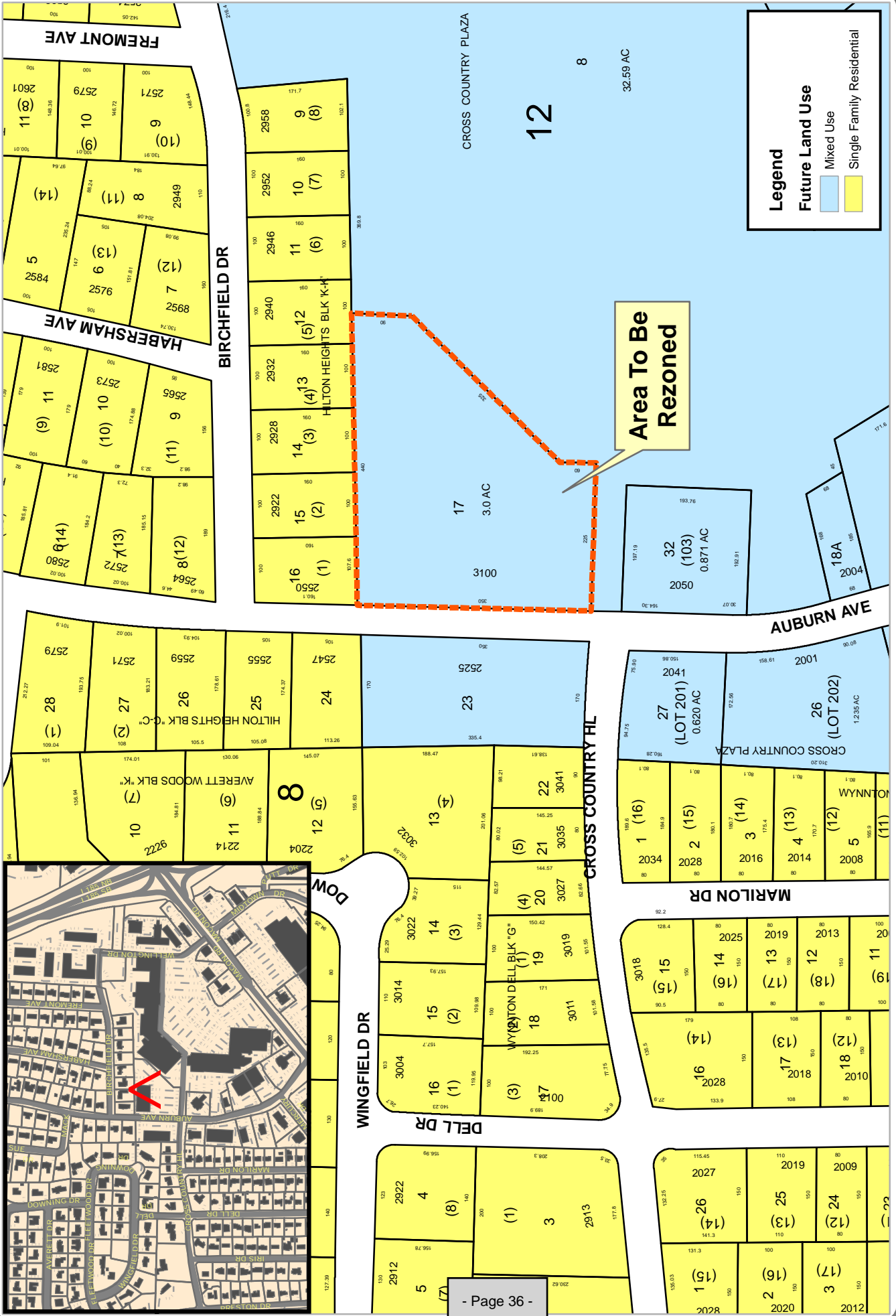
Zoning Map for REZN 09 - 20 - 2531
Map 067 Block 012 Lot 017
Planning Department-Planning Division
Prepared By Planning GIS Tech

Item #1.

Columbus Planning

0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper





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

Date: 9/14/2020

Item #1.

Future Land Use Map for REZN 09 - 20 - 2531
Map 067 Block 012 Lof 017
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper

SX



CASWCC CERT. NO.
000000869

GRAPHIC SCALE: FEET

SCALE: 1" = 20'

Preliminary Site Plan

APPLICANT: ARTISAN PROPERTIES, INC.
1639 BRADLEY PARK DRIVE
SUITE 500 - PMB 281
COLUMBUS, GA. 31904
706-326-7765

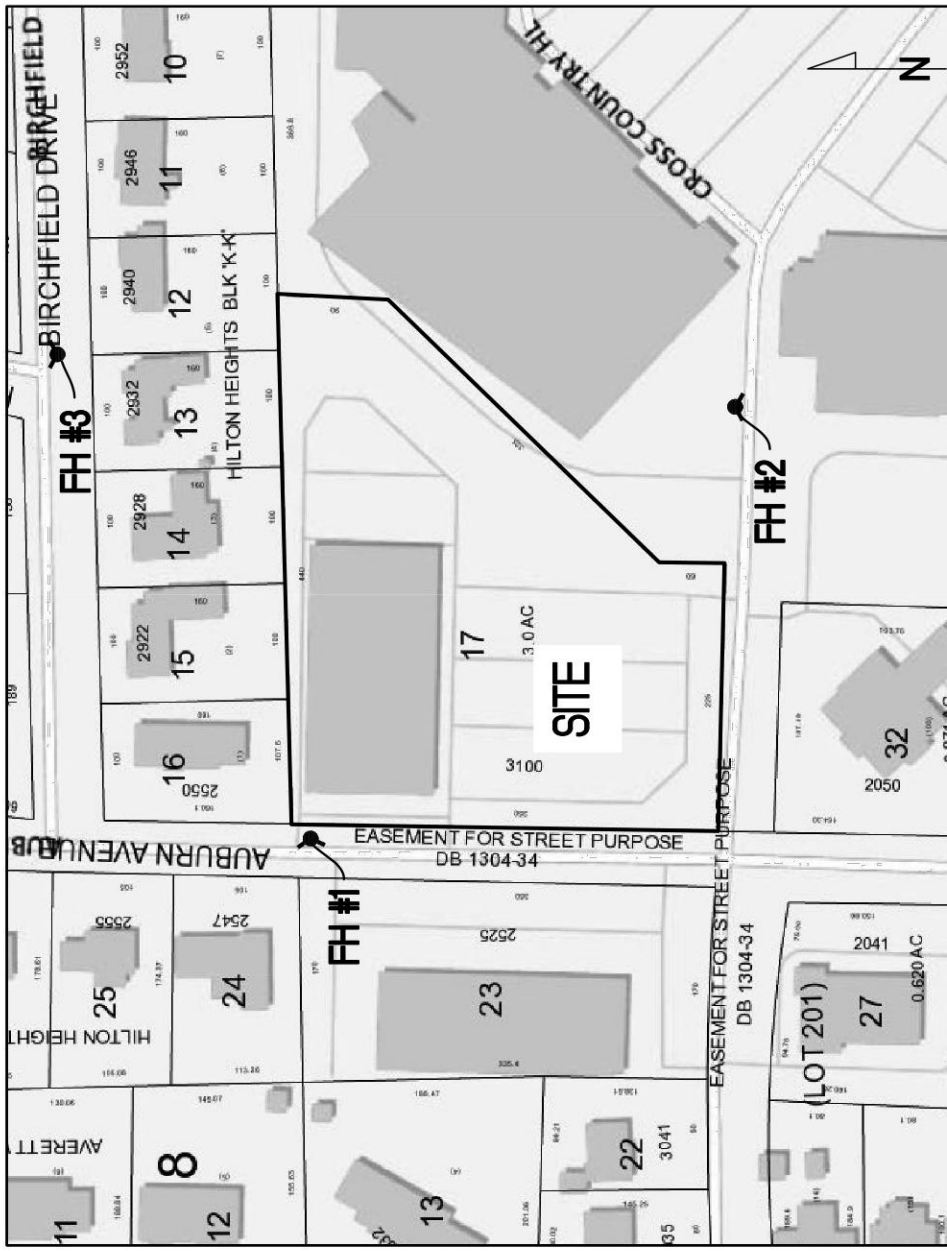
FRENCH & ASSOCIATES
LANDSCAPE ARCHITECTURE
1435 THIRD AVENUE
COLUMBUS, GA 31901
PHONE: (706) 324-4097
FAX: (706) 324-4097

PRELIMINARY SITE PLAN

Storage Xtra - Columbus

OWNER :	GROSS COUNTRY PLAZA, LLC 3715 NORTHSIDE PKWY NW ATLANTA, GA 30327
24 HOUR CONTACT:	FRED RICKMAN 706-577-3022 FREDRICKMAN5977@GMAIL.COM
PROJECT ADDRESS:	3100 AUBURN AVE., COLUMBUS, GA
CD GPS COORDINATES:	32.48239°N, 84.34541°W
SIZE OF PARCEL:	2.8 ACRES
PROJECT SITE WITHIN PARCEL:	1.2 ACRES (LEASE LOT)
DISTURBED ACREAGE:	1.2 ACRES
CITY COUNCIL DISTRICT:	005
TAX MAP INFORMATION:	PT LL 95 COWETA RESERVE
LEGAL DESCRIPTION:	GC
ZONING CLASSIFICATION:	NO
CONDITIONAL ZONING:	NO
STATE WATERS ON OR WITHIN:	200' OF SITE: NO
WETLANDS REQUIRING CORPS PERMIT:	NO

PROJECT INFORMATION



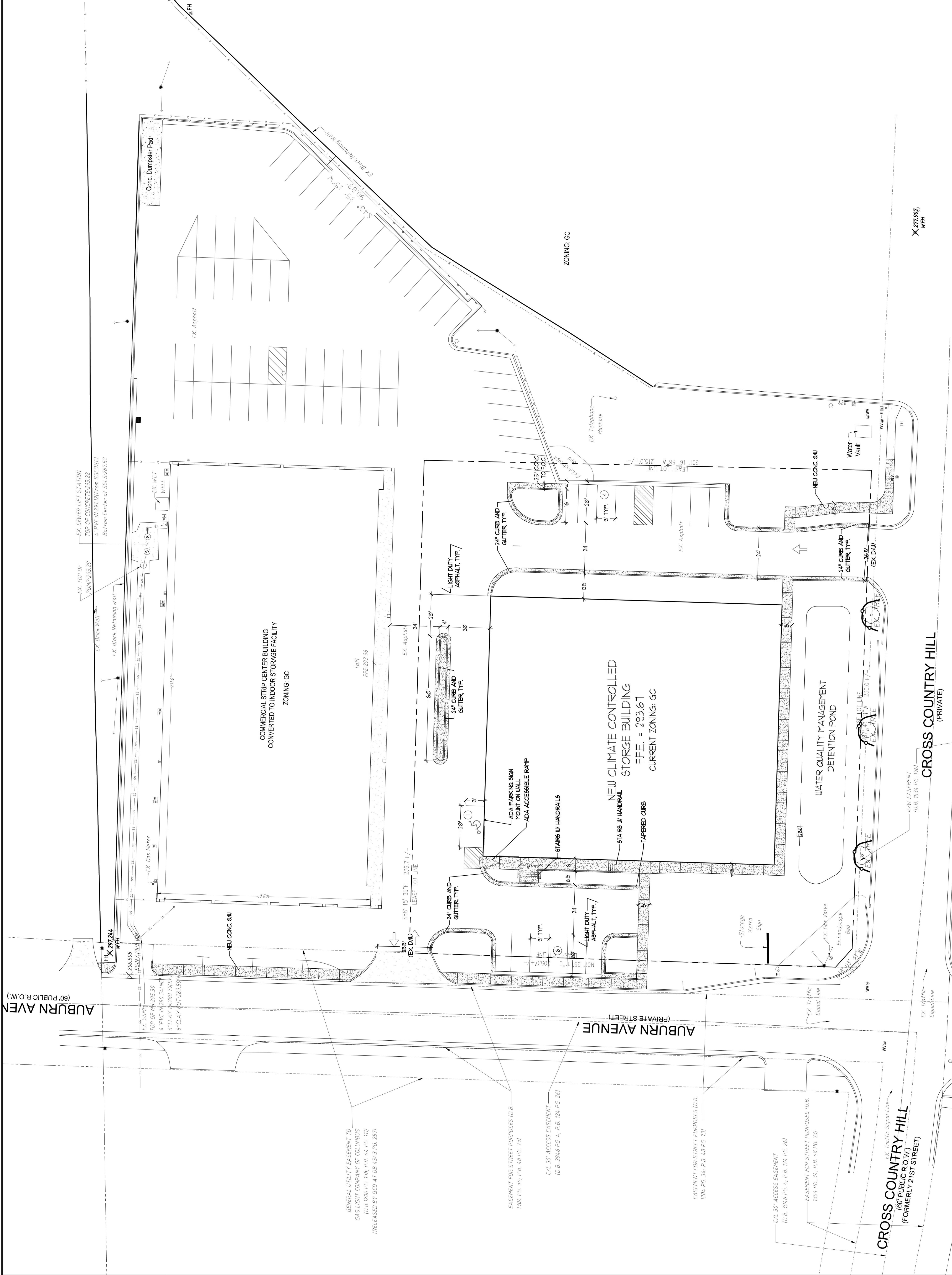
FIRE HYDRANT MAP



VICINITY MAP

DATE: 04/12/20
DESIGNED: ELF
DRAWN: MLL
CHECKED: ALF
SCALE: AS NOTED
DATE: 03/04/2020

THIS PRELIMINARY SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY FRENCH & ASSOCIATES. ANY ALTERATIONS, CHANGES, OR ADDITIONS TO THIS PLAN MUST BE APPROVED BY FRENCH & ASSOCIATES. ANY VIOLATION OF THIS PLAN IS STRICTLY PROHIBITED.



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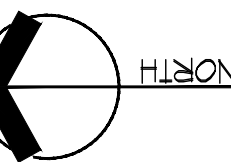
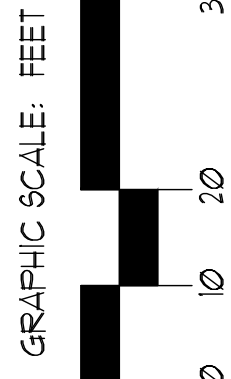


Site Plan w/Sidewalk Additions and Grading Adjustments

SCALE: 1" = 20'

DATE: 11/09/2020

EL: FRENCH



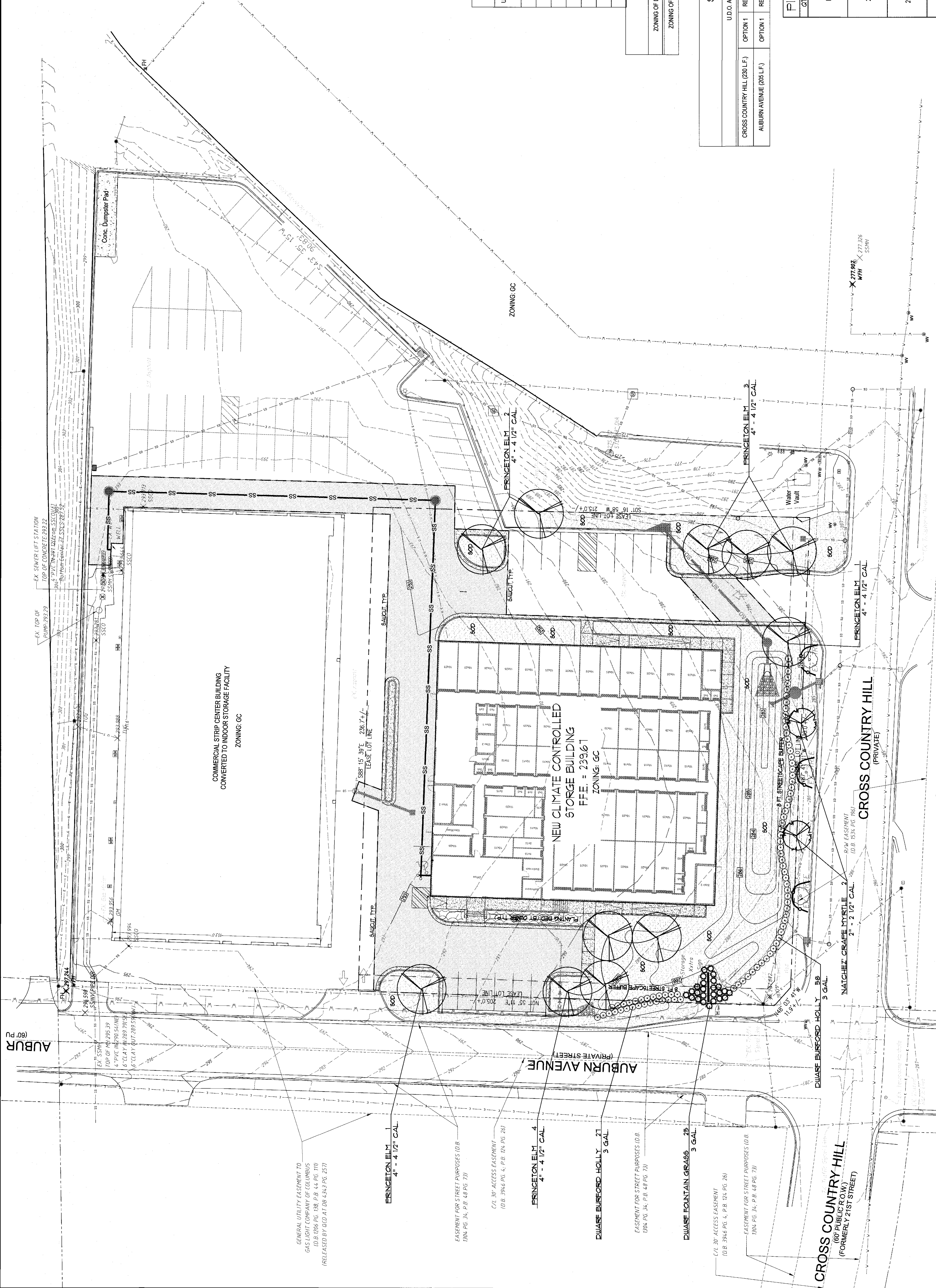
DESIGNED:	ELF
DRAWN:	MLL
CHECKED:	ELF
SCALE:	AS NOTED
DATE:	03/04/2020

REVISIONS	DATE

Tree Buffer Ordinance Plan

FRENCH & ASSOCIATES
LANDSCAPE ARCHITECTURE
1425 THIRD AVENUE
COLUMBUS, GA 31901
FAX: (706) 324-4097
FRENCH & ASSOCIATES, LANDSCAPE ARCHITECTS
1425 THIRD AVENUE
COLUMBUS, GA 31901
FAX: (706) 324-4097

LS:10
SHEET NO.
QAWCC CERT. NO.
QAWCC CERT. NO.



TREE ORDINANCE SUMMARY - OPTION 2 (EXISTING AND/OR PLANTED TREES)	
UDO Article 5, Section 4.6.C.2 (B), Option 2. Calculate required TDUs for entire site area according to zoning classification.	
ZONING OF PARCEL:	GC
PROJECT SITE WITHIN PARCEL (LEASE LOT):	1.2
TDUs REQUIRED (10 TDUs PER ACRE):	12.00
EXISTING TDUs PROVIDED:	NA
PLANTED TREES PROVIDED (4' CAL.):	11
PLANTED TREES PROVIDED (2' CAL.):	2
TDUs PROVIDED:	
12.00 TDUs	

SIDE AND REAR BUFFER REQUIREMENTS	
ZONING OF DEVELOPING PARCEL:	GC
ZONING OF ADJACENT PARCELS:	GC
	N/A

STREET TREE REQUIREMENTS

UDO ARTICLE 5, SECTION 4.6.8: PARCEL 2 ACRES OR LESS			
	CROSS COUNTRY HILL (230 L.F.)	OPTION 1	REQUIRED: 2 LG 8.2 SM TREES, 18 SHRUBS
	AUBURN AVENUE (205 L.F.)	OPTION 1	REQUIRED: 3 LG TREES, 52 SHRUBS

Plant Table			
QTY	SYMBOL	NAME	SIZE
11		PRINCETON ELM Ulmus Americana 'Princeton'	4\"/>
2		NATCHEZ GRAPE MYRTLE Lagerstroemia x Natchez	2\"/>
25		DIWAKE FOUNTAIN GRASS Festuca alpestrorum 'Hamish'	3 Gal.
88		DIWAKE BURFORD HOLLY Ilex cornuta bufordii 'Nana'	3 Gal.
15/100		SOD TIFTON 418 BERMUDA Cynodon Tifton 418	SQ. FT.

- NOTES:
1. CONTRACTOR SHALL COORDINATE THE WATERING OF ALL NEW PLANT MATERIAL WITH OWNER.
 2. CONTRACTOR SHALL PROVIDE WATERING BAGS (GATOR-BAG OR APPROVED EQUAL) ON ALL TREES WHICH ARE NOT WATERED BY IRRIGATION SYSTEM.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING OF TREES.
 4. SEE SHEET C10 FOR TREE PRESERVATION NOTES AND DETAILS.
 5. SEE SHEET L20 FOR PLANTING NOTES AND DETAILS.
 6. SEE SHEET L20 FOR "PARKING ISLAND/MEDIAN SITE PREP" DETAIL.

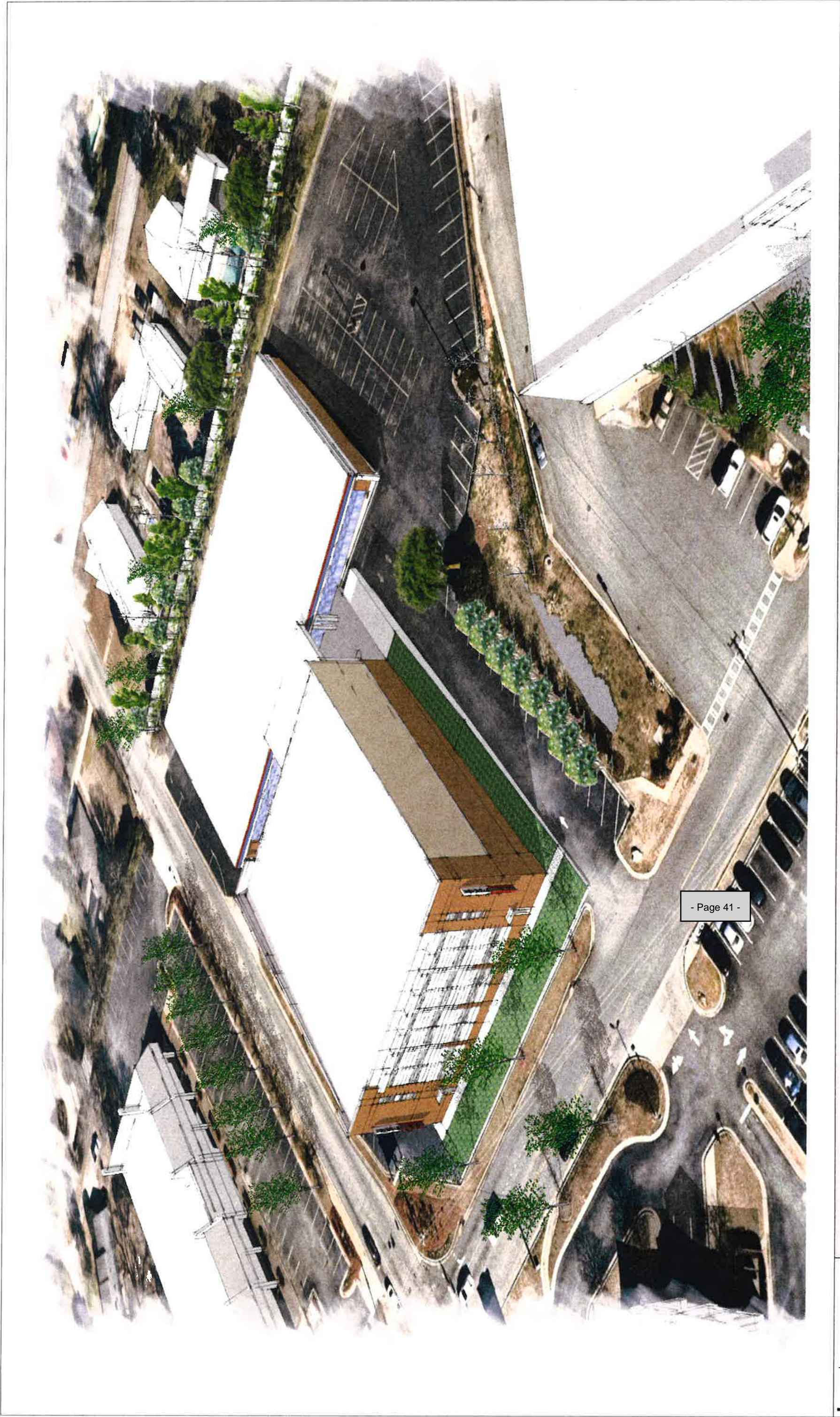
SOD NOTE:
INSTALL TIFTON 418 BERMUDA SOD IN ALL DISTURBED AREAS WITHIN THE ROW INCLUDING PATHWAY OF ALL UTILITY LINE WORK (TYP.)

FINAL CITY ARBORIST INSPECTION:
IN ACCORDANCE WITH CHAPTER 4, "GENERAL DEVELOPMENT STANDARDS" OF THE COLUMBUS ZONING ORDINANCE - SECTION 4.6.17 - "INSPECTIONS" - A. CERTIFICATION AND INSPECTIONS - No. 2.
Final Approvals: Prior to release of the certificate of occupancy, final plat approval or final building inspection, an inspection will be performed to assure compliance with the tree protection and planting plan. The inspection and report shall be made by either the City Arborist or designee or by an individual with the qualifications as provided in Section 4.6.4.
NOTE: FINAL INSPECTION & APPROVAL OF ALL PLANTINGS REQUIRED BY THE UDO SHALL BE COMPLETED BY THE CONTRACTOR WITHIN 72 HOURS PRIOR TO THE INTENDED MEETING DATE TO VERIFY ACTUAL INSPECTION DATE AND TIME.

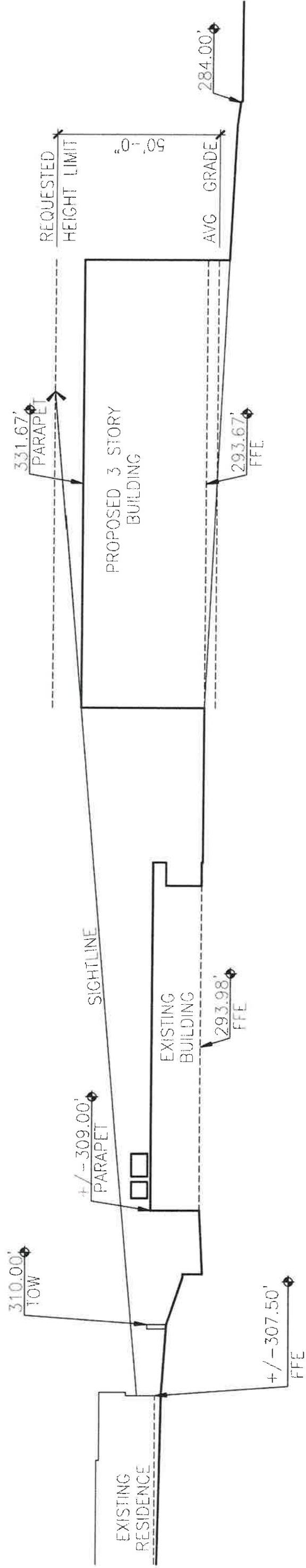
GRAPHIC SCALE: FEET
0 10 20 40
N
SCALE: 1" = 20'
GEORGIA 811
Utilities Protection Center, Inc.
Keep them below.
Call before you dig.



- Page 40 -



- Page 41 -



File Attachments for Item:

2. 2nd Reading- An Ordinance amending Chapter 17 of the Columbus Code by repealing and replacing Article II, Organizational Structure of the Columbus Police Department, Article III, Promotional Procedures, Article IV, Appointive Positions, and Article V, Authorized Personnel and Interim Provisions, with new provisions; and for other purposes. (Councilor Tucker)

AN ORDINANCE**NO.**

An Ordinance amending Chapter 17 of the Columbus Code by repealing and replacing Article II, Organizational Structure of the Columbus Police Department, Article III, Promotional Procedures, Article IV, Appointive Positions, and Article V, Authorized Personnel and Interim Provisions, with new provisions; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:**SECTION 1.**

Chapter 17 of the Columbus Code is amended by repealing Article II, Organizational Structure of the Columbus Police Department, in its entirety and there is substituted in lieu thereof a new Article II, Organizational Structure of the Columbus Police Department, to read as follows:

"ARTICLE II. ORGANIZATIONAL STRUCTURE OF THE COLUMBUS POLICE DEPARTMENT**Sec. 17-21.1. - Divisions; bureaus; office of professional standards; sections.**

There are hereby created the following two divisions, four bureaus and respective sections within the Columbus Police Department:

(a) Division of line operations, and within the division, there shall be two bureaus; bureau of patrol services and bureau of investigative services.

(1) Bureau of patrol services, and within the bureau, there shall be the following sections:

- a. Patrol Shifts
- b. Special Weapons and Tactics
- c. Mobile Field Force
- d. Motor Squad and Bike Patrol
- e. Honor Guard
- f. Crisis Negotiations

(2) Bureau of investigative services, and within the bureau, there shall be the following sections:

- a. Crime Scene Investigations
- b. Special Victims

- c. Robbery / Assault
- d. Burglary and Theft
- e. Homicide
- f. Computer Crime
- g. Special Operations / Tactical Squad

(b) Division of staff operations, and within the division, there shall be two bureaus; bureau of support services and the bureau of administrative services.

(1) Bureau of support services, and within the bureau, there shall be the following sections:

- a. Records section.
- b. Desk services section.
- c. Property and evidence section.
- d. 911 center.
- e. Records Manager

(2) Bureau of administrative services, and within the bureau, there shall be the following sections:

- a. Community relations.
- b. Personnel.
- c. Training.
- d. Recruitment
- e. Polygraph

Sec. 17-21.2. - Office of chief of police.

The office of the chief of police shall consist of:

- (a) The chief of police.
- (b) Office of professional standards.
- (c) Planning and Research
- (d) Accreditation
- (e) Internal Investigations
- (f) Crime analysis and Intelligence
- (g) Budget.
- (h) Chief of Staff / Public Information Officer

Sec. 17-21.3. - Assignment of personnel.

All personnel in all sections, units and bureaus shall be assigned by the chief of police.

Sec. 17-21.4. - Appointment of personnel.

Each division shall be commanded by an Assistant Chief of Police, appointed by the chief of police.

Each bureau shall be commanded by a deputy chief, appointed by the chief

of police.

Sec. 17-21.5. - Positions confirmed in the organizational chart.

All positions in the organizational chart as set forth in section 17-21.6 herein, are hereby confirmed and made a part of the Columbus Police Department.

Sec. 17-21.6. - Organizational chart.

SECTION 2.

Chapter 17 of the Columbus Code is amended by repealing Article III, Promotional Procedures in its entirety and there is substituted in lieu thereof a new Article III, Promotional Procedures to read as follows:

"ARTICLE III . PROMOTIONAL PROCEDURES

Sec. 17-22. - Reserved.

Sec. 17-22.1. - Administrative responsibility.

The chief of police of the Consolidated Government of Columbus, Georgia, shall have administrative responsibility for all matters relating to the promotional procedures of the police department, except as otherwise may be provided for herein.

Sec. 17-22.2. - Use of external sources.

In order to provide for an impartial implementation of this article, the chief of police shall contract with, or otherwise arrange with, an entity outside the Consolidated Government of Columbus, Georgia Police Department to prepare and administer all written examinations and assessment centers. No member of the Consolidated Government of Columbus, Georgia Police Department shall serve as an evaluator in any assessment center conducted specifically to implement the provisions of this article.

Sec. 17-23. - Definitions.

The following definitions shall be used to administer and interpret Article III of Chapter 17:

- (a) Applicant: Employees who assert they are eligible for promotion to the rank of police sergeant, police lieutenant or police captain in the police department of the Consolidated Government of Columbus, Georgia.
- (b) Eligible: Any applicant certified in writing by the chief of police to participate in the applicable promotional procedure.
- (c) Participant: Any employee who, upon being certified as eligible by the chief of police and actually engages in any or all of the applicant procedures for the rank for which he has been certified as eligible.

(d) Candidate: Any participant whose name appears on the promotional roster established for the rank for which he is competing.

Sec. 17-24. - General provisions.

(a) It shall be the policy of the Consolidated Government of Columbus, Georgia Police Department to select only from among the best qualified employees for promotions to positions of greater responsibility. Concurrently, it shall be the policy of the Consolidated Government of Columbus, Georgia Police Department to administer promotional procedures which yield valid and reliable information on which to base promotional decisions and to insure rigorous and fair competition among all employees eligible for promotion.

(b) Separate eligibility requirements, promotional procedures, promotional rosters, and other provisions relating to the ranks of police sergeant, police lieutenant and police captain are specified herein. Policy shall be promulgated by affected departments of the Consolidated Government of Columbus, Georgia to implement the provisions and intent of this or related enactments.

(c) Each promotional rank, those being police sergeant, police lieutenant and police captain, shall have a separate promotional roster which shall have a duration or life of 24 months from the date on which it is established. A new promotional roster must be established within 90 calendar days of the lapse of the previous promotional roster for that rank.

(d) The chief of police shall fill each promotional vacancy within 30 calendar days from a valid promotional roster. Provided, however, that if a vacancy occurs within the last 30 calendar days of the life of a promotional roster, such vacancy or vacancies must be filled before the promotional roster can lapse. If a vacancy occurs after the expiration of a roster and before the establishment of a new roster, that vacancy must be filled within 15 working days after the new roster is established.

(e) With respect to written test scores, each participant may review his/her own examination and the applicable keyed examination. Examinations and keyed examinations will not be released, except as may be otherwise legally required. Each participant will be provided with their written test score and a rank ordered list of written test scores so as to allow the participant to determine where he/she fell in that ranking. There will be no identifying information connected with the list of rank ordered written test scores. Participants desiring to do so must make a written protest within five days of receiving their examination scores. The Consolidated Government of Columbus, Georgia, Chief of Police and Director of Personnel, or their designee, shall respond in writing within 15 days of the receipt of a written protest as to its disposition.

(f) Prior to the assessment center, the outside entity will furnish the chief of police and the personnel officer with a listing of the predetermined range used to band the participants. The personnel officer will be responsible for posting the range standards so any participant may review them prior to the assessment center. With respect to the assessment center results, candidates who personally participated may review their own scores and narrative summaries and make protests and receive responses as provided for in section 17-24 (e) above.

(g) All promotions shall be probationary and no officer shall be permanently appointed to a rank until a six-month probation period is satisfactorily completed. Such probationary

period may be extended six months in accordance with the personnel rules and regulations of the Consolidated Government of Columbus, Georgia. During either the original term or an extension of a probationary period, the chief of police may return a candidate to his previous rank for cause.

(h) Any candidate who declines a promotion shall do so in writing and shall be eliminated for further promotional consideration for the duration of the promotional roster on which his name appears.

(i) No promotion shall be made under this promotional procedure when a vacancy occurs in a nonbudgeted position, except where the candidate for such position is occupying a police assignment level equal to or greater in salary than the permanent rank position that is vacant.

(j) Other appeals: The right of an employee to challenge any aspect of the administration of the promotional procedure which has a direct impact upon his promotability is fundamental to any equitable system. Appeals not specifically provided for elsewhere in Article III of Chapter 17 may be made and shall be disposed of in the manner described in section 17-24(e); provided, however, the selection of an individual(s) for promotion shall not be subject to such appeal process.

(k) Availability of source material: No announcement of the beginning of a police sergeant's or police lieutenant's promotional procedure can be made until sufficient source material from which written examination questions are to be drawn are available to immediately implement a reasonable system of loan to eligibles.

(l) To be eligible for the appointed position of corporal, an officer must meet the following criteria at the time of application: 1) have two (2) years of continuous service with the department as a police officer; and have a minimum of 63 semester hours or 90 quarter hours of college credit from an accredited institution, or 2) have a minimum of four (4) years of continuous service with the department as a police officer and have completed Supervision Levels I, II, and III from a POST accredited academy or organization. Officers who have had two formal disciplinary actions or who have had two sustained personnel complaints within 12 months of the application date will be ineligible. Officers who Such appointed position shall be made at the discretion of the chief of police.

(m) Employees appointed to the position of corporal are to carry the assigned title, paygrade and step for so long as they hold either position. Removal from the corporal position shall be at the discretion of the chief of police, based on one or more of the following: disciplinary reasons, poor job performance, or administrative or operational manpower allocations or adjustments. Employees being returned to a police officer status shall forfeit the title and the step increase they received as a result of their initial appointment and shall be placed in the appropriate paygrade and step of a police officer.

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' continuous service, including the probationary period, with the Police Department of the Consolidated Government of

Columbus, Georgia. 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 three 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 third 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.

(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 second year of service on the first day of the captain's assessment center, shall be deemed to have met the length of service requirement.

(d) To be eligible to participate in any future promotional procedure for sergeant, the employee must possess a minimum of an associate degree in any field within the educational guidelines set forth by this Columbus Police Department. 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.

Sec. 17-26. - Reserved.

Sec. 17-26.1. - Promotional procedure for police sergeant.

For promotion to the rank of police sergeant, the following sequence of phrases shall be followed:

(a) Certification of eligibility. At least 90 calendar days prior to the date of the written examination, the chief of police shall announce in writing all pertinent facts relating to the police sergeant's promotional procedures, including source material from which the questions are to be drawn. At the end of the ten calendar days following such announcement, the application period shall be deemed closed and within another ten calendar days, the chief shall certify in writing the list of those eligible to participate.

(b) Written test. A one hundred (100) question multiple-choice written examination, based on the results of a job-task analysis, shall be administered. A participant's preliminary test scores may be released to him/her when tests are graded onsite immediately following an examination. Final written examination scores will not be released to participants until all appeals and any appropriate adjustments have been made. Any adjustments arising out of any analysis of the test shall be specified in a written report and shall be made available for review by participants in the same manner as provided for by section 17-24(e). No participant shall have been deemed to have passed the written examination unless they score at least 70 or above on that examination. All participants scoring 70 or above shall advance to the assessment center phase.

(c) Assessment center. The assessment center shall consist of a minimum of three exercises, such as oral presentation, role-playing, in-basket tasks, and other written problem analyses that are designed to evaluate job-related dimensions. Upon completion of the sergeant's assessment center phase, candidates must, based upon their performance on exercises derived from a job-task analysis, be assigned to one of two promotional priorities to be considered for promotion:

- (1) "Highly recommended for promotion," and
- (2) "Recommended for promotion."

All candidates that score below the recommended standard will not be considered during this promotional process.

Sec. 17-26.2. - Promotional procedures for police lieutenant.

For promotion to the rank of police lieutenant, the following sequence of phases shall be followed:

(a) Certification of eligibility. At least 90 calendar days prior to the date of the written examination, the chief of police shall announce in writing all pertinent facts relating to the police lieutenant's promotional procedures, including source material from which the questions are to be drawn. At the end of ten calendar days following such announcement, the application period shall be deemed closed and within another ten calendar days, the chief shall certify in writing the list of those eligible to participate.

(b) Written test. A 100 question multiple-choice written examination, based on the results of a job-task analysis, shall be administered. A participant's preliminary test scores may be released to him/her when tests are graded onsite immediately following an examination. Final written examination scores will not be released to participants until all appeals and any appropriate adjustments have been made. Any adjustments arising out of any analysis of the test shall be specified in a written report and shall be made available for review by participants in the same manner as provided for by section 17-24(e). No participant shall have been deemed to have passed the written examination unless they score at least 70 or above on that examination. All participants scoring 70 or above shall advance to the assessment center phase. (c) Assessment center. The assessment center shall consist of a minimum of three exercises, such as oral presentation, role-playing, in-basket tasks, and other written problem analyses that are designed to evaluate job-related dimensions. Upon completion of the lieutenant's assessment center phase, candidates must, based upon their performance on exercises derived from a job-task analysis, be assigned to one of two promotional priorities to be considered for promotion:

- (1) "Highly recommended for promotion," and
- (2) "Recommended for promotion."

All candidates that score below the recommended standard will not be considered during this promotional process.

Sec. 17-26.3. - Promotional procedure for police captain.

(a) Certification of eligibility. At least 60 calendar days prior to the date of the assessment center's first scheduled activity involving participants, the chief of police shall announce it in writing, along with other pertinent facts. At the end of ten calendar days following such announcement, the application period shall be deemed closed and within another ten calendar days, the chief of police shall certify in writing the list of those eligible to participate.

(b) Assessment center. All police lieutenants certified as eligible shall advance to an assessment center. The assessment center shall consist of a minimum of three exercises, such as oral presentation, role-playing, in-basket tasks, and other written problem analyses that are designed to evaluate job-related dimensions. Upon completion of the captain's assessment center, candidates must, based upon their performance on exercises derived from a job-task analysis, be assigned to one of two promotional priorities to be considered for promotion:

- (1) "Highly recommended for promotion," or
- (2) "Recommended for promotion."

All candidates that score below the recommended standard will not be considered during this promotional process.

Sec. 17-26.4. - Promotional decisions.

The chief of police shall promote all members of the "highly recommended for promotion" priority, prior to promoting any of the "recommended for promotion" priority. The chief of police shall consider the reports on each participant from the assessment center, as well as such other job-related matters including, but not limited to, education, seniority, performance evaluations, disciplinary actions and commendations, as the chief of police shall previously identify by written policy in making promotional decisions.

Sec. 17-27. - Reserved.

Sec. 17-28. - Effect of disciplinary action upon participant whose name appears in the "highly recommended" or "recommended for promotion" portions of the promotional roster.

The chief of police shall as a result of one or more sustained disciplinary actions against a candidate do the following:

- (1) Freeze the candidate's promotional consideration when the participant accumulates a total of five days' suspension time (eight hours per suspension day) in any 12 month period.
- (2) Strike the participant's name from the promotional roster for the life of that roster when the participant accumulates a total of ten days' suspension time (eight hours per suspension day) in any 12-month period.
- (3) A participant affected by section 17-28(2) during the life cycle of a given promotional roster will be charged under section 17-28(1), only for suspension days in excess of the ten days for which he/she was removed from the roster, for the next promotional cycle.

Sec. 17-29.1. - Recordkeeping requirements.

All examinations, scores, files, records, administrative directives, and promotional results shall be stored in a secured area by the Consolidated Government of Columbus, Georgia, Police Department for four years following the publication of the promotional roster for each separate promotional procedure.

Sec. 17-29.2. - Annual review.

The Consolidated Government of Columbus, Georgia, Chief of Police, in conjunction with the Police Promotional Procedures Committee, shall annually review, evaluate and report to the mayor in writing as to the administration of Article III, Chapter 17, and recommend such changes as may be needed considering the totality of circumstances."

SECTION 3.

Chapter 17 of the Columbus Code is amended by repealing Article IV, Appointive Positions in its entirety, and there is substituted in lieu thereof a new Article IV, Appointive Positions to read as follows:

"ARTICLE IV. APPOINTIVE POSITIONS.**Sec. 17-30. - Position of assistant chief of police.**

- (a) The position of assistant chief of police is hereby created in the Columbus Police Department.
- (b) The rank of assistant chief of police is an appointed rank. Said appointment is to be made by the chief of police. To be eligible for the position of assistant chief of police, a candidate must have held the permanent rank of captain for one year or the permanent rank of lieutenant for two years or the appointed rank of deputy chief for one year in the Columbus Police Department. To be considered eligible for this position the candidate must possess a bachelor's degree, master's degree preferred, in any field within the educational guidelines set forth by the Columbus Police Department.
- (c) The job description for assistant chief of police is hereby incorporated in the personnel rules and regulations.

Sec. 17-31. - Position of Deputy Chief.

- (a) There is hereby created the position and rank of deputy chief in the Columbus Police Department. The job description for deputy chief is incorporated in the personnel rules and regulations.
- (b) The rank of deputy chief is an appointed rank. Said appointment is to be made by the

chief of police.

(c) To be appointed to the rank of deputy chief, a candidate shall have held the permanent rank of captain for a minimum of one year or the permanent rank of lieutenant for a minimum of two years and possess a bachelor's degree, master's degree preferred, in any field within the educational guidelines set forth by the Columbus Police Department. Consideration shall be given to the following:

- (1) Leadership;
- (2) Directing;
- (3) Coordinating;
- (4) Decision-making;
- (5) Planning;
- (6) Communicating; and
- (7) Public relations.

Sec. 17-32. Position of Chief of Staff/Public Information Officer

To be appointed Chief of Staff / Public Information Officer, a sergeant shall have held the permanent rank of sergeant for a minimum of two (2) years and possess an associate degree or a lieutenant shall have held the permanent rank of lieutenant for a minimum of one (1) year and possess a bachelor's degree.

Sec. 17-33. Position of Command Sergeant

To be appointed Command Sergeant, a sergeant shall have held the permanent rank of sergeant for a minimum of two (2) years and possess an associate's degree.

SECTION 4.

Chapter 17 of the Columbus Code is amended by ~~repealing~~ Article V, Authorized Personnel, in its entirety and there is substituted in lieu thereof a new Article V, Authorized Personnel, to read as follows:

"ARTICLE V. AUTHORIZED POSITIONS

Sec. 17-34. - Authorized personnel for Columbus Police Department.

- (a) There shall be a chief of police.
- (b) The Columbus Police Department shall be authorized two assistant chief of police positions, who shall be appointed by the chief of police.
- (c) The Columbus Police Department shall be authorized five Deputy Chiefs, who shall be appointed by the chief of police and shall be assigned as follows:
 - (1) Deputy Chief in charge of the bureau of patrol services.
 - (2) Deputy Chief in charge of the bureau of investigative services.
 - (3) Deputy Chief in charge of the bureau of support services.
 - (4) Deputy Chief in charge of bureau of administrative services.
 - (5) Deputy Chief in charge of the office of professional standards.
- (d) The Columbus Police Department shall be authorized one Chief of Staff/Public Information Officer, who shall be appointed by the Chief of Police.
- (e) The Columbus Police Department shall be authorized three command sergeant positions, who shall be appointed by the Chief of Police.
- (h) The ranks of assistant chief, deputy chief, chief of staff / public information officer, command sergeant and corporal are appointed ranks, to be appointed by the chief of police, and any officer who fails to perform the duties of these ranks satisfactorily may at any time be reverted to his former permanent rank.
- (i) Sworn personnel.
 - (1) The following positions are hereby established as the authorized strength of the sworn personnel of the Columbus Police Department:
 - Chief of police1
 - Assistant chief of police2
 - Deputy Chief5
 - Captain7
 - Lieutenant20
 - Chief of Staff.....1
 - Command Sergeant....3
 - Sergeant58
 - Corporal 74
 - Police officer317
 - (2) The job descriptions are incorporated in the personnel rules and regulations.

Sec. 17-35. - Police cadets.

(a) Position created. The position of police cadet is hereby created in the Columbus Police Department.

(b) Qualifications. A person seeking the position of police cadet shall possess the same minimum qualifications as a police officer except for the age requirements for initial employment as a cadet shall be the ages of 18 through 20.”

SECTION 5.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the ____ day of December, 2020; introduced a second time at a regular meeting held on the ____ day of December, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting ____.

Councilor Barnes voting ____.

Councilor Crabb voting ____.

Councilor Davis voting ____.

Councilor Garrett voting ____.

Councilor House voting ____.

Councilor Huff voting ____.

Councilor Thomas voting ____.

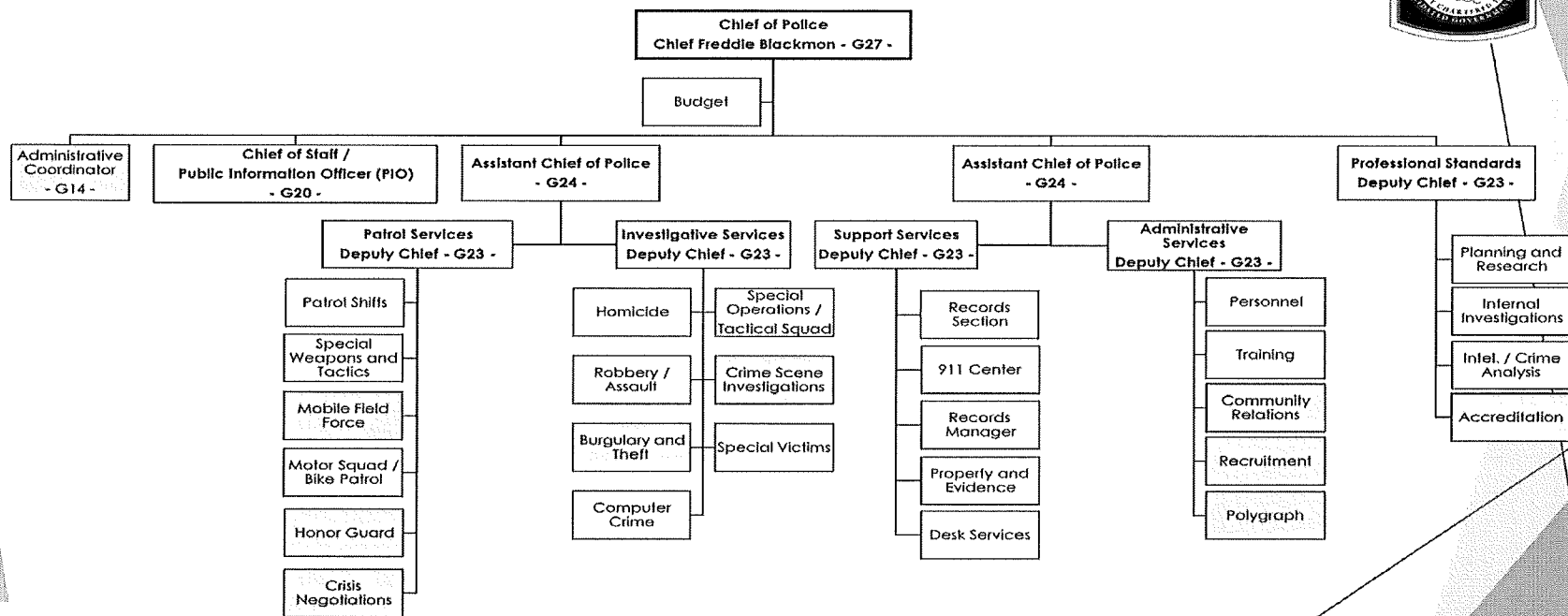
Councilor Tucker voting ____.

Councilor Woodson voting _ ____.

Sandra T. Davis, Clerk of Council B.H. "Skip" Henderson, III, Mayor

Proposed Organizational Chart

Columbus Police Department



COLUMBUS POLICE DEPARTMENT

Item #2.



Reorganizational Plan/Proposal
Freddie Blackmon, Chief of Police

Ordinance/Organizational Changes

Item #2.

1. Changed the requirement to be eligible for appointment to the position of Assistant Chief of Police

Changed from must have held the rank of Captain for two years to must have held the rank of Captain for one year or permanent rank of Lieutenant for two years or the appointment of Major (rank of Major changed to Deputy Chief) for one year in the CPD

Changed must possess a master's degree to must possess a bachelor's degree with master's degree preferred

Ordinance/Organizational Changes

2. Changed position title of Major to Deputy Chief with no change in duties or pay (title change only)
3. Changed to be eligible for appointment to the rank of Deputy Chief (title changed from Major to Deputy Chief) must have held rank of Captain for one year or a Lieutenant shall have held the permanent rank of Lieutenant for a minimum of two years

The requirement of a master's degree changed to a bachelor's degree with master's degree preferred

Ordinance/Organizational Changes

4. Changed the requirement to authorize two Assistant Chief of Police positions from one Assistant Chief of Police position

Two Assistant Chief of Police positions were authorized under former Columbus Police Chief Jim Wetherington

5. Reclassified Sergeant position to Chief of Staff/Public Information Officer to be appointed by the Chief of Police

Ordinance/Organizational Changes

Item #2.

6. Added additional requirement to be eligible for appointed position of Corporal and Command Sergeant
7. Added the position Administrative Coordinator to the Office of the Chief of Police

Cost of Reorganizational Plan/Proposal

New/Reclassified Positions:

Assistant Chief of Police

Pay Grade 24 - Salary - \$85,056.37

Administrative Coordinator

Pay Grade 14 – Salary - \$37,835.00

Chief of Staff/Public Information Officer

Pay Grade 20 – Salary - \$60,111.33

Cost of Reorganizational Plan/Proposal

Total Cost 2 New Positions:

\$122,891.57

Reclassification of 1 Position:

\$7847.69

Salary Savings: 25,817.51

Net Difference: 104,921.75

Cost of Reorganizational Plan/Proposal

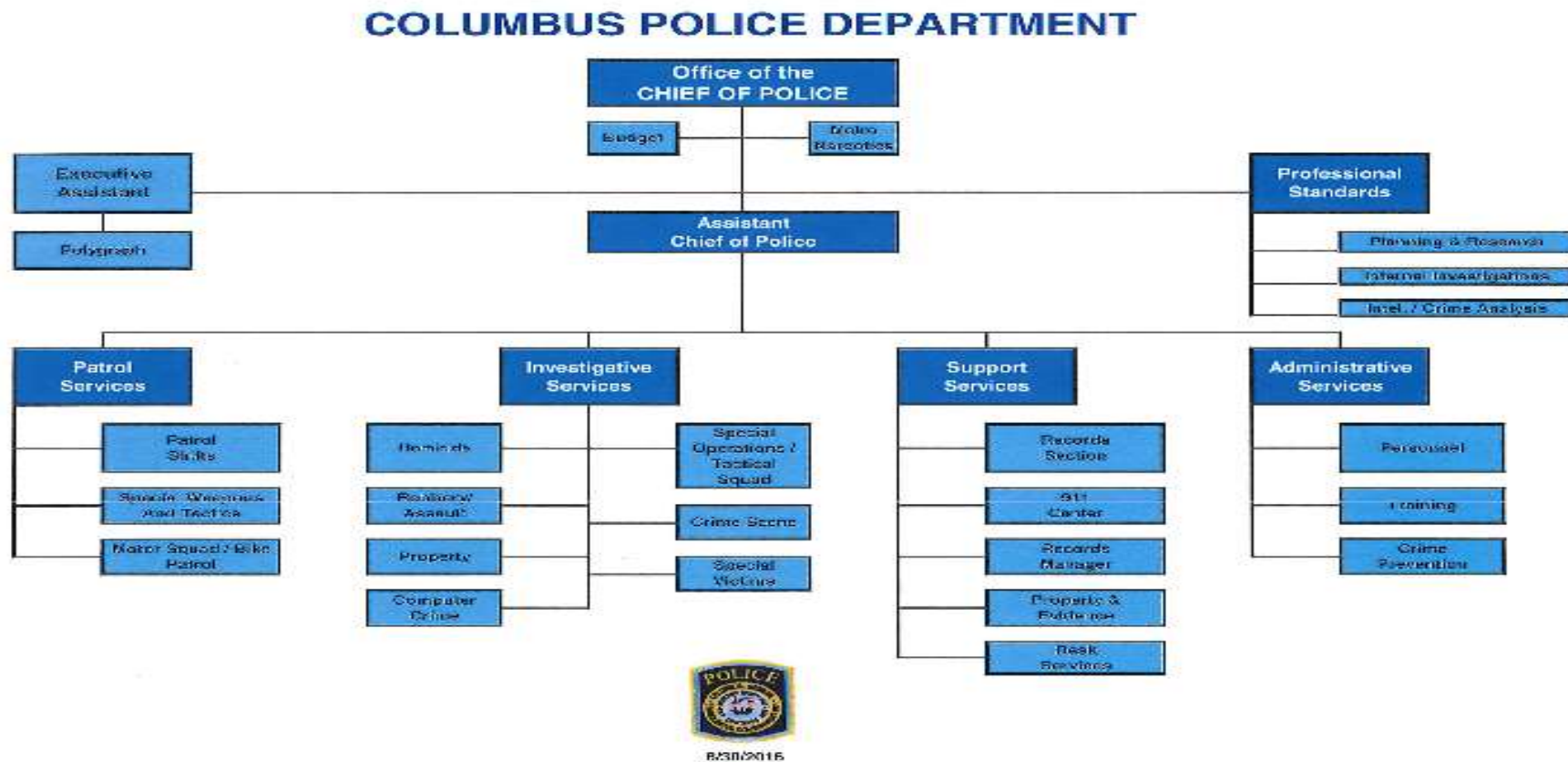
Value of Freezing 3 Vacant Sworn Police Officer
Positions:

\$110,751.00

Net Cost of adding 2 new positions and
reclassification of 1 position:

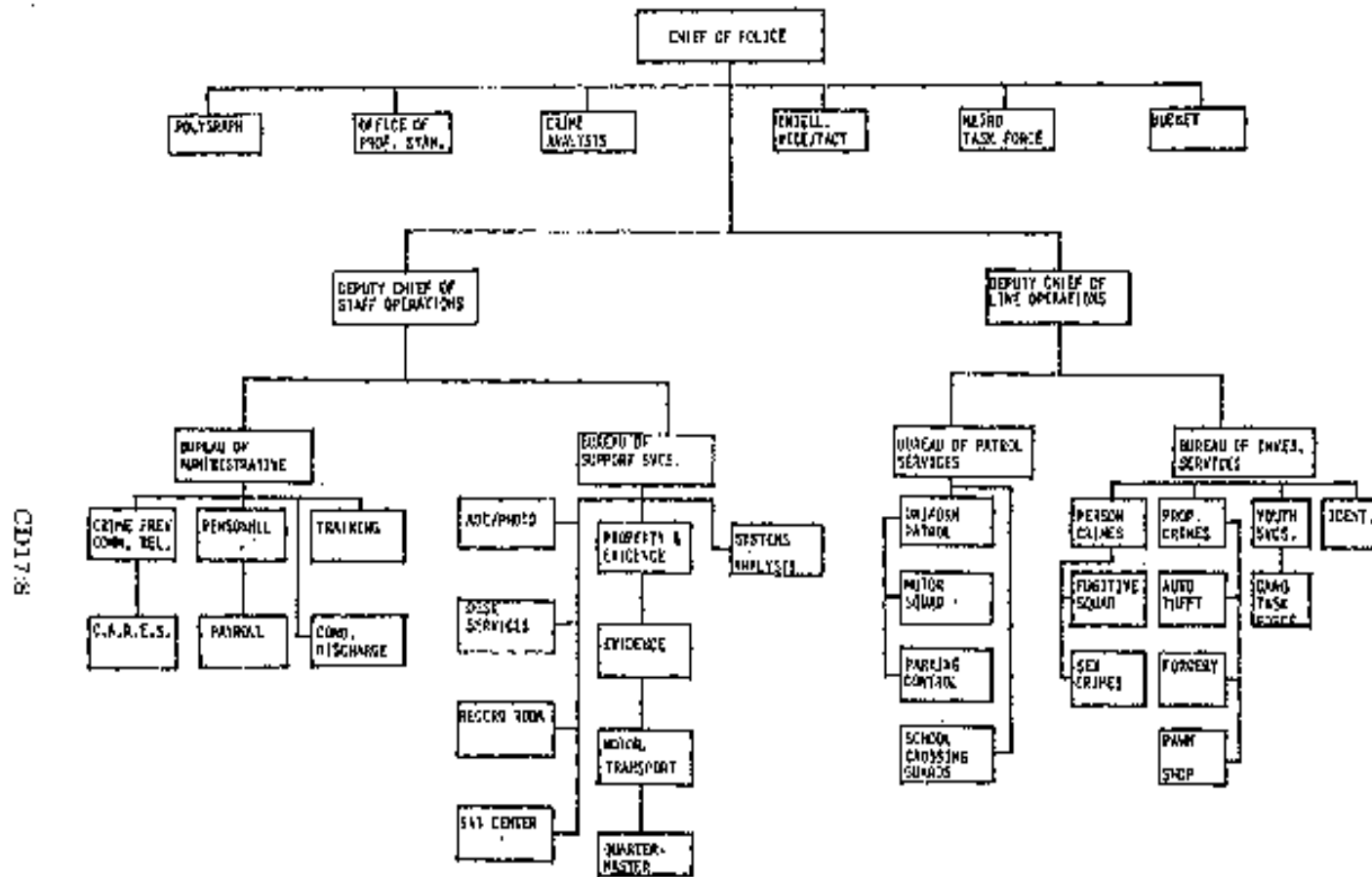
Budget Neutral

Current Organizational Chart



Previous Organizational Chart

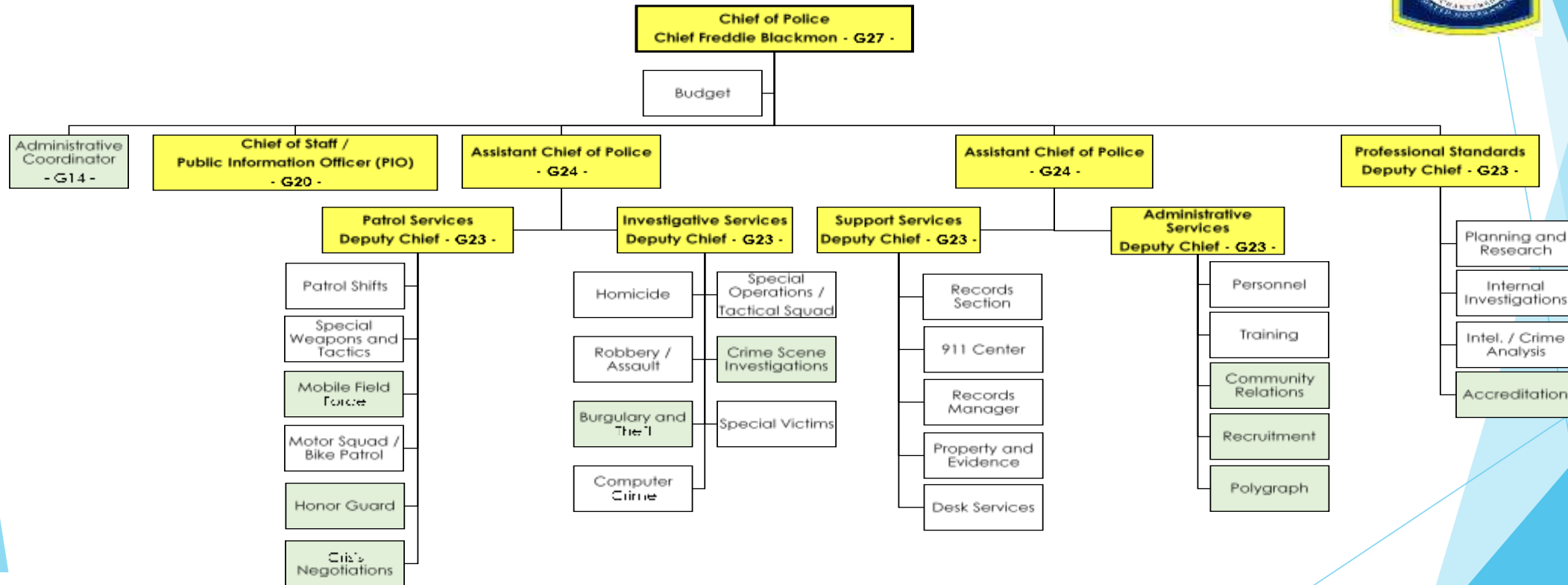
Columbus Police Department Plan Utilized by Former Chief of Police Jim Wetherington



Sec. 17-21.6. Organizational chart.

Proposed Organizational Chart

Columbus Police Department



Reorganizational Plan/Proposal

Item #2.

QUESTIONS



Assistant Chief of Police

Line Operations

Item #2.

Assists in overseeing all functions and activities of the Bureau of Patrol Services and the Bureau of Investigative Services

Assists in planning, programming, directing, and evaluating the work of the Bureau of Patrol Services and the Bureau of Investigative Services

Assistant Chief of Police

Line Operations

Implements policies, programs, procedures, and regulations

Assists in the development and expenditure of the annual budget

Attends various meetings and training sessions as necessary

Assistant Chief of Police

Line Operations

Item #2.

Supervises, directs, and trains assigned personnel; plans, organizes, and assigns duties

Assists other law enforcement officers and agencies as needed

Performs the duties of the Chief of Police in his absence

Performs other related duties assigned

Assistant Chief of Police

Staff Operations

Item #2.

Assists in overseeing all functions and activities of the Bureau of Support Services and the Bureau of Administrative Services

Assists in planning, programming, directing, and evaluating the work of the Bureau of Support Services and the Bureau of Administrative Services

Assistant Chief of Police

Staff Operations

Item #2.

Implements policies, programs, procedures, and regulations

Assists in the development and expenditure of the annual budget

Attends various meetings and training sessions as necessary

Assistant Chief of Police

Staff Operations

Item #2.

Supervises, directs, and trains assigned personnel; plans, organizes, and assigns duties

Assists other law enforcement officers and agencies as needed

Performs the duties of the Chief of Police in his absence

Performs other related duties assigned

Chief of Staff/Public Information Officer

Assists news media personnel in covering routine news stories, and at the scene of incidents with department involvement

Responsible for on-call responses to the news media

Prepares and distributes news releases on the Department's significant activity

Arranges and assists with news conferences

Chief of Staff/Public Information Officer

Item #2.

Develops procedures for releasing information in incidents involving multiple government agencies

Administrator over all CPD social media platforms

Provides Crime Prevention Information to Public and Media

Analyzes Crime Stats for release to media

Performs other related duties as assigned

Change Major Title to Deputy Chief of Police

Some citizens do not understand the rank insignia difference between Major, Sergeant, or other ranks

With the title of Deputy Chief of Police, citizens will be aware of the authority that is associated with that position

According to the 21st Century Policing Report, Pillar One addresses Building Trust and Legitimacy

Change Major Title to Deputy Chief of Police

Building Trust and Nurturing Legitimacy, on both sides of the police/citizen divide, is the foundational principle underlying the nature of relations between law enforcement agencies and the communities they serve

Decades of research and practice support the premise that people are more likely to obey the law when they believe that those who are enforcing it have authority that is perceived as legitimate by those subject to the authority

Line/Staff Organizational Structure

Item #2.

Personally experienced both organizational structures – line/staff structure worked effectively

This organizational structure will enable our department to operate even more efficiently

Line/Staff Organizational Structure

Item #2.

More centralization is given to operations and administration responsibilities

As more demands are placed on the organization there is a need to add internal support functions

Administrative Coordinator

Item #2.

Composes correspondence, memoranda, and letters; compiles data and prepares reports

Coordinates work of other clerical and administrative staff

Responds to inquiries, receives complaints, and works to resolve problems from the general public, elected officials, government agencies, Columbus Consolidated Government employees, and department employees; answers and directs phone calls and emails

Administrative Coordinator

Item #2.

Coordinates the Chief of Police's calendar; schedules meetings, appointments, and special events

Assists with generating, submitting, and disbursing payroll; calculates overtime pay;

Performs other related duties as assigned

COLUMBUS POLICE DEPARTMENT

Item #2.



Reorganizational Plan/Proposal
Freddie Blackmon, Chief of Police

File Attachments for Item:

3. 2nd Reading- An ordinance amending Article II of Chapter 11 of the Columbus Code in order to update various organizational and administrative provisions pertaining to the Department of Fire and Emergency Services; and for other purposes. (Mayor Pro-Tem)

ORDINANCE

NO.

An ordinance amending Article II of Chapter 11 of the Columbus Code in order to update various organizational and administrative provisions pertaining to the Department of Fire and Emergency Services; and for other purposes.

NOW THEREFORE, THE COLUMBUS COUNCIL HEREBY DECLARES AND ORDAINS AS FOLLOWS:

Section 1.

Section 11-14 of the Columbus Code is repealed and replaced with a new Section 11-4 to read as follows:

"Sec. 11-14. - Assistant chief—Appointment.

There shall be one assistant chief appointed pursuant to the provisions of section 11-17.13 of this chapter."

Section 2.

Section 11-17.3 of the Columbus Code is repealed and replaced with a new Section 11-17.3 to read as follows:

- **"Sec. 11-17.3. - Definitions.**

The following definitions shall be used to administer and interpret this division:

(a) *Applicant*: Employees who assert they are eligible for promotion to the rank of fire sergeant, fire lieutenant, fire captain, fire battalion chief in the department of fire and emergency medical services of the consolidated government of Columbus, Georgia.

(b) *Appointed/provisional rank*: Employee appointed to a specific rank by the chief in compliance with this division. Appointed ranks include fire marshal division chief, EMS coordinator Division Chief, five deputy chiefs and one assistant chief.

(c) *Non-Chief appointed provisional rank*: assistant training officer (captain), fire prevention (captain), training instructors (lieutenant), fire prevention inspectors (lieutenant), fire prevention investigators (sergeant), logistics/support (sergeant), logistics/support (lieutenant), rescue coordinator (captain), EMS coordinator (captain), logistics/support (captain) and administrative captain.

(d) *Candidate*: Any participant whose name appears on the promotional roster established for the rank for which the employee is competing.

(e) *Chief*: The chief of the department of fire and emergency medical services.

(f) *Credentialed Chief Fire Officer* – A Fire-EMS employee who is credentialed by the Center for Public Safety Excellence (CPSE) as a Chief Fire Officer (CFO)

(g) *Department*: The department of fire and emergency medical services.

(h) *Eligible*: Any applicant certified in writing by the chief to participate in the applicable promotional procedure.

(i) *Eligibility date*: The date from which an employee's time in service or time in rank requirement is calculated. October 15, 2015 shall be the eligibility date set at subsequent 24-month intervals. The examination date for each position shall be determined by the examination administrator. The written test may occur prior to the eligibility date.

(j) *Examination administrator*: An agent outside of the consolidated government of Columbus, Georgia contracted to prepare and administer written examinations and assessment centers.

(i) *Fire apparatus*: Any engine truck, ladder truck or squad truck.

(j) *Fire officer*: The ranks of fire lieutenant, fire captain, and fire battalion chief.

(k) *Participant*: Any employee who, upon being certified as eligible by the chief, actually engages in any or all of the promotional procedures for the rank for which the employee has been certified as eligible.

(l) *Permanent rank*: Employee who was promoted from the promotional eligibility roster and has successfully completed the probationary period of 18 months.

(m) *Proficiency for fire apparatus operations (PFAO)*: Performance-based examination administered by the Department of Fire and Emergency Medical Services Training Division. Once a candidate successfully completes the Proficiency for Fire Apparatus Operations test, the candidate will not be required to retake the Proficiency for Fire Apparatus Operations test, provided the candidate maintains the appropriate annual apparatus proficiency certification. The PFAO may be administered at any time prior to the announcement of the promotional cycle."

Section 3.

Section 11-17.13 of the Columbus Code is repealed and replaced with a new Section 11-17.13 to read as follows:

"Sec. 11-17.13. - Position of assistant chief.

(a) The position of assistant chief is an appointed rank. Said appointment is to be made by the chief.

(b) The position of assistant chief shall be pay grade 24.

(c) To be eligible for the position of assistant chief, a candidate must have held the appointed or promoted rank of battalion chief, division chief or deputy chief for two years. A baccalaureate degree is required. A master's degree is preferred but not required for this position. The candidate must be a Credentialed Chief Fire Officer or obtain such credential within three years of appointment."

Section 4.

Section 11-17.14 of the Columbus Code is repealed and replaced with a new Section 11-17.14 to read as follows:

"Sec. 11-17.14. - Position of deputy chief.

(a) The position of deputy chief is an appointed rank. Said appointment is to be made by the chief.

(b) The position of deputy chief shall be pay grade 23.

(c) To be eligible for the position of deputy chief, a candidate must have been appointed or promoted to the rank of battalion chief or division chief or held the permanent rank of fire captain for a minimum of two years. An Associate's degree is required. A baccalaureate degree is preferred, but not required for this position. The candidate must be a Credentialed Chief Fire Officer or obtain such credential within three years of appointment."

Section 5.

Section 11-17.15 of the Columbus Code is repealed and replaced with a new Section 11-17.15 to read as follows:

- **"Sec. 11-17.15. - Position of division chief.**

(a) The position of division chief includes the ranks of fire marshal division chief, and EMS Coordinator division chief. The position of division chief is an appointed rank. Said appointment shall be made by the chief.

(b) The position of division chief shall be pay grade 22.

(c) To be eligible for the position of division chief, a candidate must be a permanent rank of fire captain. An associate's degree (or equivalent two-year degree) is required. The candidate must be a Credentialed Chief Fire Officer or obtain such credential within four years of appointment."

Section 6.

Section 11-17.16 of the Columbus Code is repealed and replaced with a new Section 11-17.16 to read as follows:

- **"Sec. 11-17.16. - Non-chief appointed positions.**

(a) Non-chief appointed positions include the positions of assistant training officer (captain), assistant fire marshal (captain), training instructors, fire prevention inspectors, fire prevention investigators, logistics/support sergeant, logistics/support lieutenant, rescue coordinator (captain), logistics captain and administrative captain.

(b) Any appointee who fails to perform the duties of one of these ranks satisfactorily may at any time be reverted to their former permanent rank at the discretion of the chief."

Section 7.

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 on the 8th day of December, 2020, introduced a second time at a regular meeting held on the ____ day of _____, 2020; and adopted at said meeting by the affirmative vote of ____ members of Council.

Councilor Allen	voting _____ .
Councilor Barnes	voting _____ .

Councilor Crabb	voting	_____	.
Councilor Davis	voting	_____	.
Councilor Garrett	voting	_____	.
Councilor House	voting	_____	.
Councilor Huff	voting	_____	.
Councilor Thompson	voting	_____	.
Councilor Tucker	voting	_____	.
Councilor Woodson	voting	_____	.

Sandra T. Davis

B.H. "Skip" Henderson, III

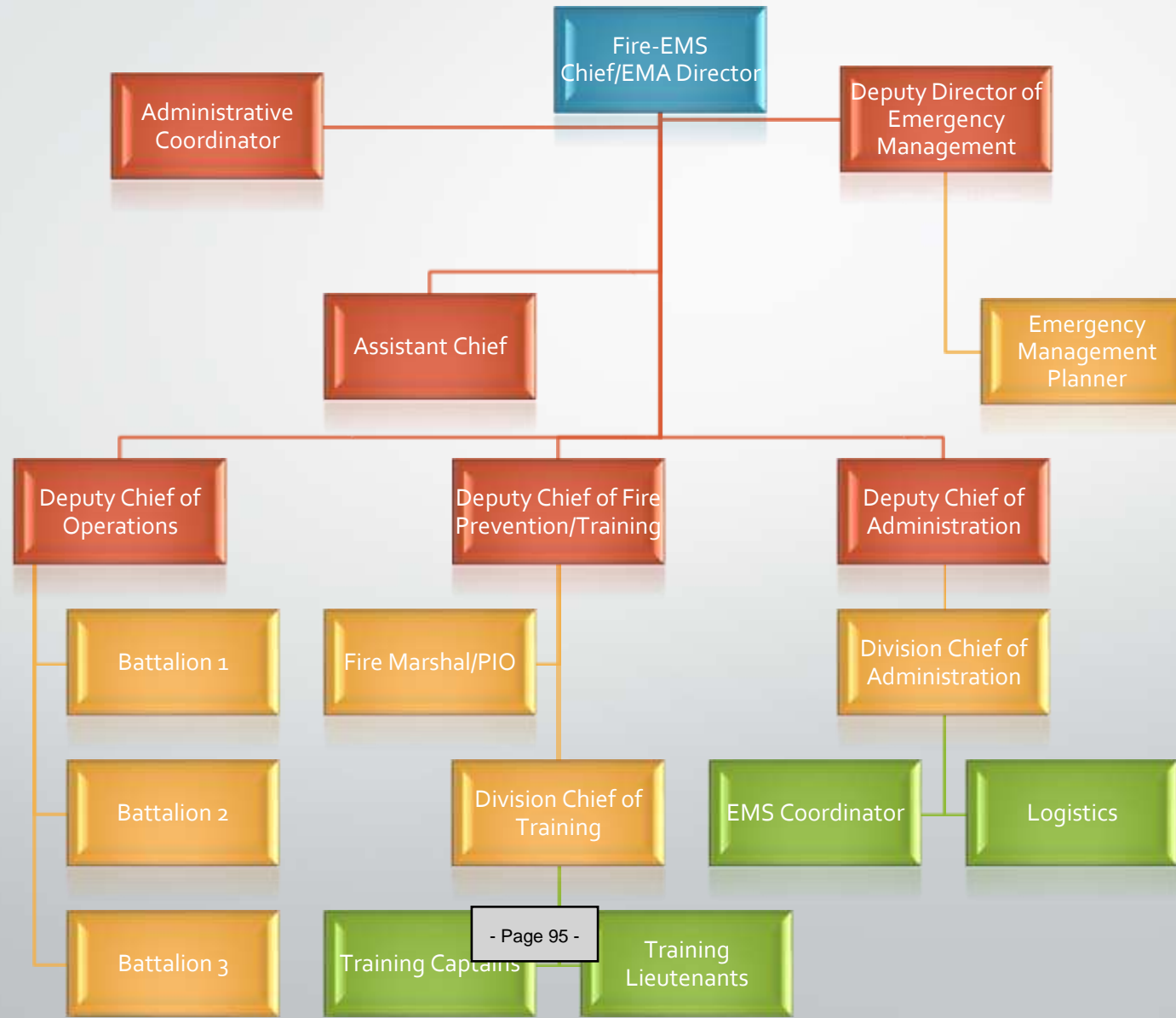
Columbus Fire & EMS Re-Organization

This budget neutral proposal is a byproduct of CFEMS staff Innovation Retreat (October) where a need was identified to reimagine our structure

Rationale

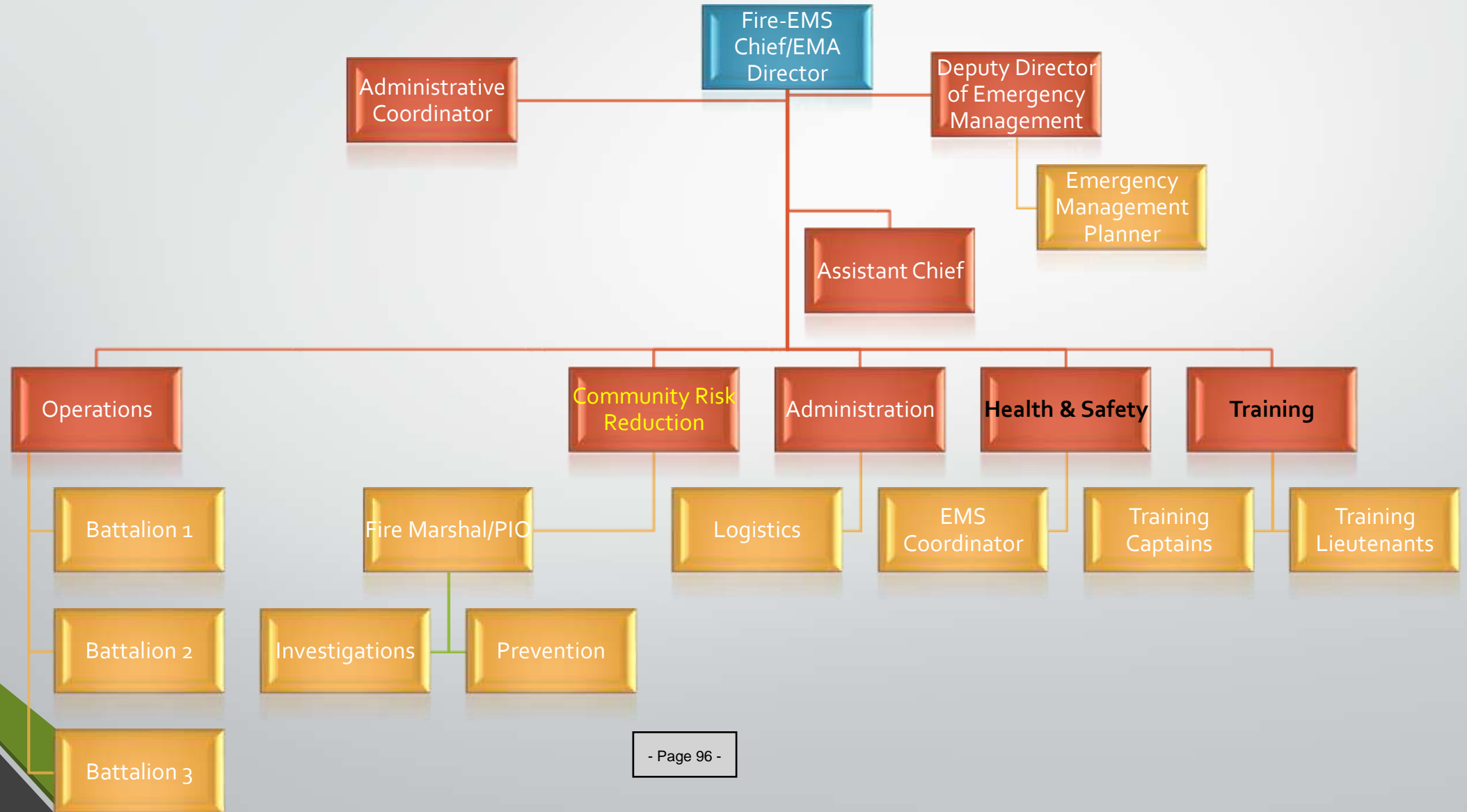
- Proposed structure is more reflective of a contemporary fire department of similar size
- Positions are commensurate with the roles & responsibilities assigned
- Reflective of best practices in the industry

CFEMS Organization Chart (Today)



CFEMS Organization Chart (Proposed)

Item #3.



File Attachments for Item:

4. 2nd Reading - An Ordinance adopting Human Resources Policy Number 220-1010, Employment Process Policy (Mayor Pro-Tem)

AN ORDINANCE

NO. _____

An Ordinance adopting Human Resources Policy Number 220-1010 , *Employment Process Policy*.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

SECTION ONE

That Human Resources Policy Number 220-1010, *Employment Process Policy*, attached hereto, is hereby adopted and will be executed by the City Manager.

SECTION TWO

That the effective date of said revised policy is January 1, 2021.

SECTION THREE

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 8th day of December, 2020, introduced a second time at a regular meeting held on the _____ day of _____, 2020 and adopted at said meeting by affirmative vote of _____ members of said Council.

Councilor Allen voting	_____
Councilor Barnes voting	_____
Councilor Crabb voting	_____
Councilor Davis voting	_____
Councilor Garrett voting	_____
Councilor House voting	_____
Councilor Huff voting	_____
Councilor Thomas voting	_____
Councilor Tucker voting	_____
Councilor Woodson voting	_____

Sandra T. Davis, Clerk of Council

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



POLICY AND PROCEDURE

POLICY NUMBER: 220-1010

POLICY TITLE: EMPLOYMENT PROCESS

EFFECTIVE DATE: _____ **REVISION DATE:** _____

APPROVED BY: _____
CITY MANAGER

STATEMENT OF POLICY:

It is the policy of the Columbus Consolidated Government (“the City”) to hire individuals solely based on their qualifications and ability to do the job to be filled. The City is committed to developing and maintaining consistent and unbiased selection of the best candidate for each available position with the City.

SCOPE:

This policy applies to all applicants for employment and all employees of the Columbus Consolidated Government which shall be defined as someone whose position is funded in whole or in part with City Funds and is on the City payroll. Agencies which are on the City payroll but independently fund their employees may voluntarily choose to participate in these procedures.

Exceptions Include: *State employees who may receive a city supplement, Golf Authority, Naval Museum, Airport, UGA Cooperative Extension, and state agencies.*

RESPONSIBILITY:

It is the responsibility of all department heads and elected officials to comply with the employment process guidelines outlined in this policy.

It is the responsibility of the Human Resources Director to review requests to fill vacancies, and to ensure that the recruitment, selection and hiring for all positions is followed as outlined in this policy.

PROCEDURE:

These guidelines provide guidance on the following aspects of the recruitment, job application and selection procedure:

- Job Vacancy

- Advertising
- Job Application
- Application Instructions
- Application Selection Process

These procedures do not apply:

- 1) To any Department which develops its own application procedures subject to the approval of the Human Resources Department; or
- 2) To the extent that they are in conflict with legally required promotional procedures applicable to Law Enforcement Agencies.

Job Vacancy

Before commencing the recruitment and selection process, an established agreement on the appointment must be obtained from the hiring Department. This requirement applies to all positions at the Columbus Consolidated Government including those positions under the direction of Elected Officials.

The beginning of the recruitment and selection exercise is the decision to create a new position or to authorize the filling of a vacancy. Authorization of the vacancy will come from the Human Resources Director. The hiring department is responsible for initiating the recruitment and selection exercise by contacting the Human Resources Department.

This agreement shall include verification of job vacancy, confirmation of job specifications and job announcement.

Advertising/Posting the Position

The Human Resources Department will post/advertise all vacant positions. Positions posted/advertised for "City Employees Only," may be advertised for five (5) business days only. For general job announcements to internal and external candidates, Human Resources will advertise a minimum of ten (10) business days, unless otherwise specified. "Hard to Fill" or "Highly Skilled" positions may be advertised as "Open Until Filled" or "Continuous" upon the direction of the Human Resources Director and the hiring authority. Positions advertised in the local newspaper, professional magazines and paid Internet postings must be of a professional nature with exceptions approved by the Human Resources Director such as urgent requests for technical positions that are necessary to maintain efficient operations of the Columbus Consolidated Government.

The exceptions to the general rule requiring advertising before hire are casual appointments of a very short-term nature and are temporary for six months or less.

Job Application

Columbus Consolidated Government job vacancies are posted on-line at www.columbusga.org. Job announcements are also available in the Human Resources Department located at 100 Tenth Street, West Wing, 1st Floor of the Government Center. Applicants needing assistance completing

an on-line application may call the Human Resources Department at (706) 653-4059. Applications are accepted for current job vacancies only.

Application Instructions

Application for employment with the Columbus Consolidated Government may be made by submitting an on-line application. In order to apply on-line, applicants must have an e-mail address or working telephone number. Free e-mail accounts are available on the Internet.

Applicants may apply for more than one position. Applicants must complete all parts of the on-line application for the application to be considered complete. Resumes cannot be substituted in lieu of the employment application; however, resumes are accepted as a document attachment, which may be uploaded.

Submission of an application does not create a contract for employment, and the Columbus Consolidated Government reserves the right to change or cancel a job posting without prior notice.

Application Selection Process

Human Resources will conduct an initial screening of all applications for qualifications that are consistent with the job description and requirements. A limited number of qualified applicants are then forwarded to the hiring department for further screening. The hiring department will make selections for interviews, conduct relevant or applicable testing, and check references.

Once a decision has been made to hire an applicant and a pre-offer made, the Human Resources Department will assist with the on-boarding process. Applicant hire will be contingent upon satisfactory completion of the following: Criminal background checks, verification of credentials, drug/alcohol testing, and other department specific pre-selection requirements, and preparation of an offer of employment letter. Applicants not selected will be notified via e-mail, or by letter of the department's decision. The entire application, interview, and selection process may take a few weeks.

Application forms, reference forms, assessment forms, interview forms and any paperwork concerned with the interview and selection process should be treated as strictly confidential by the hiring department and sent to the Human Resources Department/Employment Section when a selection has been made.

File Attachments for Item:

5. 2nd Reading- An ordinance amending certain provisions of the Property Maintenance Code found in Article V of Chapter 8 of the Columbus Code; and for other purposes. (Mayor Pro-Tem)

ORDINANCE**NO.**

An ordinance amending certain provisions of the Property Maintenance Code found in Article V of Chapter 8 of the Columbus Code; and for other purposes.

NOW THEREFORE, THE COLUMBUS COUNCIL HEREBY DECLARES AND ORDAINS AS FOLLOWS:

Section 1.

Section 8-41 the Columbus Code is repealed and replaced with a new Section 8-41 to read as follows:

"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."

Section 2.

Paragraph (b) of Section 8-46 the Columbus Code is repealed and replaced with a new Section 8-46 (b) to read as follows:

"(b) *Unsafe buildings.*

- (1) All buildings, or structures used as such, which are unsafe, unsanitary, unfit for human habitation, or not provided with 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 by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings, are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition.
- (2) Whenever the building official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given as prescribed in this section. Such notice shall:
 - a. Be put in writing;
 - b. Include a statement of the reasons why it is being issued;
 - c. Specify a reasonable time to correct each violation with a maximum time limit of 90 days to correct all violations; and,
 - d. State that, if such repairs, reconstruction, alterations, removal or demolition are not voluntarily completed within the stated time as set forth in the notice, the building official shall

institute such legal proceedings charging the person or persons, firm, corporation, or agent with a violation of this code.

(3) Service of notice shall be as follows:

- a. By delivery to the owner personally, or by leaving the notice at the usual place of abode the owner with a person of suitable age and discretion; or
- b. By depositing the notice in the United States Post Office addressed to the owner at his last known address with postage prepaid thereon; or
- c. By posting and keeping posted for 24 hours a copy of the notice in a conspicuous place on the premises to be repaired.

(4) When a residential building is to be demolished, it shall be done so in accordance with the provisions of the International Building Code."

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 on the 8th day of December, 2020, introduced a second time at a regular meeting held on the ____ day of _____, 2020; and adopted at said meeting by the affirmative vote of ____ members of Council.

Councilor Allen	voting _____	.
Councilor Barnes	voting _____	.
Councilor Crabb	voting _____	.
Councilor Davis	voting _____	.
Councilor Garrett	voting _____	.
Councilor House	voting _____	.
Councilor Huff	voting _____	.
Councilor Thompson	voting _____	.

Councilor Tucker	voting _____	.
Councilor Woodson	voting _____	.

Sandra T. Davis

B.H. "Skip" Henderson, III



INSPECTIONS & CODE DEPARTMENT

Proposed Property Maintenance Code Revision

Section 8-41

- The State of Georgia has adopted the 2018 International Property Maintenance Code effective January 1, 2021.
- Under State Law, the Property Maintenance Code is a permissive code that must be adopted by local governments to be enforced.
- Proposed change updates the City's ordinances from 2012 to 2018 code.

Section 8-46

- Current ordinance requires a 45-day notice to “correct major violations” but does not define a major violation
- In practice, all code violations have been given 45 days to correct.
- Proposed change allows Property Maintenance Inspector to set a reasonable time to correct violations.
- Proposed wording matches 2018 International Property Maintenance Code.



INSPECTIONS & CODE DEPARTMENT

Questions?

File Attachments for Item:

6. 2nd Reading - An ordinance amending Section 3-13 of the Columbus Code so as to expand the hours for package sales by retailers of malt beverages, wine, and distilled spirits for consumption off the premises on Sundays; to permit the home delivery of packaged alcoholic beverages in accordance with State Law; and for other purposes. (Mayor Pro-Tem)

AN ORDINANCE

NO. _____

An ordinance amending Section 3-13 of the Columbus Code so as to expand the hours for package sales by retailers of malt beverages, wine, and distilled spirits for consumption off the premises on Sundays; to permit the home delivery of packaged alcoholic beverages in accordance with State Law; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

Section 3-13 of the Columbus Code is hereby amended to add a new Section 3-13.3 to read as follows:

“Sec. 3-13.3 Authorization for Sunday sales of alcohol off-premises by retailers between the hours of 11:00 A.M. and 12:00 Midnight. Pursuant to O.C.G.A. Section 3-3-7(q.1), package sales by retailers of malt beverages, wine, and distilled spirits for consumption off the premises shall be permitted on Sundays from 11:00 A.M. until 12:00 Midnight.”

SECTION 2.

Chapter 3 of the Columbus Code is hereby amended by adding a new Section 3-21 to read as follows:

(a)(1) “Packaged goods retailer” means a person licensed under State Law as a retailer to sell alcoholic beverages in unbroken packages for consumption off the premises that is not:

(A) A manufacturer or any other person licensed to manufacture alcoholic beverages;

(B) A carrier;

(C) A shipper; or

(D) A person that takes delivery of alcoholic beverages directly from a:

(i) Retailer; or

(ii) Manufacturer or any other person licensed to manufacture alcoholic beverages.

(2) A packaged goods retailer as defined in OCGA Section 3-3-10 may deliver malt beverages and wine in unbroken packages lawfully sold to and purchased by an individual for personal use and not for resale to an address designated by such individual, subject to the terms and conditions set out in O.C.G.A. Section 3-3-10,

and any regulations currently or subsequently adopted by the Georgia Department of Revenue.

(b) A licensed retail package liquor store that is also a packaged goods retailer may deliver distilled spirits in unbroken packages lawfully sold to and purchased by an individual for personal use and not for resale in the same manner and under the same terms and conditions as provided in this Code section for the delivery of malt beverages and wine.

(c) Violations of this Code section shall be punished by a fine not to exceed \$500.00 for each violation and the Recorder may suspend for up to 30 days for each violation the authorization provided by this Code section for the packaged goods retailer to deliver malt beverages, wine or distilled spirits or to use an employee or third party to deliver malt beverages, wine or distilled spirits.

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 on the _____ day of _____, 2020; introduced a second time at a regular meeting of said council held on the ____ day of _____, 2020 and adopted at said meeting by the affirmation vote of ____ members of Council.

Councilor Allen	voting _____.
Councilor Barnes	voting _____.
Councilor Crabb	voting _____.
Councilor Davis	voting _____.
Councilor Garrett	voting _____.
Councilor House	voting _____.
Councilor Huff	voting _____.
Councilor Thomas	voting _____.
Councilor Tucker	voting _____.
Councilor Woodson	voting _____.

Sandra T. Davis
Clerk of Council

B.H. "Skip" Henderson, III
Mayor

File Attachments for Item:

7. 2nd Reading – An ordinance amending the budgets for the Fiscal Year 2020 by appropriating amounts in each fund for various operational activities.

AN ORDINANCE**NO.**

AN ORDINANCE AMENDING THE BUDGETS FOR THE FISCAL YEAR 2020 BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020, FOR CERTAIN FUNDS OF THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA, APPROPRIATING AMOUNTS SHOWN IN EACH FUND FOR VARIOUS ACTIVITIES; AND FOR OTHER PURPOSES.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS AS FOLLOWS:**SECTION 1.**

1. The General Fund expenditure budget in the amount of \$155,419,415 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby altered and the revenue budget in amount of \$152,917,098 is hereby increased by \$12,650,00 to \$165,567,098 for the departments listed on the attached chart.
2. The Other Local Option Sales Tax expenditure budget in the amount of \$40,616,491 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$2,547,481 to \$43,163,972 and the revenue budget in amount of \$34,845,000 is hereby increased by \$3,168,000 to \$38,013,000 for the departments listed on the attached chart.
3. The Debt Service Fund expenditure and revenue budget in the amount of \$14,403,055 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$7,516,000 to \$21,919,055 for the departments listed on the attached chart.
4. The Coronavirus Relief Fund expenditure budget in the amount of \$0 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$10,539,878 to \$10,539,878 for the departments listed on the attached chart.
5. The Multi-Governmental Fund expenditure budget in the amount of \$4,199,180 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$3,053,792 to \$7,322,500 and the revenue budget in the amount of \$4,199,180 is hereby increased by \$3,058,045 to \$7,257,225 for the departments listed on the attached chart.
6. The Neighborhood Stabilization Fund expenditure budget in the amount of \$550,678 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$2,500 to \$553,178 for the departments listed on the attached chart.
7. The Marshal Forfeiture Fund expenditure and revenue budget in the amount of \$0 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$1,000 to \$1,000 for the departments listed on the attached chart.
8. The Down Payment Assistance Fund expenditure and revenue budget in the amount of \$0 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$2,574 to \$2,574 for the departments listed on the attached chart.

9. The TAD#3 Uptown District Fund expenditure and revenue budget in the amount of \$250,000 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$550,000 to \$800,000 for the departments listed on the attached chart.
10. The TAD #4 6th Ave/City Mill District Fund revenue budget in the amount of \$90,000 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$30,000 to \$120,000 for the departments listed on the attached chart.
11. The TAD #6 MidTown East District Fund revenue budget in the amount of \$1,000 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$21,000 to \$22,000 for the departments listed on the attached chart.
12. The Columbus Building Authority Lease Revenue Refunding Bonds Fund expenditure and revenue budget in the amount of \$0 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$83,959,715 to \$83,959,715 for the departments listed on the attached chart.
13. The Columbus Building Authority Lease Revenue Bond Fund expenditure and revenue budget in the amount of \$0 for the fiscal year beginning July 1, 2019 and ending June 30, 2020, is hereby increased by \$5,005,581 to \$5,005,581 for the departments listed on the attached chart.
14. Each budget increase provided herein is to be funded with fund balances and various revenue sources of the accounting fund for those funds that are being affected by stated actions.
15. Within the overall budget limitations, authority is hereby delegated to the City Manager, or the Finance Director when acting on the authority delegated by the City Manager, to effect such intra-fund transfers of appropriation and revenue anticipation as may be deemed necessary to the effective performance and delivery of services approved herein.
16. The minimum budget requirements set forth in O.C.G.A. Title 36, Chapter 81, are hereby adopted.

SECTION 2.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 8th day of December, 2020; introduced a second time at a regular meeting held on the 15th day of December, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT

Fund	Original Expenditure Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Revenue Offset	FY20 Amendment	Pay Plan	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
OPERATING FUNDS									
0101 General Fund	\$153,683,864	\$838,481	\$806,934	\$90,136	\$0	\$0	\$155,419,415	\$0	\$155,419,415
0102 2009 Other LOST Public Safety Fund	25,223,181	1,077,959	1,300,000	0	1,150,000	0	28,751,140	0	28,751,140
0109 2009 Other LOST Infrastructure Fund	10,453,500	1,411,851	0	0	0	0	11,865,351	2,547,481	14,412,832
0202 Stormwater (Sewer) Fund	5,867,210	203,900	0	0	0	0	6,071,110	0	6,071,110
0203 Paving Fund	16,677,365	530,860	0	0	0	0	17,208,225	0	17,208,225
0204 Medical Center Fund	15,343,646	0	0	0	0	0	15,343,646	0	15,343,646
0207 Integrated Waste Fund	13,270,000	37,951	0	0	1,058,272	0	14,366,223	0	14,366,223
0209 E911	3,959,990	0	0	0	0	0	3,959,990	0	3,959,990
0230 Economic Development Authority	2,628,637	0	0	0	0	0	2,628,637	0	2,628,637
0405 Debt Service	14,403,055	0	0	0	0	0	14,403,055	7,516,000	21,919,055
0751 METRA	12,082,485	746,820	0	0	0	0	12,829,305	0	12,829,305
0753 Trade Center	3,261,043	97,976	0	0	0	0	3,359,019	0	3,359,019
0755 Bull Creek Golf Course	1,207,000	0	0	0	0	0	1,207,000	0	1,207,000
0756 Oxbow Creek Golf Course	381,000	0	0	0	0	0	381,000	0	381,000
0757 Civic Center	6,339,650	7,636	0	0	539,000	0	6,886,286	0	6,886,286
TOTAL OPERATING FUNDS	\$284,781,626	\$4,953,434	\$2,106,934	\$90,136	\$2,747,272	\$0	\$294,679,402	\$10,063,481	\$304,742,883
OTHER NON-OPERATING FUNDS									
0210 CDBG Fund	\$2,115,024	\$1,028,425	\$0	\$0	\$0	\$0	\$3,143,449	\$0	\$3,143,449
0211 UDAG Fund	15,000	0	0	0	0	0	15,000	0	15,000
0213 HOME Fund	931,546	547,030	0	0	0	0	1,478,576	0	1,478,576
0214 Coronavirus Relief Fund	0	0	0	0	0	0	0	10,539,878	10,539,878
0216 Multi-Government Project Fund	4,199,180	69,528	0	0	0	0	4,268,708	3,053,792	7,322,500
0224 County Drug Abuse Treatment Fund	68,000	0	0	0	6,000	0	74,000	0	74,000
0225 METRO Drug Task Force Fund	150,000	14,877	0	0	0	0	164,877	0	164,877
0231 Neighborhood Stabilization	550,678	0	0	0	0	0	550,678	2,500	553,178
0232 Marshal Forfeiture Fund	0	0	0	0	0	0	0	1,000	1,000
0233 Down Payment Assistance Fund	0	0	0	0	0	0	0	2,574	2,574
0235 Recorder's Court Technology Fee Fund	0	0	0	0	100,000	0	100,000	0	100,000
0238 TAD #3 Uptown District Fund	250,000	0	0	0	0	0	250,000	550,000	800,000
0239 TAD #4 2nd Ave/City Mill District Fund	90,000	0	0	0	0	0	90,000	0	90,000
0241 TAD #6 MidTown East District Fund	1,000	0	0	0	0	0	1,000	0	1,000
0410 CBA Lease Revenue Refunding Bonds 2019	0	0	0	0	0	0	0	83,959,715	83,959,715
0510 Transportation SPLOST	59,200,000	0	0	0	-19,711,598	0	39,488,402	0	39,488,402
0542 Lease Purchase Pools Fund	4,681,548	2,013,523	0	0	0	0	6,695,071	0	6,695,071
0564 CBA Lease Revenue Bond 2019A	0	0	0	0	0	0	0	5,005,581	5,005,581
0860 Risk Management Fund	4,676,684	0	0	0	0	0	4,676,684	0	4,676,684
TOTAL NON-OPERATING FUNDS	\$76,928,660	\$3,673,383	\$0	\$0	-\$19,605,598	\$0	\$60,996,445	\$103,115,040	\$164,111,485

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
GENERAL FUND 0101

Department		Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Revenue Offsets	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
100	COUNCIL	\$586,368					3,527	\$589,895		\$589,895
110	MAYOR	\$488,845		11,000	37,500		3,857	\$541,202		\$541,202
120	CITY ATTORNEY	\$714,980					3,120	\$718,100	1,592,468	\$2,310,568
130	CITY MANAGER	\$1,507,470		31,618			11,783	\$1,550,871		\$1,550,871
200	FINANCE	\$2,353,899					16,181	\$2,370,080		\$2,370,080
210	INFORMATION TECHNOLOGY	\$5,499,081	167,834				14,390	\$5,681,305	(210,000)	\$5,471,305
220	HUMAN RESOURCES	\$2,107,604					6,732	\$2,114,336	(4,000)	\$2,110,336
240	INSPECTION & CODES	\$1,945,325	4,453				13,261	\$1,963,039	(10,032)	\$1,953,007
242	PLANNING	\$293,699					2,031	\$295,730		\$295,730
245	COMMUNITY REINVESTMENT	\$131,712		239,305			336	\$371,353	10,032	\$381,385
250	ENGINEERING	\$1,664,771	20,557	119,965			7,639	\$1,812,932		\$1,812,932
260	PUBLIC WORKS	\$8,322,386	73,818	46	2,636		38,197	\$8,437,083		\$8,437,083
270	PARKS AND RECREATION	\$11,152,799	271,048		50,000		42,653	\$11,516,500	(716,332)	\$10,800,168
280	COOPERATIVE EXTENSION	\$137,865						\$137,865		\$137,865
290	BOARDS AND COMMISSIONS	\$2,300,925					14,243	\$2,315,168	13,773	\$2,328,941
400	POLICE	\$26,475,666	115,398				179,763	\$26,770,827	(1,478,499)	\$25,292,328
410	FIRE & EMS	\$24,360,451					168,843	\$24,529,294		\$24,529,294
420	MCP	\$7,887,536	20,090				43,516	\$7,951,142		\$7,951,142
450	HOMELAND SECURITY	\$18,322						\$18,322		\$18,322
500	SUPERIOR COURT	\$7,528,796	25,334				73,398	\$7,627,528		\$7,627,528
510	STATE COURT	\$1,748,965					13,831	\$1,762,796		\$1,762,796
520	PUBLIC DEFENDER	\$2,097,939	2,445				3,626	\$2,104,010		\$2,104,010
530	MUNICIPAL COURT	\$2,219,655	4,657				16,168	\$2,240,480		\$2,240,480
540	PROBATE COURT	\$519,615					4,322	\$523,937	6,288	\$530,225
550	SHERIFF	\$25,990,590	57,860				142,720	\$26,191,170	86,970	\$26,278,140
560	TAX COMMISSIONER	\$1,674,679					11,678	\$1,686,357		\$1,686,357
570	CORONER	\$360,465					2,222	\$362,687		\$362,687
580	RECORDER'S COURT	\$1,095,429		5,000			6,488	\$1,106,917	(7,000)	\$1,099,917
590	MISCELLANEOUS	\$12,320,539	74,987	400,000			(845,012)	\$11,950,514	716,332	\$12,666,846
610	PARKING MANAGEMENT	\$177,488					487	\$177,975		\$177,975
TOTAL GENERAL FUND		\$153,683,864	\$838,481	\$806,934	\$90,136	\$0	\$0	\$155,419,415	\$0	\$155,419,415
REVENUE**		\$152,826,962			90,136			\$152,917,098	12,650,000	\$165,567,098
USE OF FUND BALANCE		\$856,902						\$856,902	-\$856,902	\$0
TOTAL REVENUE		\$153,683,864	\$0	\$0	\$90,136	\$0	\$0	\$153,774,000	\$11,793,098	\$165,567,098

FY20 Carryovers (Reserved from FY19)
\$11,000 - Mayor - Martin Luther King Event Donations
\$31,618 - City Manager - City Manager Vehicle
\$239,305 - Legacy Terrace Roof/Siding Repairs/Termite Damage
\$119,965 - Engineering - Capital Equipment
\$46 - Public Works - Up & Motivated Donations
\$5,000 - Recorder's Court - Furniture for New Employees
\$400,000 - Nondepartmental - GA Port Authority Fuel Tank Removal

FY20 Revenue Offsets
\$14,000 - Mayor - Martin Luther King Event Donations
\$23,500 - Mayor - Good, Bad & Ugly Tour Donations
\$2,636 - Public Works - Up & Motivated Donations

Final Changes - Departments over budget
City Attorney - Litigation expenses
Real Estate - Various expenses related to the maintenance of Legacy Terrance - Offset with Revenue
Elections - Election expenses
Probate Court - Various expenses
Sheriff - Various expenses
Non-Departmental - Subsidies to Civic Center/Golf Courses

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
2009 Other Local Option Sales Tax Public Safety Fund 0102

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Revenue Offsets	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
110 Crime Prevention	\$839,706					688	\$840,394		\$840,394
160 Civic Center	\$0						\$0		\$0
260 Public Works	\$130,157						\$130,157		\$130,157
270 Parks & Rec	\$49,766						\$49,766		\$49,766
400 Police	\$9,266,376	112,282				50,718	\$9,429,376		\$9,429,376
410 Fire	\$2,770,526	56,081				8,230	\$2,834,837		\$2,834,837
420 MCP	\$674,936	30,209				1,829	\$706,974		\$706,974
450 Homeland Security	\$0						\$0		\$0
500 District Attorney	\$189,546					1,649	\$191,195		\$191,195
500 Clerk of Superior Court	\$42,981					344	\$43,325		\$43,325
510 State Court	\$220,812					1,755	\$222,567		\$222,567
520 Public Defender	\$174,794						\$174,794		\$174,794
530 Marshal	\$316,787					1,979	\$318,766		\$318,766
530 Clerk of Municipal Court	\$89,897					718	\$90,615		\$90,615
540 Probate Court	\$43,909					353	\$44,262		\$44,262
550 Sheriff	\$2,742,055					11,073	\$2,753,128		\$2,753,128
570 Coroner	\$11,484						\$11,484		\$11,484
580 Recorder's Court	\$85,962					689	\$86,651		\$86,651
610 METRA	\$3,828						\$3,828		\$3,828
590 Non-Categorical	\$7,569,659	879,387	1,300,000		1,150,000	(80,025)	\$10,819,021		\$10,819,021
EXPENDITURE TOTAL	\$25,223,181	\$1,077,959	\$1,300,000	\$0	\$1,150,000	\$0	\$28,751,140	\$0	\$28,751,140
REVENUE	\$24,391,500						\$24,391,500	2,221,000	\$26,612,500
USE OF FUND BALANCE	\$831,681						\$831,681	229,000	\$1,060,681
REVENUE TOTAL	\$25,223,181	\$0	\$0	\$0	\$0	\$0	\$25,223,181	\$2,450,000	\$27,673,181

FY20 Carryovers (Reserved from FY19)

\$1,300,000 - Nondepartmental - Jail HVAC System Replacement

FY20 Amendments

\$1,150,000 - Nondepartmental - Use of Fund Balance for Additional Court Management System Expenses

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
2009 Other Local Option Sales Tax Infrastructure Fund 0109

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
210 Information Technology	\$913,610	28,772				\$942,382		\$942,382
250 Roads/Bridges	\$1,400,000	1,329,713				\$2,729,713		\$2,729,713
250 Stormwater	\$300,000	42,597				\$342,597		\$342,597
260 Facilities	\$750,000	10,769				\$760,769	\$3,039,418	\$3,800,187
590 Non-Categorical	\$7,089,890					\$7,089,890	-\$491,937	\$6,597,953
EXPENDITURE TOTAL	\$10,453,500	\$1,411,851	\$0	\$0	\$0	\$11,865,351	\$2,547,481	\$14,412,832
REVENUE	\$10,453,500					\$10,453,500	947,000	\$11,400,500
USE OF FUND BALANCE	\$0					\$0	1,600,481	\$1,600,481
REVENUE TOTAL	\$10,453,500	\$0	\$0	\$0	\$0	\$10,453,500	\$2,547,481	\$13,000,981

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
STORMWATER (SEWER) FUND 0202**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
250 ENGINEERING	\$791,862				\$4,681	\$796,543		\$796,543
260 PUBLIC WORKS	\$3,314,409	203,900			18,927	\$3,537,236		\$3,537,236
590 MISCELLANEOUS	\$1,760,939				(23,608)	\$1,737,331		\$1,737,331
EXPENDITURE TOTAL	\$5,867,210	\$203,900	\$0	\$0	\$0	\$6,071,110	\$0	\$6,071,110
REVENUE	\$5,867,210					\$5,867,210		\$5,867,210
REVENUE TOTAL	\$5,867,210	\$0	\$0	\$0	\$0	\$5,867,210	\$0	\$5,867,210

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
PAVING FUND 0203**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
250 ENGINEERING	\$1,191,897				6,959	\$1,198,856		\$1,198,856
260 PUBLIC WORKS	\$12,356,580	530,860			53,437	\$12,940,877		\$12,940,877
590 MISCELLANEOUS	\$3,128,888				(60,396)	\$3,068,492		\$3,068,492
EXPENDITURE TOTAL	\$16,677,365	\$530,860	\$0	\$0	\$0	\$17,208,225	\$0	\$17,208,225
REVENUE	\$16,677,365					\$16,677,365		\$16,677,365
REVENUE TOTAL	\$16,677,365	\$0	\$0	\$0	\$0	\$16,677,365	\$0	\$16,677,365

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
MEDICAL CENTER FUND 0204**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
200 MEDICAL CENTER	\$15,343,646					\$15,343,646		\$15,343,646
EXPENDITURE TOTAL	\$15,343,646	\$0	\$0	\$0	\$0	\$15,343,646	\$0	\$15,343,646
REVENUE	\$15,343,646					\$15,343,646		\$15,343,646
REVENUE TOTAL	\$15,343,646	\$0	\$0	\$0	\$0	\$15,343,646	\$0	\$15,343,646

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
INTEGRATED WASTE FUND 0207

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
260 PUBLIC WORKS	\$10,318,538	37,951		1,058,272	41,388	\$11,456,149		\$11,456,149
270 PARKS & RECREATION	\$84,841				353	\$85,194		\$85,194
590 MISCELLANEOUS	\$2,866,621				(41,741)	\$2,824,880		\$2,824,880
EXPENDITURE TOTAL	\$13,270,000	\$37,951	\$0	\$1,058,272	\$0	\$14,366,223	\$0	\$14,366,223
REVENUE	\$13,270,000					\$13,270,000		\$13,270,000
REVENUE TOTAL	\$13,270,000	\$0	\$0	\$0	\$0	\$13,270,000	\$0	\$13,270,000

FY20 Amendments
\$1,058,272 - Public Works - Use of Fund Balance to Purchase Six (6) Garbage Trucks

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
E911 FUND 0209

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
400 E911	\$3,734,545				18,500	\$3,753,045		\$3,753,045
590 MISCELLANEOUS	\$225,445				(18,500)	\$206,945		\$206,945
EXPENDITURE TOTAL	\$3,959,990	\$0	\$0	\$0	\$0	\$3,959,990	\$0	\$3,959,990
REVENUE	\$3,959,990					\$3,959,990		\$3,959,990
REVENUE TOTAL	\$3,959,990	\$0	\$0	\$0	\$0	\$3,959,990	\$0	\$3,959,990

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
ECONOMIC DEVELOPMENT FUND 0230**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$2,628,637					\$2,628,637		\$2,628,637
EXPENDITURE TOTAL	\$2,628,637	\$0	\$0	\$0	\$0	\$2,628,637	\$0	\$2,628,637
REVENUE	\$2,457,274					\$2,457,274		\$2,457,274
USE OF FUND BALANCE	\$171,363					\$171,363		\$171,363
REVENUE TOTAL	\$2,628,637	\$0	\$0	\$0	\$0	\$2,628,637	\$0	\$2,628,637

Funding for Economic Development is based on the **collection** of 0.50 mills, 0.25 mills allocated to the Development Authority.

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
DEBT SERVICE FUND 0405

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
200 DEBT SERVICE	\$14,403,055					\$14,403,055	\$7,516,000	\$21,919,055
EXPENDITURE TOTAL	\$14,403,055	\$0	\$0	\$0	\$0	\$14,403,055	\$7,516,000	\$21,919,055
REVENUE	\$14,403,055					\$14,403,055	\$7,516,000	\$21,919,055
USE OF FUND BALANCE	\$0					\$0		\$0
REVENUE TOTAL	\$14,403,055	\$0	\$0	\$0	\$0	\$14,403,055	\$7,516,000	\$21,919,055

Final Changes

Adjustment Due to Debt Service Retirement Related to Bond Refinancing

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
METRA TRANSPORTATION FUND 0751**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
260 PUBLIC WORKS	\$15,000					\$15,000		\$15,000
590 MISCELLANEOUS	\$413,130				(35,794)	\$377,336		\$377,336
610 METRA	\$11,654,355	746,820			35,794	\$12,436,969		\$12,436,969
EXPENDITURE TOTAL	\$12,082,485	\$746,820	\$0	\$0	\$0	\$12,829,305	\$0	\$12,829,305
REVENUE	\$12,082,485					\$12,082,485		\$12,082,485
USE OF FUND BALANCE						\$0		\$0
REVENUE TOTAL	\$12,082,485	\$0	\$0	\$0	\$0	\$12,082,485	\$0	\$12,082,485

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
TRADE CENTER FUND 0753

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$150,106				(11,576)	\$138,530		\$138,530
620 TRADE CENTER	\$3,110,937	97,976			11,576	\$3,220,489		\$3,220,489
EXPENDITURE TOTAL	\$3,261,043	\$97,976	\$0	\$0	\$0	\$3,359,019	\$0	\$3,359,019
REVENUE	\$3,261,043					\$3,261,043		\$3,261,043
USE OF FUND BALANCE	\$0					\$0		\$0
REVENUE TOTAL	\$3,261,043	\$0	\$0	\$0	\$0	\$3,261,043	\$0	\$3,261,043

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
BULL CREEK GOLF COURSE FUND 0755

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$59,516				(5,921)	\$53,595		\$53,595
630 BULL CREEK	\$1,147,484				5,921	\$1,153,405		\$1,153,405
EXPENDITURE TOTAL	\$1,207,000	\$0	\$0	\$0	\$0	\$1,207,000	\$0	\$1,207,000
REVENUE	\$1,207,000					\$1,207,000		\$1,207,000
REVENUE TOTAL	\$1,207,000	\$0	\$0	\$0	\$0	\$1,207,000	\$0	\$1,207,000

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
 OXBOW CREEK GOLF COURSE FUND 0756**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$25,158				(2,146)	\$23,012		\$23,012
640 OXBOW CREEK	\$355,842				2,146	\$357,988		\$357,988
EXPENDITURE TOTAL	\$381,000	\$0	\$0	\$0	\$0	\$381,000	\$0	\$381,000
REVENUE	\$381,000					\$381,000		\$381,000
REVENUE TOTAL	\$381,000	\$0	\$0	\$0	\$0	\$381,000	\$0	\$381,000

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
CIVIC CENTER FUND 0757**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
160 CIVIC CENTER	\$6,009,697	\$7,636		539,000	9,243	\$6,565,576		\$6,565,576
260 PUBLIC WORKS	\$125,000					\$125,000		\$125,000
590 MISCELLANEOUS	\$204,953				(9,243)	\$195,710		\$195,710
EXPENDITURE TOTAL	\$6,339,650	\$7,636	\$0	\$539,000	\$0	\$6,886,286	\$0	\$6,886,286
REVENUE	\$6,339,650			\$539,000		\$6,878,650		\$6,878,650
REVENUE TOTAL	\$6,339,650	\$0	\$0	\$539,000	\$0	\$6,878,650	\$0	\$6,878,650

FY20 Amendments

\$539,000 - Budget Adjustment For Ticket Sales (Hockey & Other Events)

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
CDBG FUND 0210

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VARIOUS	\$2,115,024	\$1,028,425			0	\$3,143,449		\$3,143,449
EXPENDITURE TOTAL	\$2,115,024	\$1,028,425	\$0	\$0	\$0	\$3,143,449	\$0	\$3,143,449
REVENUE	\$2,115,024			1,028,425		\$3,143,449		\$3,143,449
REVENUE TOTAL	\$2,115,024	\$0	\$0	\$1,028,425	\$0	\$3,143,449	\$0	\$3,143,449

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
UDAG FUND 0211

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VARIOUS	\$15,000					\$15,000		\$15,000
EXPENDITURE TOTAL	\$15,000	\$0	\$0	\$0	\$0	\$15,000	\$0	\$15,000
REVENUE						\$0		\$0
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
HOME PROGRAM FUND 0213

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
245 COMMUNITY REINVESTMENT	\$931,546	\$547,030			\$0	\$1,478,576		\$1,478,576
EXPENDITURE TOTAL	\$931,546	\$547,030	\$0	\$0	\$0	\$1,478,576	\$0	\$1,478,576
REVENUE	\$931,546			\$547,030		\$1,478,576		\$1,478,576
REVENUE TOTAL	\$931,546	\$0	\$0	\$547,030	\$0	\$1,478,576	\$0	\$1,478,576

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
CORONAVIRUS RELIEF FUND 0214

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VARIOUS	\$0				\$0	\$0	\$10,539,878	\$10,539,878
EXPENDITURE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$10,539,878	\$10,539,878
REVENUE	\$0					\$0		\$0
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
MULTI-GOVERNMENTAL FUND 0216**

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VARIOUS	\$4,199,180	69,528				\$4,268,708	\$3,053,792	\$7,322,500
EXPENDITURE TOTAL	\$4,199,180	\$69,528	\$0	\$0	\$0	\$4,268,708	\$3,053,792	\$7,322,500
REVENUE	\$4,199,180	\$0				\$4,199,180	\$3,058,045	\$7,257,225
REVENUE TOTAL	\$4,199,180	\$0	\$0	\$0	\$0	\$4,199,180	\$3,058,045	\$7,257,225

Final Changes

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
COUNTY DRUG ABUSE TREATMENT FUND 0224

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget
Various	\$68,000			6,000		\$74,000
EXPENDITURE TOTAL	\$68,000	\$0	\$0	\$6,000	\$0	\$74,000
REVENUE	\$68,000					\$68,000
REVENUE TOTAL	\$68,000	\$0	\$0	\$0	\$0	\$68,000

FY20 Amendments:

\$6,000 - Juvenile Family Drug Court Allocation

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
METRO DRUG TASK FORCE FUND 0225

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget
METRO	\$150,000	14,877				\$164,877
EXPENDITURE TOTAL	\$150,000	\$14,877	\$0	\$0	\$0	\$164,877
REVENUE	\$150,000					\$150,000
REVENUE TOTAL	\$150,000	\$0	\$0	\$0	\$0	\$150,000

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
NEIGHBORHOOD STABILIZATION FUND 0231

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
COMMUNITY REINVESTMENT	\$550,678					\$550,678	2,500	\$553,178
EXPENDITURE TOTAL	\$550,678	\$0	\$0	\$0	\$0	\$550,678	\$2,500	\$553,178
REVENUE	\$0					\$0		\$0
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
MARSHAL FORFEITURE FUND 0232

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
530 MARSHAL	\$0					\$0	1,000	\$1,000
EXPENDITURE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000
REVENUE	\$0					\$0	1,000	\$1,000
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
DOWN PAYMENT ASSISTANCE FUND 0233

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
DOWN PAYMENT ASSISTANCE	\$0					\$0	2,574	\$2,574
EXPENDITURE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$2,574	\$2,574
REVENUE	\$0					\$0	2,574	\$2,574
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$2,574	\$2,574

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
RECORDER'S COURT TECHNOLOGY FEE FUND 0235

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget
RECORDERS COURT	\$0			100,000		\$100,000
EXPENDITURE TOTAL	\$0	\$0	\$0	\$100,000	\$0	\$100,000
REVENUE	\$0					\$0
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0

FY20 Amendment
\$100,000 - Recorder's Court - Capital Equipment

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
TAD #3 - UPTOWN DISTRICT FUND 0238

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
NONDEPARTMENTAL	\$250,000					\$250,000	550,000	\$800,000
EXPENDITURE TOTAL	\$250,000	\$0	\$0	\$0	\$0	\$250,000	\$550,000	\$800,000
REVENUE	\$250,000					\$250,000	550,000	\$800,000
REVENUE TOTAL	\$250,000	\$0	\$0	\$0	\$0	\$250,000	\$550,000	\$800,000

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
TAD #4 - 2ND AVE/CITY MILL DISTRICT FUND 0239

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
NONDEPARTMENTAL	\$90,000					\$90,000		\$90,000
EXPENDITURE TOTAL	\$90,000	\$0	\$0	\$0	\$0	\$90,000	\$0	\$90,000
REVENUE	\$90,000					\$90,000	30,000	\$120,000
REVENUE TOTAL	\$90,000	\$0	\$0	\$0	\$0	\$90,000	\$30,000	\$120,000

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
TAD #6 - MIDTOWN EAST DISTRICT FUND 0241

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
NONDEPARTMENTAL	\$1,000					\$1,000		\$1,000
EXPENDITURE TOTAL	\$1,000	\$0	\$0	\$0	\$0	\$1,000	\$0	\$1,000
REVENUE	\$1,000					\$1,000	21,000	\$22,000
REVENUE TOTAL	\$1,000	\$0	\$0	\$0	\$0	\$1,000	\$21,000	\$22,000

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT

COLUMBUS BUILDING AUTHORITY LEASE REVENUE REFUNDING BONDS, SERIES 2019 FUND

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
DEBT SERVICE	\$0					\$0	83,959,715	\$83,959,715
EXPENDITURE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$83,959,715	\$83,959,715
REVENUE	0					\$0	83,959,715	\$83,959,715
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$83,959,715	\$83,959,715

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
TSPLOST PROJECT (0510) and DISCRETIONARY FUND (0234)

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget
TSPLOST Project	\$56,300,000			-19,711,598		\$36,588,402
TSPLOST - Discretionary	\$2,900,000					\$2,900,000
EXPENDITURE TOTAL	\$59,200,000	\$0	\$0	-\$19,711,598	\$0	\$39,488,402
REVENUE	\$59,200,000			-\$19,711,598		\$39,488,402
REVENUE TOTAL	\$59,200,000	\$0	\$0	-\$19,711,598	\$0	\$39,488,402

FY20 Amendments

(\$19,711,598) - Capital Projects - Budget Correction Due to Prior Year Adjustment for
 US 27 Custer Rd Interchange Project

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
BOND AND LEASE PURCHASE POOLS FUND 0542

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget
LEASE PURCHASE POOL	\$4,681,548	2,013,523				\$6,695,071
EXPENDITURE TOTAL	\$4,681,548	\$2,013,523	\$0	\$0	\$0	\$6,695,071
REVENUE	4,681,548			\$2,013,523		\$6,695,071
REVENUE TOTAL	\$4,681,548	\$0	\$0	\$2,013,523	\$0	\$6,695,071

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
COLUMBUS BUILDING AUTHORITY LEASE REVENUE BOND, SERIES 2019A FUND 0564

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
DEBT SERVICE	\$0					\$0	5,005,581	\$5,005,581
EXPENDITURE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$5,005,581	\$5,005,581
REVENUE	0					\$0	5,005,581	\$5,005,581
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$5,005,581	\$5,005,581

FY20 (July 1, 2019 - June 30, 2020) BUDGET AMENDMENT
RISK MANAGEMENT FUND 0860

Department	Original Adopted Budget	(Reserved Fund Balance from FY19) PO Roll	(Reserved Fund Balance from FY19) Carryovers	FY20 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
220 HUMAN RESOURCES	\$4,676,684				\$0	\$4,676,684		\$4,676,684
EXPENDITURE TOTAL	\$4,676,684	\$0	\$0	\$0	\$0	\$4,676,684	\$0	\$4,676,684
REVENUE	4,676,684					\$4,676,684		\$4,676,684
USE OF FUND BALANCE	\$0					\$0		\$0
REVENUE TOTAL	\$4,676,684	\$0	\$0	\$0	\$0	\$4,676,684	\$0	\$4,676,684

Columbus Consolidated Government Council Meeting Agenda Item

TO:	Mayor and Councilors
AGENDA SUBJECT:	FY20 FINAL BUDGET AMENDMENT
AGENDA SUMMARY:	Approve an Ordinance amending the budgets for the Fiscal Year 2020 by appropriating amounts in each fund for various operational activities.
INITIATED BY:	Finance Department

Recommendation: Approve an Ordinance amending the budgets for the Fiscal Year 2020 by appropriating amounts in each fund for various operational activities.

Background: The Council has adopted the City's Annual Operating budget and in special actions has adopted various special purpose budgets. All of these budgets appropriate funding for planned operations. During the course of the year, adjustments become necessary to increase or redistribute funding based on actions of Council, changes in departmental activities and changes in funding sources.

Staff is requesting a budget amendment to appropriate monies needed for various operational activities. As provided in the charter and state law, only Council has the authority to change spending levels. Adjustments are included in this Ordinance to reflect changes needed to complete organizational objectives. These adjustments are necessary to modify budgets to change to the legal level of control at the department level as per O.C.G.A. Chapter 36. Staff is requesting adjustments for operational expenditures like administrative and operating costs for the following funds. In order to keep an accurate record of authorized spending levels and positions, this budget amendment is submitted for Council consideration.

Analysis: The recommended budget adjustments are outlined on the attached summary table immediately following the memorandum identifying the amount to be appropriated in each accounting fund. The appropriation will change the total approved budget of each fund as indicated in the accompanying chart.

Financial Considerations: None, other than as noted in the analysis.

Legal Considerations: Council approval is required to modify spending levels.

Recommendations/Actions: Approve an Ordinance amending the budgets for the Fiscal Year 2020 by appropriating amounts in each fund for various operational activities.

File Attachments for Item:

8. 1st Reading - An ordinance amending Ordinance No. 82-29 to revise certain hiring procedures of the Columbus Golf Authority; and for other purposes (Mayor Pro-Tem)

ORDINANCE

NO.

An ordinance amending Ordinance No. 82-29 to revise certain hiring procedures of the Columbus Golf Authority; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS AS FOLLOWS:

Section 1.

Ordinance 82-29, as subsequently amended by Ordinances No. 93-90, No. 94-41, and 97-35, is further amended by striking the first paragraph of sub-part(d) of Section 1 of the existing Ordinance and inserting a new first paragraph of sub-part (d) to read as follows:

"(d) Golf Director, Employment Authorization, Purchases of Materials, Contracts

Management of the daily operations of the Columbus Golf Authority Golf Courses shall be vested in the Golf Director, who will be appointed by the Authority and who shall serve at the pleasure of the Authority. The Golf Director, with the approval of the Authority and within budget approved by the Columbus Council, shall hire, supervise and discipline whatever supervisors and employees are necessary for conducting the affairs of the Golf Courses. The employees of the Authority shall not be included in the Merit System of the Consolidated Government of Columbus but shall instead be evaluated and compensated along guidelines established by the Authority for that purpose in within the budget established by the Columbus Council. Other than those determined to be independent contractors, all of the full time employees of the authority shall be eligible for group health, life and other insurance benefits, pension benefits, and all other fringe benefits of whatsoever kind or nature now or hereafter made available to employees of the Consolidated Government of Columbus, Georgia.

Section 2.

All ordinances in conflict with this ordinance are hereby repealed.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 15th day of December, 2020; and adopted at said

meeting after one reading in accordance with Section 3-201(3) of the Columbus Charter by the affirmative vote of ____ members of Council.

Councilor Allen	voting	_____
Councilor Barnes	voting	_____
Councilor Crabb	voting	_____
Councilor Davis	voting	_____
Councilor Garrett	voting	_____
Councilor House	voting	_____
Councilor Huff	voting	_____
Councilor Thompson	voting	_____
Councilor Tucker	voting	_____
Councilor Woodson	voting	_____

Sandra T. Davis
Clerk of Council

B.H. "Skip" Henderson, III
Mayor

File Attachments for Item:

1. Uptown Tax Allocation District Fund Grant - Hillside Market

Approval to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Uptown Tax Allocation District Fund Grant – Highside Market
AGENDA SUMMARY:	Approval to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13 th and 14 th Street and 2 nd and 3 rd Avenue to be known as Highside Market.
INITIATED BY:	Planning Department

Recommendation: Approve the request to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

Background: The applicant proposes to redevelop portions of the block between 2nd and 3rd Avenue, and 13th and 14th Street for mixed-use purposes of retail and office space. Use of the Uptown TAD funds will be used to provide for infrastructure and right of way improvements needed for the redevelopment project, which will include sidewalks, bus stops, outdoor greenspaces, stormwater and drainage, public parking improvements, and a connection to the DragonFly Trail system. A more detailed description is contained in the Tax Allocation District Committee Report.

Analysis: This funding will allow the developer to provide for the necessary infrastructure improvements needed for this project. In turn, it will further allow for the redevelopment and reinvestment of this area.

Financial Considerations: The payout of the \$1,984,269 would be over some time as determined during the contractual negotiation. Funding would come solely from the Uptown Tax Allocation District funds. No General Funds or other city funding sources would be obligated to the project. To date, this account has a balance of \$1,091,445.76.

Legal Considerations: The Council approved the establishment of the Uptown Tax Allocation District in 2016 and in doing so designated itself as the redevelopment agency to exercise the provisions of this district and the use of these funds. Approval of this resolution will authorize the City Manager to enter into negotiations with the applicant for the use of the funds and for the time table of the TAD funds for this project. Final approval of any negotiations will require the action of the City Council.

Recommendation: Approve the request to grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

A RESOLUTION**NO. _____**

A RESOLUTION AUTHORIZING A GRANT FROM THE UPTOWN COLUMBUS TAX ALLOCATION DISTRICT FUND TO THE 211 13TH, LLC, TO SUPPORT THE CONSTRUCTION OF IMPROVEMENTS TO THE CITY RIGHT OF WAY SURROUNDING THE PROPERTY LOCATED AT 213 13TH STREET TO PROVIDE FOR GREENSPACE, AND IMPROVEMENTS OF INFRASTRUCTURE TO INCLUDE PARKING, ADA ACCESSIBLE SIDEWALKS AND BUS STOPS, STORMWATER AND DRAINAGE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE HUNDRED AND EIGHTY-FOUR THOUSAND, TWO HUNDRED AND SIXTY-NINE DOLLARS (\$1,984,269); AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH SUCH ALLOCATION; AND FOR OTHER PURPOSES.

WHEREAS, to encourage the redevelopment of the area of the City known as Uptown, the Tax Allocation District (TAD) #3 was duly created by Council under Resolution No. 71-16 which was adopted March 15, 2016; and,

WHEREAS, in accordance with O.C.G.A. §36-44-4(a), the Columbus Council ("Council") previously designated itself as the redevelopment agency to exercise the provisions of the River District Redevelopment TAD; and,

Redevelopment Area Plan and the Redevelopment Powers Law with the delegation of certain administrative functions to the Columbus Development Authority (Ordinance No.15-51); and,

WHEREAS, the applicant 213 13th Street, LLC for Highside Market has proposed to construct a multi-use development which will consist of over 47,000 square feet of retail and restaurant space and provide an estimated 200 construction jobs, 380 full-time jobs, and over \$11 million in investment, has applied for a grant from the Uptown TAD allocation fund developers to make necessary improvements to the existing right of way surrounding the project site to include greenspace for public gathering, stormwater and drainage improvements, public parking infrastructure, and a connection of sidewalks to the Dragonfly Trail; and,

WHEREAS, the Project will significantly increase the property tax based in the Uptown TAD, provide new office space, while adding new retail to the community; and,

WHEREAS, the Columbus Tax Allocation Committee has reviewed the application from 213 13th Street, LLC, for the grant request as has found the Project to be within the scope of the River District Redevelopment TAD Redevelopment Plan, impactful and worthy of a grant from the Uptown TAD; and,

WHEREAS, the Council of Columbus, Georgia, after full review and consideration of the ratings of the Columbus Tax Allocation Committee has determined that it is in the best interest of the city to approve a Project Allocation from the Uptown TAD in an amount not to exceed One Million Nine Hundred And Eighty-Four Thousand, Two Hundred And Sixty-Nine Dollars (\$1,984,269);

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

Section 1. Authority. This Resolution is adopted pursuant to the Development Authorities Law of Georgia (O.C.G.A. §36-62-1, et seq., as amended), the Redevelopment Powers Law(O.C.G.A. § 36-44-1, et seq., as amended), Columbus Council Resolution No. 71-16, and other applicable provisions of law.

Section 2. Approval of Funding of the Project. The Council of Columbus, Georgia hereby authorizes and approves the funding to 213 13th Street, LLC (the“Developer”) from the Uptown TAD fund in an amount not to exceed One Million Nine Hundred And Eighty-Four Thousand, Two Hundred And Sixty-Nine Dollars (\$1,984,269) (the “Project Allocation”) upon the approval of the agreement by the Council, to fund the construction of the “Project.

Section 3. Approval to Negotiate the Grant Agreement. The Council of Columbus hereby authorizes the City Manager to negotiate, the Grant Agreement, in a form deemed satisfactory to the City Attorney setting forth the terms and conditions relating to the Uptown TAD funding support of the Project and all instruments, documents and certificates related thereto.

Section 4. Failure to Negotiate and Execute the Grant Agreement. If for any reason the Development Agreement is not negotiated and executed between the Developer and the City within twelve (12) months of the date of this Resolution, the Approved Funding shall expire, provided, however, such Approved Funding may be extended administratively by the City Manager upon good cause shown for an additional twelve (12) month period.

Section 5. Approval of Final Grant Agreement. Upon the completion of a negotiated agreement between the Developer and the City, Council shall have final determination in the approval of such agreement.

Section 6. Conflicts. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded to the extent of any such conflict

Introduced at a regular meeting of the Council of Columbus, Georgia, held the ____ day
of _____ 2020 and adopted at said meeting by the affirmative vote of ____ members of
said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor

COLUMBUS TAX ALLOCATION DISTRICT COMMITTEE**Funding Request for Highside Market
Tax Allocation District (TAD): Uptown (#3)**

PURPOSE:	To approve a grant up to \$1,984,269 from the Uptown TAD Fund to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13 th and 14 th Street and 2 nd and 3 rd Avenue.
PROJECT NAME:	Highside Market
PROJECT OWNER:	211 13 th LLC
LOCATION:	211 13 th Street Council District: 7 (Woodson) School District: 6 (Williams)
DESCRIPTION:	A request for the use of the Uptown TAD funds has been submitted to provide for infrastructure and right of way improvements needed for the redevelopment project, which will include sidewalks, bus stops, outdoor greenspaces, stormwater and drainage, public parking improvements, and a connection to the DragonFly Trail system.
BACKGROUND:	<p>The applicant is proposing the redevelopment of the south half of the block that is situated between 2nd and 3rd Avenues, and 13th and 14th Streets. This particular street block over the years has been the home to automobile and financial activities. Under this proposal, the existing two buildings that face 13th Street, along with a new building to be constructed between them, will be developed as a new mixed-use, urban infill project. Uses include space for retail, a restaurant, office space, and a public gathering space where a dilapidated paint shed now stands. The combination of all three buildings will total 47,000 square feet (20,000 for retail, 10,300 square feet for office with the remainder for food and beverage).</p> <p>The potential of this project is to take an underutilized and underdeveloped block on a major transportation corridor and rework it to provide new growth and job opportunities.</p>

HIGHSIDE MARKET PROJECT

TAD REQUEST: \$1,984,269.00	
ITEM	BUDGET
LAND	\$ 1,565,000.00
HARD COSTS	\$ 6,202,096.00
SOFT COSTS	\$ 1,438,275.00
TAD- City ROW Hard Costs (Ref Page 42 in TAD Application)	\$ 509,882.00
TAD- Sitework Hard Costs (Ref Page 41 in TAD Application)	\$ 1,293,387.00
TAD- City ROW Soft Costs (Ref Page 43-44 TAD Application)	\$ 47,800.00
TAD Developmet Fee	\$ 33,986.55
TAD Contingency	\$ 99,213.45
FF&E, Impact Fees, Finance & Title	\$ 555,000.00
Total Project Cost	\$ 11,744,640.00

**SOURCES
AND USES:**

Sources	\$	%
Construction Debt	\$9,206,589	82%
Equity	\$0	0%
Federal Tax Credit Equity		0%
State Tax Credit Equity		0%
Other Equity		0%
Deferred Developer Fee		0%
TAD Grant	\$1,984,269	18%
Other Grants		0%
Total Constrution Sources	\$11,190,858	100%

Permanent Debt	\$7,057,386	64%
Equity	\$2,000,000	18%
Federal Tax Credit Equity		0%
State Tax Credit Equity		0%
Other Equity		0%
Deferred Developer Fee		0%
TAD Grant	\$1,984,269	18%
Other Grants		0%
Total Permanent Sources	\$11,041,655	100%

Uses	\$	%
Acquisition	\$1,565,000	14%
Hard Costs	\$7,676,483	70%
Contingency	\$200,000	2%
Soft Costs	\$1,184,375	11%
Developer Fee	\$210,000	2%
Financing Costs	\$205,000	2%
Operating Reserve	\$252,083	2%
Other	-\$251,287	-2%
Total Uses	\$11,041,655	100%

**“BUT FOR”
TEST:**

Any consideration for projects receiving TAD funding must pass a “but for” test. Applicants must show that the project would not happen “but for” the requested TAD grant. Under this process, the applicant has stated that without this funding the project would not be financially feasible. The applicant goes on to state that:

“Because there is substantial site mitigation, design costs, excavation and new infrastructure install, cost overruns are not an uncommon occurrence. t Highside Market is developed on an existing site that affords for pre-existing and unfavorable development conditions. Poor site drainage, inadequate connectivity, grade changes and lack of necessary infrastructure combine to burden this project with substantial economic money pits. Couple this with an unsupporting right of way that is not up to code from a safety or pedestrian friendly perspective, and the project becomes laden with financial setbacks. In order to complete a development of this caliber and to successfully provide for a surrounding public space that will be both safe and inviting, the developer MUST use outside funding sources that are atypical of the common capital stack. This is where the TAD can substantially impact the project proforma and afford for elements that allow the project to become a desirable asset that will be both attractive to investors and Debt sources.

The burdens of existing site conditions and existing public right of way conditions are too costly for the project to bear alone. Remediation of these elements without assistance from an outside funding mechanism will prevent this project for being completed OR if able to be completed, will certainly not afford the citizens of this community the quality with which they DESERVE to have. The TAD funding will not only allow the developer to repair the existing right of way and implement the basic necessities that a city should provide its citizens, it will also provide MORE. Beautification, public sitting areas, new plantings, repair and access to exiting public transportation stops to name a few.

The TAD is specifically seeking to address the monies needed for site infrastructure and Right of Way improvements and is proposing a pay as you go scenario. In doing so, the developer will prepay monies needed to looks to address the costs associated with development of these items. The developer will then be refunded these monies and carrying costs over the course of the 15 year period through the refunding of property tax growth values.

Right of way improvements are NEEDED. Redevelopment of a blighted city blocks is NEEDED. Economic infusion and commercial activity in this area of our city is NEEDED. But for the grant monies provided by the TAD, this developmental infusion into our community will not be possible.”

PROJECT IMPACT:

Each application is required to provide estimates of new property tax generation, as well as the ability to positively impact new sales and/or lodging tax collections in the City. The estimates here are provided by the applicant for the next 20 years.

Current Assessed Value	\$521,888	
Estimated Market Value at Completion/Stabilization	\$8,000,000	
Estimated Assessed Value at Completion/Stabilization	\$3,200,000	
Potential net Increase in Assessed Value	\$2,678,112	613%

JOB CREATION:

The applicant has stated that during the construction of the project it will generate 200 full-time construction workers for the development of the site. Upon completion of this development, it is estimated that 152 full-time employees will be employed with another 228 part-time employees for a total of 389 jobs as a result of this project.

**POTENTIAL
BENEFITS:**

The applicant has identified the following to be benefits of this project:

- Creation of 380 jobs
- Over \$1.52 million in projected incremental sales and property tax revenue
- Revitalization of a blighted block in the Uptown area
- Reduction of crime
- Activation of public greenspaces, health
- Wellness focused programming
- Improvement of city right of way for increased safety

**PROJECT
TIMELINE:**

Start of construction - January 2021
Initial occupancy – November 2021

**TAD
COMMITTEE
RECOMMENDATION:**

The application was reviewed by members of the Tax Allocation District Committee, which consisted of (2) voting members from the Muscogee County School District, one (1) voting member from the Finance Department, one (1) voting member from the Planning Department, and one (1) voting member from the Community Reinvestment Department. Non-voting members consisted of a representative from the Tax Assessors Office, a representative from the City Attorney's Office, a representative from the Planning Department, and a representative from the Department of Engineering.

In scoring the application, the committee used the *Criteria for Consideration* as established under the Columbus Consolidated Government Tax Allocation District Policies and Guidelines. The following are criteria for consideration of approving a TAD application:

- Creating New Jobs
- Substantially retaining existing jobs

- Bolster the employment and economic base of CCG
- Provide diverse economic opportunities
- Redevelop underperforming and underutilized neighborhoods
- Increase sustainable development practices in commercial nodes
- Decrease blight and poverty
- Reduce crime
- Increase property values and tax revenues to the CCG
- Implement the CCG's comprehensive and transportation plans and economic development strategies.

Each of these items was given a weighted score based upon a rating scale, with 1-2 being Poor; 3-4 Fair; 5-6 Good; 7-8 Excellent; and 9-10 Superior. The Committee determined that for a project to be recommended to the Council, it must receive at least an accumulated total weighed score of Excellent. The Committee for this particular project rated the application to be **Excellent**. The Committee cited the following factors in its evaluation process:

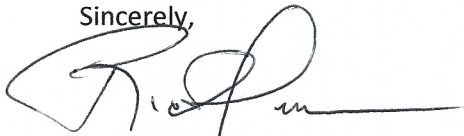
- The proposed TAD project clearly defines commitment to enhancing the neighborhood and community values
- If developed as proposed, project would be a huge benefit to this section of the community
- Solid project for removing blight
- This project will create 380 permanent jobs once the project is completed
- The application is comprehensive and complete
- Property should increase tax revenues to an area that is under performing today
- Excellent potential for increased tax revenue
- This project transforms vacant, obsolete block in highly trafficked corridor into a hub of restaurants, retail stores, offices, and green spaces. The costs for 3 security officers are included in the project
- The creation of New Jobs of various income levels is attractive as well as the different types of shops that can be afforded to uptown visitors, and residents
- Development will offer new jobs and economic opportunities throughout the city
- I am not sure about the other (TAD) projects, but this project looks to increase job growth in the area
- This project will increase the economic tax base, i.e. sales taxes and occupancy taxes, for Columbus as well as the property values in the Uptown area. However, sales tax revenue estimates may be

overstated as projections assumes all sales taxes remains local when 4% actually goes to the State

- Based on information in the application, the applicant intends on providing diverse economic opportunities

The Committee also recommended that should the Council approve the funding for this project, that it be done under a "Pay As You Go" method. This was determined to be a better process than using bonds to pay for any improvements to the site. Upon approval of the resolution authorizing this funding request, City staff will begin negotiations for the use of the funds and the method to be used for the payout. Once these negotiations have been completed, they will be brought back for the Council's consideration and approval.

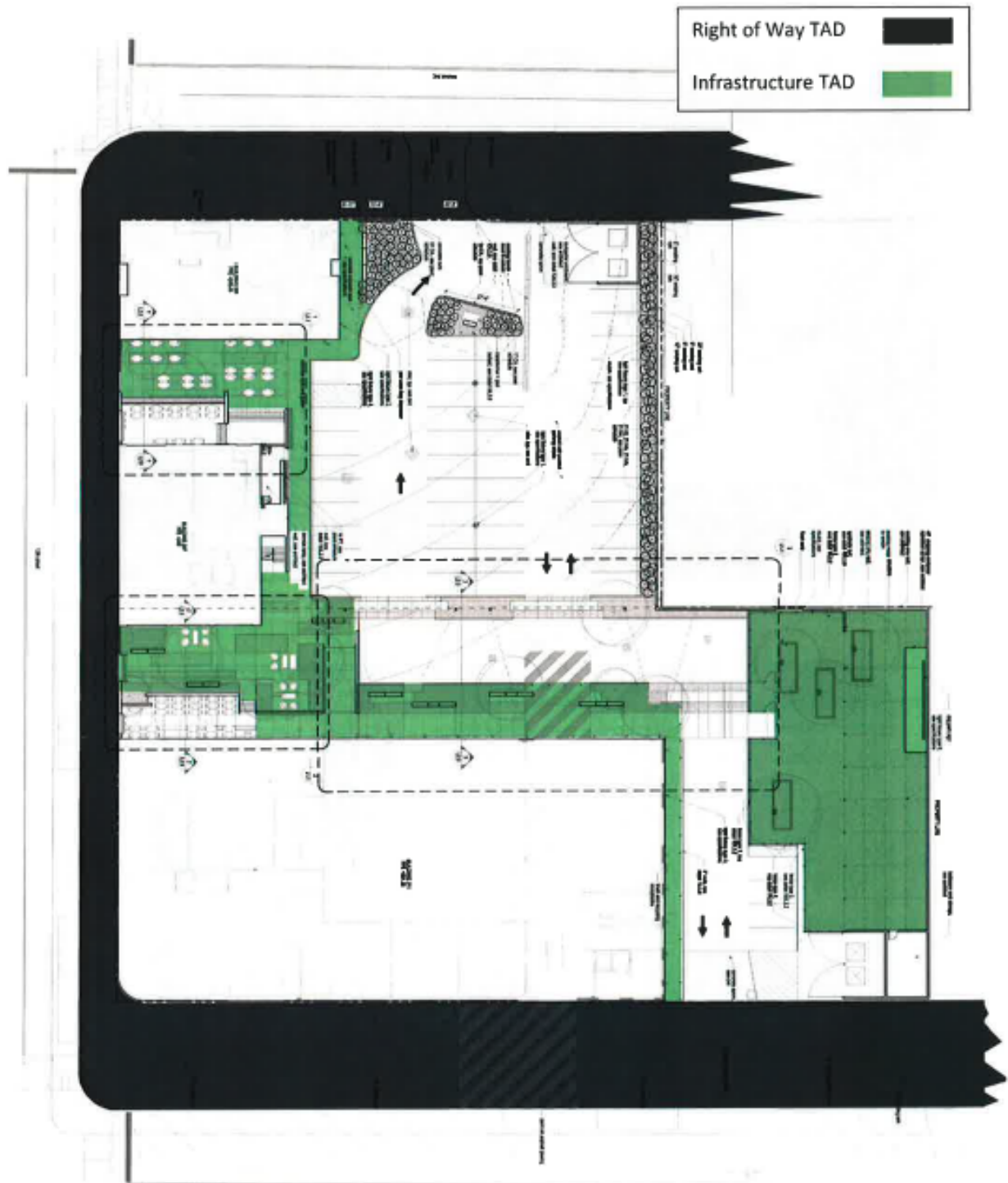
Sincerely,

A handwritten signature in black ink, appearing to read "Rick Jones", with a long horizontal line extending to the right.

Rick Jones, AICP
Director of Planning

Attachments: Project location map





iv. Project Renderings



File Attachments for Item:

2. GDOT/CCG Partnership for Signalization Projects

Approval is requested to submit applications to GDOT for operation and maintenance of signalization of the intersections of Victory Drive(SR 520) and 10th Avenue and the westbound exit ramp at JR Allen Parkway and River Road (SR 219); purchase and installation of signal structures at these locations.

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	GDOT/CCG Partnership for Signalization Projects
AGENDA SUMMARY:	Approval is requested to submit applications to GDOT for operation and maintenance of signalization of the intersections of Victory Drive(SR 520) and 10 th Avenue and the westbound exit ramp at JR Allen Parkway() and River Road (SR 219); purchase and installation of signal structures at these locations.
INITIATED BY:	Department of Engineering

Recommendation: Approval is requested to submit applications to GDOT (Georgia Department of Transportation) for the operation and maintenance of signals to be installed at Victory Drive (SR 520) and 10th Avenue and Westbound Ramp JR Allen (SR 22) and River Road(SR 219); authorize the purchase and installation of signal structures at these locations.

Background: After a review of traffic and accident history, GDOT determined two intersections within the City warranted signalization. GDOT has designed the signal systems and has asked the City to participate in providing structural materials in keeping with the standards previously established. The City uses black powder coated structural elements on new installations of signalized intersections.

Analysis: CCG will be responsible for operation and maintenance of the signal systems at the two locations. GDOT will be providing the remainder of the signal equipment and installation.

Financial Considerations: Engineering Traffic Operations Staff in partnership with GDOT will be responsible for general maintenance and operation of the systems. The estimated cost for purchase and installation of the structural components is \$127,525. Funds are available in the CIP Budget TSPLOST Discretionary.

Legal Considerations: Council must authorize the purchase of equipment and application for operation and maintenance of the intersections.

Recommendation/Action: Approval is requested to submit applications to GDOT (Georgia Department of Transportation) for the operation and maintenance of signals to be installed at Victory Drive (SR 520) and 10th Avenue and JR Allen (SR 22) and River Road (SR 219) ; authorize the purchase and installation of signal structures at these locations.

A RESOLUTION

NO.

A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, AUTHORIZING THE CITY MANAGER TO MAKE APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION(GDOT) FOR THE OPERATION AND MAINTENANCE OF TWO SIGNALIZED INTERSECTIONS ; PURCHASE AND INSTALL STRUCTURAL ELEMENTS OF THE SIGNAL SYSTEM AT THESE LOCATIONS.

WHEREAS, GDOT performed traffic studies at the intersections of Victory Drive (SR 520)/ 10th Avenue and Westbound Ramp JR Allen (SR 22)/ River Road (SR 219) determining signals are warranted; and,

WHEREAS, the City will be responsible for operation and general maintenance of the signalized intersections; and,

WHEREAS, since the City typically uses specialized structural components on signal systems, it will be the City's responsibility to provide and install those system components at a cost of approximately \$127,520.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:

SECTION I.

That the City Manager is hereby authorized to make application to the Georgia Department of Transportation(GDOT) for installation and maintenance of signalized intersections at Victory Drive (SR 520)/10th Avenue and Westbound Ramp JR Allen(SR 22)/River Road (SR 219); and purchase structural components for the signal systems from TSPLOST Discretionary Funds.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ December, 2020 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.

Councilor House voting _____.

Councilor Huff voting _____.

Councilor Thomas voting _____.

Councilor Tucker voting _____.

Councilor Woodson voting _____.

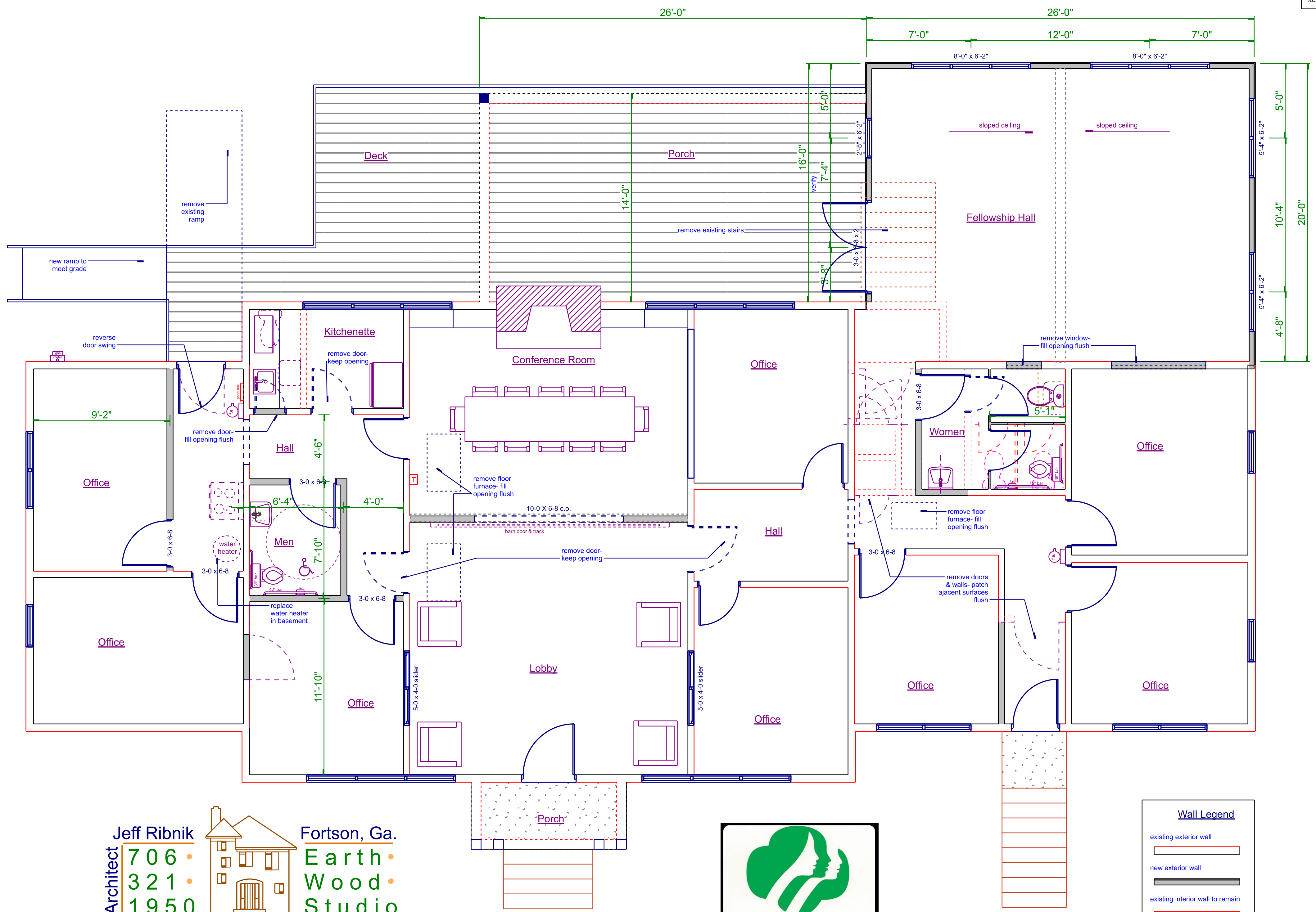
Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor

File Attachments for Item:

3. Lease Agreement Extension 1807 17th Street — Girl Scouts of Historic Georgia

Approval is requested to enter into a lease agreement with the Girl Scouts of Historic Georgia to lease the building at 1807 17th Street for \$1 per year for a period of twenty (20) years, beginning January 1, 2021.



Jeff Ribnik

Architect 706 •
321 •
1950

www.jeffribnik.com



Fortson, Ga.

Earth •
Wood •
Studio

www.earthwooddrive.blogspot.com



Columbus, Georgia

AREA SCHEDULE	
NAME	AREA
Heated	2882.3 sq ft.

Wall Legend	
existing exterior wall	
new exterior wall	
existing interior wall to remain	
remove interior wall	
new interior wall	

Preliminary Plan

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Lease Agreement Extension 1807 17th Street — Girl Scouts of Historic Georgia
AGENDA SUMMARY:	Approval is requested to enter into a lease agreement with the Girl Scouts of Historic Georgia to lease the building at 1807 17th Street for \$1 per year for a period of twenty (20) years, beginning January 1, 2021
INITIATED BY:	Community Reinvestment

Recommendation: Approval is requested to enter into a lease agreement with the Girl Scouts of Historic Georgia to lease the building at 1807 17th Street for \$1 per year for a period of twenty (20) years.

Background: The City owns the property located at 1807 17th Street. The Girls Scouts of Historic Georgia have occupied the building since 1948. The current lease was signed in 2016. The Girls Scouts of Historic Georgia requested to amend the existing lease for a period of 99 years for \$1 per year. Per the attached letter they would like to conduct substantial renovations to the building with the understanding that all renovations and additions must be approved by Columbus Consolidated Government and the local Historic Board. In addition, they wish to redesign the parking area to allow for better and more parking. After reviewing the request, The City and Girl Scouts of Historic Georgia have collectively agreed to initiate a new 20-year lease.

Analysis: This building has served as a symbol of Girl Scouting and provided a "Little House" where generations of Girl Scouts have met for the last 72 years in the Columbus Area. The Girl Scouts of Historic Georgia will significantly renovate the building, at no cost to the City which will improve the aesthetics to the neighborhood and increase the value of the structure. In addition, they are in the process of redesigning the parking area to allow for better and more parking. A resolution is needed to initiate a new 20-year lease which will commence on January 1, 2021 and expire December 31, 2040.

Financial Considerations: There will be no cost burden to the City. The tenant will be responsible for all improvements, maintenance and utilities, and will be required to maintain liability and property insurance.

Legal Considerations: Any lease agreement involving City of Columbus owned property requires Council approval.

Recommendation/Action: Approval is requested to enter into a 20-year lease agreement with the Girl Scouts of Historic Georgia to lease the building at 1807 17th Street for \$1 per year for a period of twenty (20) years.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH THE GIRL SCOUTS OF HISTORIC GEORGIA TO LEASE THE BUILDING AT 1807 17TH STREET FOR \$1 PER YEAR FOR A PERIOD OF TWENTY (20) YEARS.

WHEREAS, the building is currently leased by the Girl Scouts of Historic Georgia; and,

WHEREAS, the City owns the building located at 1807 17th Street; and,

WHEREAS, the Girl Scouts are requesting a new lease that will expire on December 31, 2040;
and,

WHEREAS, the Girl Scouts plan to conduct substantial renovations, and add an addition to the property, at no cost to the City; and,

WHEREAS, the City will charge the tenant \$1 per year for a period of twenty (20) years and the tenant will be responsible for all improvements, maintenance costs, utilities and will be required to maintain liability and property insurance.

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

That the City Manager is hereby authorized to enter into a lease agreement with the Girl Scouts of Historic Georgia to lease the building at 1807 17th Street for \$1 per year for a period of twenty (20) years.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of December 2020 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

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

LEASE

THIS LEASE, (hereinafter "Lease"), is entered into by and between Columbus, Georgia, a consolidated city-county government, (hereinafter referred to as "City"), existing under the laws and statutes of the State of Georgia, and Girl Scouts of Historic Georgia, Inc. (hereinafter referred to as "Girl Scouts"), a Georgia nonprofit corporation, existing under the laws and statutes of the State of Georgia, on this the _____ day of _____, 20_____.

DEFINITIONS

As used in this Lease, the following terms have the meaning assigned them. Terms that are not defined hereunder or within this Lease have the usual dictionary meaning, as used in the real estate trade in Columbus, Georgia.

"Building" may be used alternatively with the term "Little House" which means the building existing on the Land, inclusive of any permanent additions and improvements thereto, all of which Building and permanent additions and improvements upon the Land belong to the City upon termination of this Lease.

"Effective Date" means the date that this Lease is signed.

"Force Majeure" means acts of God, labor disputes, unavailability of materials, governmental action or inaction and similar events that are beyond the reasonable control of City or Girl Scouts.

"Girl Scouts" means Girl Scouts of Historic Georgia, Inc., whose address is 330 Drayton Street, Savannah, Georgia 31401, or such other address as Girl Scouts may give by Notice to City.

"City" means Columbus, Georgia, whose address is 100 10th Street, Columbus, Georgia 31901, or such other address as City may give by Notice to Girl Scouts.

"Land" means the real property, together with Building and all permanent additions and improvements thereto located thereupon, all of which are more particularly described on Exhibit "A", attached hereto and made a part hereof.

"Notice" means a communication, in writing, signed by the party giving such Notice and delivered either by hand, by United States mail with a return receipt or by a parcel delivery service with a confirmation receipt.

“Subject to the approval of” gives the City the right to withhold consent to the proposed action, but promises that approval will not be unreasonably withheld or delayed. The approval must be in writing, signed by an authorized representative of City.

“Will” is mandatory; further, the party performing a requirement does so at its own expense.

“Will not permit” means that the party charged must take affirmative action to prevent the proscribed action or event.

Quotation marks are not a part of the defined term.

RECITALS

WHEREAS, an agreement was made between the City and Girl Scouts dated October 1, 1996 wherein the Girl Scouts leased approximately .85 acres of land located at the Northeast corner of 17th Street and 18th Avenue in the City of Columbus, County of Muscogee, Georgia (“Land”) for a period of twenty years from City for the sum of One Dollar (\$1.00) per year;

WHEREAS, Girl Scouts and City desire that the terms set forth herein supersede such prior Agreement, even though it has lapsed, in all respects, as of midnight, December 31, 2020, with this Lease commencing January 1, 2021 and continuing for a period of twenty (20) years thereafter until midnight, December 31, 2040, governing the rights and obligations of the Girl Scouts and City, from January 1, 2021, the Effective Date until midnight December 31, 2040, and

WHEREAS, Girl Scouts wish to continue leasing the Land and to use the Building, all in strict accordance herewith and pursuant hereto.

NOW THEREFORE, in consideration of the mutual covenants of the parties, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Girl Scouts agree as follows:

WITNESSETH:

1. **Premises, Possession**

a. **Premises.** City leases to Girl Scouts, and Girl Scouts accepts the lease of real property in Muscogee County, Georgia, more fully described in Exhibit A, which is a part of this Lease, including, but not limited to: (i) all structures and improvements located thereupon; (ii) all rights, easements, interests, privileges, tenements, and hereditaments, now or hereafter appurtenant thereto, and (iii) all of City’s right, title and interest, now or hereafter acquired in the land lying beneath adjoining roads, streets, highways, avenues, alleys and rights-of-way (all of the foregoing being hereinafter referred to as the “Land”), and inclusive of all buildings, structures, fixtures and other improvements, now or hereafter located thereon.

b. Possession “AS IS, WHERE IS, WITH ALL FAULTS” Condition. Girl Scouts has and will continue to take possession of the Land in an “AS IS, WHERE IS, WITH ALL FAULTS” condition, except, only, as is otherwise expressly provided for herein.

c. Title. City hereby warrants, represents and covenants to Girl Scouts that, as of the Effective Date of this Lease, City is the sole owner, in fee simple, absolute, of the Land and has the right to grant any easements referred to in this Lease.

d. Peaceful Possession. City covenants that Girl Scouts, on paying the rent and complying with the other requirements of this Lease, will peacefully and quietly hold and enjoy the Land and all rights, easements, covenants, and privileges belonging or in any way appertaining thereto without unreasonable hindrance or interruption by City or by any persons claiming by, through, or under City during the term of this Lease.

e. Use. Girl Scouts shall use the Land and Building only for the purpose of Girl Scout activities or related educational and charitable purposes, and for no other purpose, whatsoever. In no event shall Girl Scouts use the Land and Building for any illegal purpose, in violation of any law, or in any manner which constitutes a public or private nuisance. Girl Scouts shall use the Land and Building and keep them occupied at all times during the term of this Lease, and Girl Scouts shall not abandon, vacate or cease to use the Land and Building during the term of this Lease.

2. Term of Lease

This Lease commenced on January 1, 2021 and shall continue in full force and effect until midnight, December 31, 2040, unless otherwise terminated in accordance herewith.

3. Rent

Girl Scouts will pay to City as fixed rent for the Land and for the rights and privileges granted under this Lease, the sum of One Dollar (\$1.00) annually, beginning on the first day of the first month after the Effective Date, and every anniversary of that date thereafter, until the termination of this Lease pursuant to the terms herein.

4. Maintenance

a. City will have no obligation to maintain the Land nor any of the improvements located on the Land, whatsoever. Girl Scouts shall repair and/or may construct improvements in, on or about the Land, but, only, with the prior written approval of City. Girl Scouts has or will also light and landscape the Land, as it deems necessary and appropriate, and shall keep and maintain the Land, the improvements located thereupon and the grounds thereof, in a first-class, substantial, clean, orderly, good, and presentable condition. Any and all improvements constructed by the Girl Scouts on the Land, for which the Girl Scouts has received prior written approval from the City, will be constructed in a first-class, substantial, good, and workmanlike manner, with the Girl Scouts being fully liable for any and all construction costs, of whatsoever kind and nature, arising therefrom, and fully saving, indemnifying and holding the City harmless

on account thereof. Girl Scouts agree to be responsible for obtaining all building permits, other permits, utility services and certificates of occupancy required in connection with the use and occupancy of the Land. City agrees to cooperate with the Girl Scouts to obtain such building permits, other permits, utility services and certificates of occupancy and agrees to execute such applications as may be required.

b. Any trade fixtures, furniture, furnishings and unattached equipment installed in the Land by and at the expense of Girl Scouts will remain the property of Girl Scouts, except for: (1) permanent improvements located or emplaced thereon or therein, or (2) any trade fixtures, furniture, furnishings and unattached equipment installed in the Land and Building and left by the Girl Scouts upon termination of this Lease, for any reason, whatsoever, which latter personal property shall be considered abandoned by the Girl Scouts. City agrees that Girl Scouts, if not in default beyond applicable cure periods, and prior to the termination of this Lease, for any reason, whatsoever, will have the right, at any time, and from time to time, to remove any such trade fixtures, furniture, furnishings, and equipment which may be located in the Land, including, but not limited to, counters, shelving and other moveable machinery used in the operation of Girl Scouts' community service organization, excluding, however, any permanent improvements located or emplaced thereon or therein, and repairing any damage to the Building or Land arising from such removal. Girl Scouts will deliver the Land and Building back to City, upon termination of the within Lease for any reason, whatsoever, in a good, broomswept, clean, well maintained, and first-class condition, normal wear and tear excepted.

c. Building Plans. Any painting, remodeling, repair, and maintenance of the Building will be architecturally compatible with the Little House and consistent with its purpose and use. City hereby acknowledges that prior to the Effective Date the Girl Scout Little House has been located upon the Land and in continuous use by Girl Scouts since its dedication on March 12, 1948. Any additions or changes to the Little House or any proposed improvements shall be permitted thereto, only with the prior written consent of City. Notwithstanding, the foregoing, if City and Girl Scouts are not able to agree upon plans and specifications within a reasonable time, Girl Scouts or City shall have the right to terminate this Lease.

d. Bond. Girl Scouts will require its general contractor to provide a lien-free completion bond for the mutual benefit of City and Girl Scouts.

e. Complying with Requirements. Girl Scouts will ensure that all work is done in a first-class, substantial, good and workmanlike manner, and in full compliance with the plans and specifications approved by the City, as well as all governmental requirements applicable thereto.

f. Alterations. If Girl Scouts wishes to alter the Building or other improvements on the Land, Girl Scouts will make the alterations in compliance with this section and only with the prior written approval of the City, but only after Girl Scouts furnish City with such plans for alterations, as would normally be required by the City for the construction of any improvements to existing structures, of whatsoever kind and nature.

5. Maintenance and Repairs

a. Subject to the provisions of Section 4 hereof, if and as applicable, Girl Scouts agrees to perform any and all construction, repairs, replacements, maintenance, and reconstruction, of whatsoever kind and nature, whether foreseeable or unforeseen, ordinary or extraordinary, structural or nonstructural, and whether occurring on the interior or exterior of the buildings and other improvements, now or hereafter located on the Land and all additions thereto or alterations thereof for the term of the Lease, fully saving, indemnifying and holding City harmless from any and all costs, expenses, liabilities, and claims in regard thereto, of whatsoever kind and nature. Girl Scouts will take steps, as often as may be necessary, to keep the Building, appurtenances and other improvements on the Land in a first class, clean, safe, well maintained, and good condition and repair, subject to ordinary wear and tear.

b. In addition to, and without limiting the requirements set forth in the foregoing subsection, Girl Scouts, at its sole cost and expense, and fully saving, indemnifying and holding City harmless therefrom, agrees to perform all maintenance of outside areas in the Land. Girl Scouts will keep the Land in a first-class, good, clean, and orderly condition and in a good state of repair at all times, including without limitation, keeping same in a sanitary condition, promptly removing all rubbish, litter and surface waters, and resurfacing, marking and repairing of all parking areas, walkways, and landscaping.

c. City shall have no obligations, of whatsoever kind and nature, to repair or maintain the Land, the Building or improvements located thereupon, in any way, whatsoever, all of which obligations shall be solely vested in the Girl Scouts, with the Girl Scouts fully saving, indemnifying and holding the City harmless on account thereof. City shall have no duties or responsibilities, whatsoever, in regard to the maintenance, upkeep or repair of the Land or Building, in whole, or in part, or in any form, fashion, or manner, whatsoever, to include, but not be limited to, the interior or exterior thereof, as now constituted, or as may be constituted in the future.

6. Casualty Loss

a. If there is damage to or destruction of the improvements constructed by Girl Scouts during the term of this Lease, Girl Scouts agree to do one of the following: (1) restore or replace the improvements constructed by Girl Scouts; or (2) demolish and remove the damaged or unusable improvements and fill and grade the Land in a safe and sightly manner.

b. Girl Scouts shall be entitled to receive the entire insurance proceeds payable as a result of any damage to the Building, buildings or improvements on the Land occurring during the term of this Lease, without claim thereupon by the City, but only if the Girl Scouts exercise the option granted to them under Section 6.a.(1) above. In the event the Girl Scouts exercise the option granted to them under Section 6.a.(2) above, then the City shall be entitled to receive the entire insurance proceeds payable as a result of any damage to the Building, buildings, or improvements on the Land occurring during the term of this Lease, without claim thereupon by the Girl Scouts.

7. Limitations on Use

Waste; Unlawful Uses. Girl Scouts will not: (i) permit any waste upon the Land nor (ii) at any time use, occupy or permit anything to be brought or kept on the Land in a manner which will violate any laws, ordinances, regulations or applicable requirements of governmental authorities or would be in violation of any contract(s) with any insurance companies that insure any part of the Land, Building, and other improvements.

8. Assignment & Subleasing

a. The Girl Scouts may not assign this Lease nor sublet the Land, either in whole, or in part, without the prior written consent of City. Consent to one assignment or subletting will not be deemed a consent to any other.

b. The reorganization of Girl Scout Councils, transfer of Councils' assets and liabilities, and any transfer by operation of law shall not be deemed an "assignment" which will not require City's consent.

c. Any subtenants, transferees or assignees shall automatically, upon written acceptance of such subtenancy, transfer or assignment by City, become and thereafter be directly liable to City for all obligations of Girl Scouts under this Lease, without, however, relieving Girl Scouts of any liability to the City hereunder.

9. Taxes

Generally. Girl Scouts will any pay any and all taxes and assessments which are levied by any tax levying body upon the Land, the Building, and other improvements on the Land during the term of this Lease, fully saving, indemnifying and holding City harmless therefrom. Girl Scouts may, in its own name, and at its sole cost and expense, contest, by all appropriate proceedings, the amount, applicability, or validity of any tax, assessment or fine.

10. Insurance

a. Coverage. Throughout the term, Girl Scouts will ensure that the Building and all other improvements on the Land are insured against loss or damage by fire and such other risks as are now or hereinafter included in an extended coverage endorsement in common use for commercial structures, including vandalism and malicious mischief. The amount of the insurance will be not less than one hundred percent (100%) of the full insurable value of the Building and all improvements located thereon. If any dispute arises as to whether the amount of insurance complies with the above provisions and such dispute cannot be resolved by agreement, Girl Scouts may request the carrier of the insurance, then in force, to determine the full insurable value and the resulting determination will be conclusive between the parties for the purpose of this Section.

b. Public Liability Insurance. Throughout the term Girl Scouts agrees to carry, at its sole expense throughout the term of this Lease, comprehensive public liability insurance covering the Land and Girl Scouts' use thereof, in the amount of at least One Million Dollars (\$1,000,000.00) for bodily injury or death to any one person, and at least Three Million Dollars

(\$3,000,000.00) in umbrella coverage, fully saving, indemnifying and holding City harmless from any and all costs and provisions arising therefrom. City and Girl Scouts agree to review the amount of liability insurance every five (5) years during the Term of this Lease and to adjust coverage as necessary and desirable to protect City and Girl Scouts.

c. Policy Form; Content; Insurer. Girl Scouts will meet the insurance requirements of this Lease with policies issued by responsible insurance companies duly licensed to do business in the State of Georgia and reasonably acceptable to City. All such policies will be non-assessable and will contain language, to the extent obtainable, to the effect that: (i) any loss will be payable notwithstanding any act or negligence of City that might otherwise result in a forfeiture of the insurance; (ii) the insurer waives the right of subrogation against City and against City's agents and employees; (iii) the policies are primary and non-contributory with any insurance that may be carried by City, and (iv) the policies cannot be canceled or materially changed except after thirty (30) days' written Notice by the insurer to City. Girl Scouts may provide the required insurance by blanket insurance policies required hereunder and any other location or locations, subject to the approval of City. Girl Scouts will annually furnish City with certificates evidencing the insurance which it is required to maintain hereunder, which insurance shall name the City as a loss payee thereunder, as its interests may appear.

11. Indemnification

a. Defense & Payment of Claims. Girl Scouts will fully defend, save and hold City, its agents, and employees, harmless from all liabilities and expenses (including reasonable attorney's fees) for injuries to, or deaths of, persons or damages to property caused by its use or occupancy of the Land, or that occur as the result of defaults of Girl Scouts under this Lease. Each party hereto will give to the other party prompt Notice of claim or suit coming to its knowledge which might affect the other party. Each party will have the right to participate in the defense of such action to the extent of its own interest.

b. Liens. Girl Scouts will defend and hold City harmless from any mechanic's or other liens or orders for the payment of money filed against the Land, the Building or any other improvements located thereon, or against the City as owner thereof. Girl Scouts will, within thirty (30) days after it receives Notice or knowledge thereof, either pay; bond the same or provide for the discharge thereof in such manner as may be provided by law. This indemnification shall apply only if such liens or orders for payment of money arise out of work initiated and directed by Girl Scouts.

12. Default

a. Default by Girl Scouts. Each of the following will be an "Event of Default" by the Girl Scouts and a breach of this Lease:

(i) Rent or Other Payments. If the Girl Scouts defaults in the payment of rent or other payments together with any interest thereon when due and does not fully correct the same within ten (10) days after Notice thereof to the Girl Scouts;

(ii) Other Requirements. If the Girl Scouts defaults in the performance of any other requirement imposed under this Lease and does not fully correct the same within thirty (30) days after Notice thereof to the Girl Scouts, or within such longer period as may be reasonable necessary for the correction thereof so long as such cure is diligently pursued;

(iii) Abandonment. If the Girl Scouts abandons the Land.

b. Notice. Except, only as is otherwise expressly provided for herein, City will provide written Notice of any default by Girl Scouts. Girl Scouts will have fifteen (15) days after receipt of such Notice in which to cure any such default cited therein.

13. Notice

Any Notices required to be sent hereunder will be hand delivered or sent by certified mail to the following addresses:

City: ATTN.: City Manager
City of Columbus, Georgia
100 10th Avenue
Columbus, Georgia 31901

Girl Scouts: Girl Scouts of Historic Georgia, Inc.
330 Drayton Street
Savannah, Georgia 31401
ATTN: Ms. Sue Else, CEO

14. No Waiver

No waiver by either of the parties hereto of any provision or breach hereof shall be deemed a waiver of any other provision hereof, or of any subsequent breach by Girl Scouts, or City of the same, or of any other provisions. City's or Girl Scouts' consent to or approval of any act shall not be deemed to render unnecessary the obtaining of City's or Girl Scouts' consent to or approval of any subsequent act. No remedy or election hereunder shall be deemed exclusive, but shall, whenever possible, be cumulative with all other remedies at law or in equity.

15. Gender

Wherever appropriate herein, the words "City" and "Girl Scouts" and the pronouns referring thereto, will be construed singular or plural, masculine, feminine or neuter as the facts warrant.

16. Waiver of Subrogation

City and Girl Scouts hereby waive all rights of recovery and causes of action that either has or may have or that may arise hereafter against the other, whether caused by negligence, intentional misconduct, or otherwise, for any damage to Land, Building, improvements located

thereon, property, or business caused by any perils covered by fire and extended coverage, building, contents, and business interruption insurance, or for which either party may be reimbursed as a result of insurance coverage affecting any loss suffered by it; provided, however, that the foregoing waivers will apply only to the extent of any recovery made by the parties hereto under any policy of insurance, now or hereafter issued, and further provided that the foregoing waivers will be ineffective if they invalidate any policy of insurance of the parties hereto, now or hereafter issued. City and Girl Scouts will use their best efforts to have their respective insurance companies waive their rights of subrogation as contemplated herein.

17. Signs

Only with City's prior written approval, Girl Scouts will have the right to erect, affix or paint signs in, on or about the Land, Building, or any improvements located thereupon, and the right, at its option, to remove said signs upon the termination of this Lease, for any reason, whatsoever. It is agreed that Girl Scouts will repair any damage to the Land or exterior of the Building caused by the removal of said signs.

18. Memorandum of Lease

This Lease will not be recorded, but, upon the request of either party, a short form lease will be executed and recorded.

19. No Representation

Except as otherwise expressly set forth in this Lease, Girl Scouts acknowledges that City has made no representations with respect to the physical condition of the Land, the condition of any improvements thereon, or the laws, rules, orders, zoning, and building ordinances, regulations and requirements of any authority applicable thereto.

20. Miscellaneous Provisions

a. Written Modifications. The entire understanding between the parties is set out in this Lease. This Lease supersedes, voids and constitutes a novation of all prior proposals, letters and agreements, oral or written, to include, but not limited to, such prior lapsed Agreement, dated October 1, 1996. Any modification, waiver, or discharge of any requirement of this Lease will not be effective unless in writing signed by the parties hereto or by their authorized representatives.

b. Inspection by City. Upon City giving Girl Scouts twenty-four (24) hour prior notice, City may enter the Land, Building and any improvements located thereupon, during normal business hours for the purpose of inspecting Girl Scouts' performance of its obligations under this Lease.

c. Government Authorities. Girl Scouts will promptly comply with all applicable requirements of governmental authorities, pertaining to the Land, the Building, any improvements located thereupon, or the conduct of persons on the Land.

d. Controlling Law. This Lease is made and will be construed according to the laws of Georgia, and venue to enforce its provisions shall be Columbus, Muscogee County, Georgia.

e. Time is of the Essence. Time is of the essence of this Lease and all of its provisions.

f. Remedies Cumulative. The various rights, options, and remedies of the City will be cumulative, and none of them will be exclusive of the others, nor exclusive of any right or remedies by law.

g. Successors. This Lease will bind and inure to the benefit of any successor or assignee of City and any permitted successor or assignee of Girl Scouts.

h. Attorney's Fee. In the event of a controversy, claim or dispute between the parties arising from or relating to this Lease, the prevailing party shall be entitled to recover its reasonable costs, expenses and attorney's fees, including but not limited to, court costs, professional fees and other litigation expenses through all appellate levels and in bankruptcy court. This provision shall survive the expiration or termination of this Lease.

i. Utilities. Girl Scouts will have the right to obtain all utility services necessary to its proper use of the Land. Girl Scouts will pay all charges for utility and other services furnished on the Land, fully saving, indemnifying and holding City harmless therefrom.

j. Headings. The section and subsection headings are for convenience and reference, only, and are not intended to define nor to limit the scope of any provisions of this Lease.

k. No Broker Fee. The parties agree that no broker is entitled to a fee for procuring the execution of this Lease. City will fully save, indemnify and hold the Girl Scouts harmless against a claim of any person alleging it was retained by City to procure the execution of this Lease. Girl Scouts will fully save, indemnify and hold the City harmless against a claim of any person alleging it was retained by Girl Scouts to procure the execution of this Lease.

m. Non-Merger. During the term of this Lease, the Leasehold Estate of Girl Scouts shall not merge with the fee simple or other estate in the Land but shall always remain separate and distinct notwithstanding the union of all or any part of said estate either in the City or Girl Scouts, or in a third party by purchase or otherwise, unless and until all persons having an interest therein, including a leasehold mortgagee, shall join in a written instrument consenting to or effecting such merger.

n. Survival of Lease Covenants. The terms, conditions and covenants of this Lease shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, legal representatives, successors or assigns, and shall run with the land.

o. City Consent. Unless otherwise expressly stated herein, whenever City's consent is required under this Lease, such consent shall not be unreasonably withheld or delayed, and City's reasonable satisfaction shall be sufficient for any matters under this Lease.

22. WAIVER OF JURY TRIAL. IN ORDER TO AVOID THE ADDITIONAL TIME AND EXPENSE RELATED TO A JURY TRIAL ON ANY MATTERS ARISING HEREUNDER OR RELATING OR CONNECTED IN ANY MANNER TO THIS LEASE, IT IS AGREED BY THE PARTIES HERETO, FOR THEMSELVES, AND FOR THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, THAT THEY SHALL AND HEREBY DO WAIVE TRIAL BY JURY OF ANY MATTERS, INCLUDING ANY COUNTERCLAIMS, CROSS CLAIMS, OR THIRD-PARTY CLAIMS, AND INCLUDING ANY AND ALL CLAIMS OF INJURIES AND/OR DAMAGES ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, ANY AND ALL OF WHICH LEGAL PROCEEDINGS SHALL ONLY BE FILED IN THE SUPERIOR COURT OF MUSCOGEE COUNTY, GEORGIA, OR IN THE UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF GEORGIA. THE PARTIES HERETO HEREBY EXPRESSLY WAIVE ANY OTHER JURISDICTION OR VENUE WHETHER BY STATUTE OR OTHER LAW.

(INITIALS)

(INITIALS)

IN WITNESS WHEREOF, the parties have set their hands as of the day and year first above written.

CITY:

COLUMBUS, GEORGIA, a consolidated
city-county government

By: _____

Its: _____

Attest: _____

Its: _____

(SEAL OF CITY)

GIRL SCOUTS:

GIRL SCOUTS OF HISTORIC GEORGIA,
INC., a Georgia nonprofit corporation

By: _____

Its: _____

Attest: _____

Its: _____

(CORPORATE SEAL)

EXHIBIT "A"

All that tract or parcel of land in the City of Columbus, Muscogee County, Georgia, beginning at the Northeast corner of Seventeenth Street and Eighteenth Avenue, which point is twelve (12) feet North of the curb of Seventeenth Street, and running East, parallel with the North curb of Seventeenth Street, for a distance of two hundred (200) feet; thence North, at right angles to the North line of Seventeenth Street, for a distance of two hundred (200) feet; thence West, at a right angle, for a distance of one hundred fifty-two and two-tenths (152.2) feet, which point is twelve (12) feet East of the East curb of Eighteenth Avenue; thence Southerly along a line, twelve (12) feet East of said East curb of Eighteenth Avenue, to the North line of Seventeenth Street, the point of beginning.

Said tract of land contains Eighty-five-one-hundredths (.85) of an acre, more or less, and is shown on that certain drawing in the Office of the City Engineer of said City entitled "Drawing No. E-275, Lease for Girl Scout Cabin, at N.E. Corner of 17th Street & 18th Ave.", dated February 2, 1948.

File Attachments for Item:**4. South Columbus Tax Allocation District**

Approval is requested to create Columbus, Georgia Consolidated Government Tax Allocation district #8: South Columbus River District; to designate the boundaries of the redevelopment area and tax allocation district; to establish the last known tax increment base and adopt a redevelopment plan for the area; to establish the intent to issue and sell tax allocation bonds as necessary to effectuate the redevelopment of the area; and for other purposes.

RESOLUTION

NO. _____

A RESOLUTION BY THE COUNCIL OF COLUMBUS, GEORGIA TO CREATE COLUMBUS, GEORGIA CONSOLIDATED GOVERNMENT TAX ALLOCATION DISTRICT #8: SOUTH COLUMBUS RIVER DISTRICT; TO DESIGNATE THE BOUNDARIES OF THE REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT; TO ESTABLISH THE LAST KNOWN TAX INCREMENT BASE AND ADOPT A REDEVELOPMENT PLAN FOR THE AREA; TO ESTABLISH THE INTENT TO ISSUE AND SELL TAX ALLOCATION BONDS AS NECESSARY TO EFFECTUATE THE REDEVELOPMENT OF THE AREA; AND FOR OTHER PURPOSES.

WHEREAS, the Redevelopment Powers Law, O.C.G.A. § 36-44-1, et seq., provides for the exercise of redevelopment powers and the creation of redevelopment plans and tax allocation districts by counties, municipalities, and consolidated governments in the State of Georgia; and

WHEREAS, the purpose of the Redevelopment Powers Law is to improve economic and social conditions within economically and socially depressed urban areas that contribute to or cause unemployment, limit the tax resources of local governing authorities while creating a greater demand for government services, and have deleterious effect upon the public health, safety, morals, and welfare; and

WHEREAS, in accordance with O.C.G.A. §36-44-4(a), the Columbus Council ("Council") previously designated itself as the redevelopment agency to exercise the provisions of the Redevelopment Plan and the Redevelopment Powers Law with the delegation of certain administrative functions to the Columbus Development Authority (Ordinance No.15-51), and

WHEREAS, it is in the public interest of the Columbus, Georgia Consolidated Government (the "CCG") that the Redevelopment Powers Law be exercised to enable public-private partnerships to improve economic and social conditions in certain areas of the South Columbus River District constituting approximately 212 acres (the "South Columbus River Redevelopment Area") by supporting redevelopment of the South Columbus River Redevelopment Area as more fully described and mapped in the Redevelopment Plan (as defined herein), attached hereto as Exhibit "A", in order to insure that such areas be developed to the maximum extent practicable to improve economic and social conditions therein in order to abate or eliminate deleterious effects to the public health, safety, morals and welfare; and;

WHEREAS, Council recognizes that the South Columbus River District Redevelopment Area is an area located within a developed area that is substantially underutilized and is adversely

affected by environmental factors that retard and impair redevelopment and that the area substantially impairs the sound growth of the community, O.C.G.A. § 36-44-3(7), specifically subparagraphs A(ii), A(v), B(v), B(vi), C(i), and C (ii); and

WHEREAS, the Council has determined that it is in the best interest of the CCG and its citizens, and that redevelopment of the South Columbus River District Redevelopment Area will best be served by the separation and creation of one Tax Allocation District within the boundaries of the overall Redevelopment Area, and has designated the boundaries of Tax Allocation District #8: South Columbus River District (the "TAD") to include six (6) tax parcels and approximately 212 acres located within the boundaries of the South Columbus River District Redevelopment Area; and

WHEREAS, the Columbus, Georgia Consolidated Government South Columbus River District Tax Allocation District #8 Redevelopment Plan (the "Redevelopment Plan") has been prepared for the South Columbus River District Redevelopment Area in accordance with the requirements of O.C.G.A. § 36-44-3(9); and

WHEREAS, the Council held public hearings at the meetings of December 8, 2020, and December 15, 2020, duly noticed as prescribed by law and published in the Columbus Ledger Enquirer and as set forth in the minutes of said meetings. The purpose of the meetings was to receive suggestions and comments on the proposed redevelopment plan and the tax allocation districts described therein; and

WHEREAS, Council desires to adopt the Redevelopment Plan and create the Columbus, Georgia Consolidated Government Tax Allocation District #8: South Columbus River District (the "TAD").

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

Section 1. Council finds that many properties in the South Columbus River District Redevelopment Area have not been subject to growth or redevelopment through private enterprise and would not reasonably be anticipated to be developed with the same quality and within the same timeframe without the approval of the Redevelopment Plan.

Section 2. Council finds that the improvement of the South Columbus River District Redevelopment Area is likely to enhance the value of a substantial portion of other real property in the area.

Section 3. Council adopts the Redevelopment Plan, attached to this Resolution as Exhibit "A" and incorporated herein by reference, as the Redevelopment Plan for the aforesaid area.

Section 4. Council creates Tax Allocation District#8: South Columbus River District pursuant to the Redevelopment Plan and the Redevelopment Powers Law and designates the boundaries of the TAD as described in the Redevelopment Plan and shown on the map attached hereto as Exhibit "B".

Section 5. The TAD is hereby created as of December 31, 2020, and shall continue in existence until all redevelopment costs, including financing costs, are paid in full.

Section 6. The CCG hereby establishes the estimated Tax Allocation Increment Base to be \$1,583,308 subject to the certification of the Revenue Commissioner in accordance with O.C.G.A. § 36-44-10. The property taxes to be used for computing tax allocation increments for the Columbus, Georgia Consolidated Government shall include all M&O Millage on real property within the TAD as specified in the attached Redevelopment Plan and incorporated herein by reference. Any property taxes levied to repay bonded indebtedness, property taxes on personal property or motor vehicles and ad valorem taxes collected from public utilities and railroad companies will be excluded from the Tax Allocation Increment Base in accordance with O.C.G.A. §36-44-3(1).

Section 7. Council intends where feasible and cost effective to authorize the issuance of Tax Allocation Bonds or other forms of financing as determined by CCG for any and all eligible uses as permitted under the Redevelopment Powers Law as may be necessary to implement provisions of the Redevelopment Plan.

Section 8. The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive ad valorem tax allocation increments derived from real property within the TAD for the life of the district.

Section 9. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded to the extent of any such conflict.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 15th^h day of December, 2020, and adopted at said meeting by the affirmative vote of _____ members of Council.

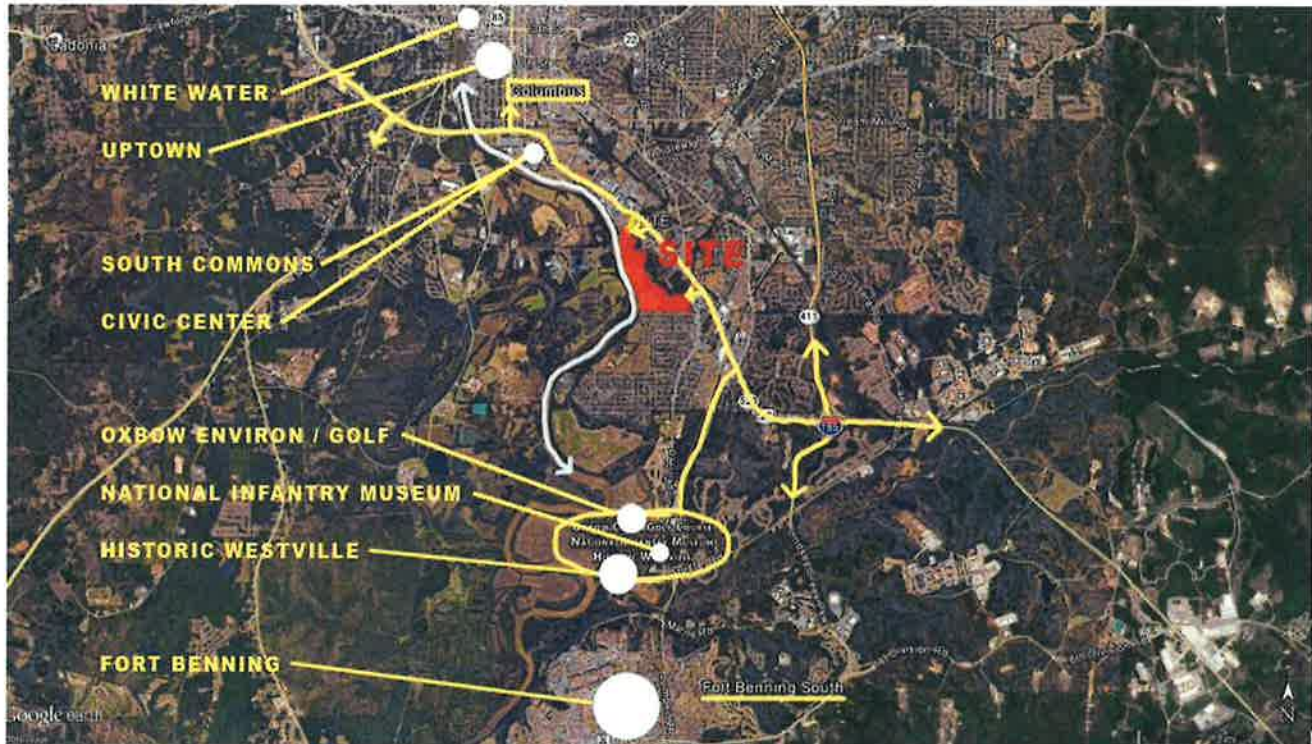
Councilor Allen _____.
 Councilor Baker _____.
 Councilor Barnes _____.
 Councilor Crabb _____.
 Councilor Davis _____.
 Councilor Garrett _____.

Councilor Henderson_____.
Councilor Huff_____.
Councilor Thomas_____.
Councilor Tucker_____.
Councilor Woodson_____.

SANDRA T. DAVIS, CLERK

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

REDEVELOPMENT PLAN:
COLUMBUS, GEORGIA CONSOLIDATED GOVERNMENT
TAX ALLOCATION DISTRICT #8:
SOUTH COLUMBUS RIVER DISTRICT



Prepared for the:

Columbus, Georgia Consolidated Government



OCTOBER 30, 2020

Prepared by:



DRAFT

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

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* Headings followed by a letter in parenthesis (e.g. (A)) denote information required per Georgia Code Chapter 36, Title 44.

Redevelopment Plan:**Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

EXECUTIVE SUMMARY**Overview**

This redevelopment plan presents the rationale, boundaries, fiscal data, and proposed projects that could result from the formation of the Columbus, Georgia Consolidated Government, Tax Allocation District #8: South Columbus River District. This redevelopment plan was prepared in conformance with the provisions of Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44), which governs the creation of the Tax Allocation Districts (TADs) in the state. This plan was prepared by Bleakly Advisory Group, Inc. (BAG) in cooperation with the Columbus, Georgia Consolidated Government, and on behalf of the prospective developers of the project, R & R Capital Investments LLC, and NeighborWorks Columbus.

TAD #8 is part of a larger redevelopment area and part of a comprehensive revitalization effort for the South Columbus River District. The purpose of the proposed TAD #8 is to support the development and revitalization of the area east of the Chattahoochee River and west of Victory Drive into two large developments: the River District Resort and the Elliott's Walk affordable housing development. TAD #8 will activate the popular RiverWalk with amenities, including outdoor activities, hotel and convention center, housing, retail, and necessary infrastructure for this critical area. It is anticipated that if the state of Georgia legalizes casino gambling, the resort area is a likely candidate to accommodate a casino facility.

Elliott's Walk will add 100 units of affordable homes. Bull Creek, which runs adjacent to the site of the proposed River District Resort and Elliott's Walk, will potentially benefit from TAD funds for transit access from Victory Drive and improvements to Bull Creek for the enjoyment of this underutilized natural treasure. The development of the South Columbus River District could spur revitalization and redevelopment along Victory Drive and South Lumpkin Road. Redevelopment of this critical area of South Columbus will encourage necessary jobs, housing, and amenities.

The TAD will enable the developers, R&R Capital Investments and NeighborWorks, to overcome deficient infrastructure, significant on-site demolition and transportation, and circulation related costs, and other impediments which have made redevelopment of this property economically unfeasible to date. Due to its proximity to both the Chattahoochee River and to Bull Creek, the proposed TAD #8 will potentially need funding to address flood remediation measures required for new construction in this area. Both the River District Resort and the Elliott's Walk development will benefit from TAD funds to provide access from Victory Drive to these developments and connect these new spaces to the surrounding neighborhoods and amenities.

The purpose of this redevelopment plan is to outline a strategy to leverage tax increments from the redevelopment of the South Columbus River District to both offset the project's high site development costs and to create the opportunity for private investment, retail, and housing in this underdeveloped area east of the Chattahoochee River and west of Victory Drive, and to allow this area to achieve its full potential as an outdoor resort, recreation space, and residential area. By leveraging the City's redevelopment powers, this plan intends to achieve a higher quality of development, resulting in job creation, and affordable housing, in a much shorter timeline than feasible absent the proposed TAD #8.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

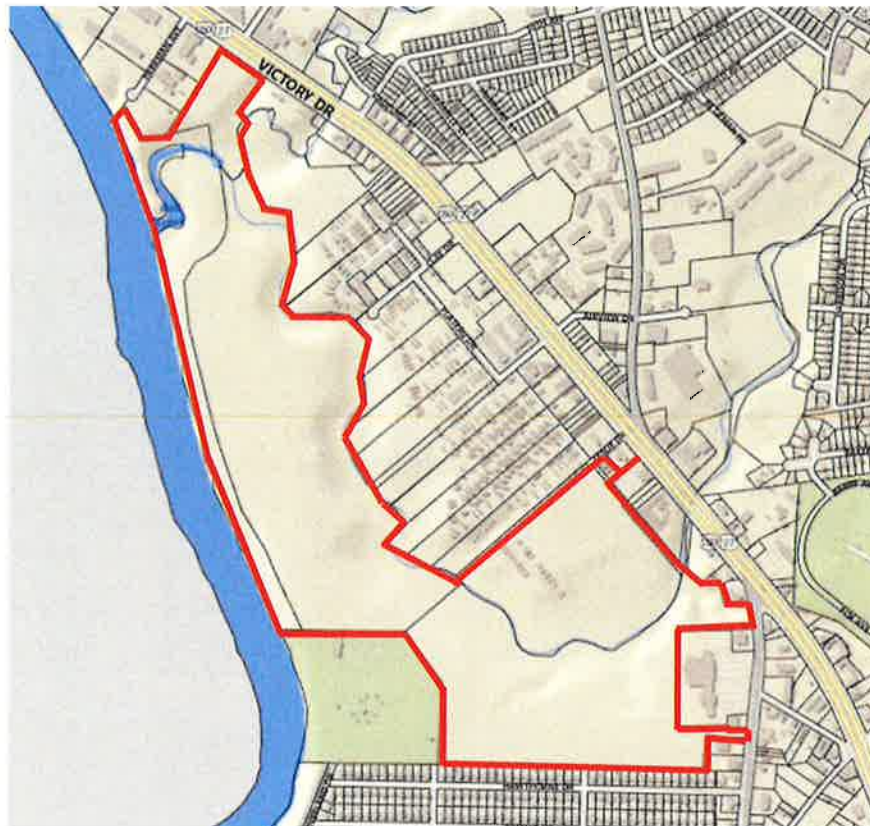
The chart below shows the parcels determined to be included in TAD #8.

Proposed TAD #8: South Columbus River District

PROPERTIES INCLUDED IN TAD #8: SOUTH COLUMBUS RIVER DISTRICT					
Parcel Number	Owner	Description	Parcel Acreage	Fair Market Value	Assessed Value
River District Resort Parcels and RiverWalk					
042 010 001	WAGGONER FAMILY PROPERTIES INC	Parcel for Entry to Resort off Victory Dr.	8.62	\$300,390	\$120,156
043 004 016	R&R CAPITAL INVESTMENTS LLC	Large Resort Parcel, North	88.50	\$740,000	\$296,000
045 003 006	R&R CAPITAL INVESTMENTS LLC	Large Resort Parcel, South	55.48	\$929,090	\$371,636
043 001 007	COLUMBUS GEORGIA	RiverWalk Parcel	21.07	\$3,304,110	\$0
Total River District Resort Parcels			173.67	\$5,273,590	\$787,792
Elliott's Walk Parcels					
044 001 007	FBC RECOVERY LLC / NEIGHBORWORKS	Elliott's Walk Development Parcel	37.73	\$1,914,360	\$765,744
045 001 002	FBC RECOVERY LLC / NEIGHBORWORKS	L Shaped Parcel, Elliott's Walk	0.61	\$74,430	\$29,772
Total Elliott's Walk Parcels			38.34	\$1,988,790	\$795,516
Total TAD #8: South Columbus River District Parcels			212.01	\$7,262,380	\$1,583,308

Source: Columbus, Georgia Public Access Site for Property Assessment and Tax Information

Map of TAD boundaries: The South Columbus River District TAD boundaries are shown on the map below and indicated in red.



Source: Columbus Consolidated Government Zoning Map

The principal parcels in TAD #8 are the River District Resort Development and the Elliott's Walk Development. In addition to the primary development parcels, the RiverWalk parcel along the

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Chattahoochee is included to help facilitate access from these two developments to the RiverWalk. In addition, one parcel to the north of the River District Resort Development is included to facilitate access from Victory Drive to the TAD #8 development sites.

WHY THE SOUTH COLUMBUS RIVER DISTRICT QUALIFIES AS A TAD

The Columbus Consolidated Government has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by the Columbus voters by referendum on November 4, 2014. To date, the Columbus Consolidated Government has approved the formation of seven TADs. The redevelopment area of the South Columbus River District and TAD #8 parcels meet the statutory definition of a Redevelopment Area under six specific provisions of the Redevelopment Powers Law cited above:

- A (ii) – The presence of vacant land and inadequate street layout in relation to the size, accessibility, and usefulness;
- A (v) – The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;
- B (v) – An area where housing is appropriate after redevelopment and where there exists a shortage of safe, decent housing that is not substandard and that is affordable to persons of low and moderate-income;
- B (vi) – Deteriorating or inadequate utility, transportation, or transit infrastructure.
- C (i) – Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment;
- C (ii) – Deteriorating or inadequate utility infrastructure either at present or following redevelopment;

A more detailed justification under each of these provisions appears in the full report.

Because much of the site is mostly vacant and undeveloped or underdeveloped, it lacks the extensive infrastructure necessary to support a significant mixed-use development of the type proposed for the creation of the South Columbus River District, including the following:

- Extensive grading, earth removal, and site preparation costs;
- Creation of an internal roadway and circulation system to accommodate visitors and to cross Bull Creek to access the River Resort property;
- Upscaling of major sewer, water, and detention capacity;
- Creation of utility infrastructure to accommodate retail, recreational facilities, and housing;
- Greening of the site through the creation of trails, walkways, and access to the Chattahoochee River for recreational purposes;
- A portion of the proposed TAD #8 is located within an Area of Special Flood Hazard as identified by the Federal Emergency Management Agency (as described in section 8.5.2 of the Columbus, GA Code of Ordinances). Construction in these areas will be subject to provisions listed in section 8.5.4, section 8.9.3, and related sections of the Columbus, GA Code of Ordinances.

**Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

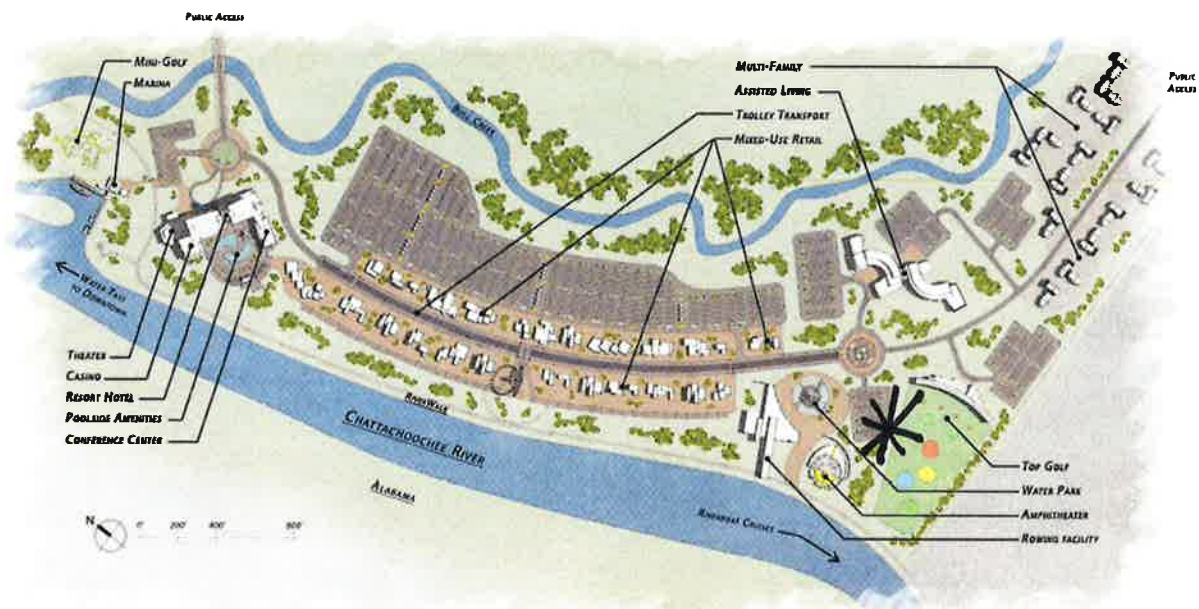
PROPOSED REDEVELOPMENT PROJECTS

The proposed Tax Allocation District #8 is intended to support the development of two vital projects for the South Columbus River District: the River District Resort and Elliott's Walk. The River District Resort is proposed on two large, vacant parcels consisting of approximately 144 acres located to the east of the Chattahoochee River and the west of Bull Creek. Elliott's Walk is proposed as an affordable housing development on approximately 38 acres. The proposed TAD #8 will support the development of the River District Resort into a major mixed-use commercial and residential development, and the Elliott's Walk development to create approximately 100 affordable housing units. The economic activity and housing opportunities created by these two developments are expected to generate additional residential and commercial development opportunities around the site.

The primary method of financing development will be through private equity and debt, with a portion of funding for the Elliott's Walk development from tax credits. TAD proceeds would be used to supplement private financing and reduce overall development costs to make this project financially feasible. TAD proceeds would be applied to address on-site development costs, the construction of access and transportation improvements, creation of internal circulation roadways and utilities, and infrastructure costs related to the creation of retail, event spaces, and housing.

River District Resort Conceptual Site Plan

The drawing below illustrates the site plan for the River District Resort.



Source: 2WR + Partners

** Rigdon Park will not be included*

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

The proposed River District Resort will activate this large, vacant property in South Columbus and along the Chattahoochee River through the development of a commercial, retail and residential site, which will become a focal point for the City of Columbus. This large development's anchor is a proposed 250-room hotel and convention center with adjacent retail and entertainment opportunities. A proposed marina and outdoor rowing facility will help link this development site to the Chattahoochee and link the South Columbus River District development to other parts of the city. It is anticipated that if the state of Georgia legalizes casino gambling, the resort area is a likely candidate to accommodate a casino facility. In addition to numerous outdoor and entertainment facilities, the site plan proposes a mix of single-family homes and multifamily housing for a total of 330 new residential units.

The plan shown above is an early concept plan that is likely to change as additional site evaluation is completed. Nevertheless, the analysis outlined in this plan uses this hypothetical development concept for purposes of assessing TAD potential.

Elliott's Walk Development Conceptual Site Plan

The site plan below illustrates the development proposal for Elliott's Walk.



Source: Moon Meeks and Associates, Inc.

The proposed Elliott's Walk plan will support the development of 33 single-family homes and 67 townhomes. This vital affordable housing development includes both a 37-acre parcel and an L-shaped (0.61 acres) parcel connecting the development to Leslie Drive. The Elliott's Walk development consists

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

of a large, wooded area adjacent to Bull Creek, which provides both privacy for the development and an opportunity to activate Bull Creek and this natural space to enjoy outdoor activities.

The South Columbus River District Development Plan detailed below illustrates the different components proposed in this development and projected square feet for each use.

South Columbus River District Development Plan	
Development Components	Square Feet
River District Resort	
Retail	
Retail / Commercial Space	240,000
Hotel (250 room)	150,000
Convention & Meeting	30,000
Pre-Function	10,000
Entertainment & Activity Centers	
Marina	10,000
Entertainment venues	85,000
Restaurant(s)	12,000
River Balcony	10,000
Rowing Facility	14,000
Amphitheater	20,000
Miniature Golf	20,000
Subtotal River District Resort Retail / Entertainment	601,000
Housing	
Multifamily	300,000
Single-family homes	165,000
Subtotal River District Resort Housing	465,000
Subtotal River District Resort	1,066,000
Elliott's Walk	
Housing	
Single-Family Homes	49,500
Townhomes	100,500
Subtotal Elliott's Walk	150,000
Total SF Development	1,216,000

Source: 2WR + Partners, Moon Meeks and Associates, Inc.

POTENTIAL TAD REVENUES AND BONDING CAPACITY

The law requires that redevelopment plans estimate "redevelopment costs to be incurred or made during the course of implementing the plan." Estimating potential costs first requires calculating the amount of

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

revenues that may be realistically generated from the successful implementation of the plan. Once estimated, available revenues can be assigned to eligible cost items. The vast majority of the cost of developing the proposed South Columbus River District will be privately financed. However, existing values for developed commercial sites in the Columbus market are not sufficient to cover “extraordinary” cost items that are necessary to prepare the site for development, make the required traffic, infrastructure, and circulation improvements, and to upgrade and extend utility infrastructure to serve an estimated more than 1.2 million SF of potential future development at this location.

TAD POTENTIAL OF TAX ALLOCATION DISTRICT #8: SOUTH COLUMBUS RIVER DISTRICT

The six properties in the proposed TAD contain a combined 212.01 acres. They have a Fair Market Value of \$7.26 million for and a Taxable/Assessed Value for property tax purposes of \$1.58 million.

The following section estimates potential bond revenues and Pay-As-You-Go financing options from future development projects in TAD #8, assuming that both the Columbus Consolidated Government and the Muscogee County School District pledge their respective M&O millage to the redevelopment effort.

As shown below, the properties in the proposed TAD have a current taxable value of \$1.58 million. There is currently one tax-exempt parcel: the parcel that contains the RiverWalk. The RiverWalk parcel is included only to utilize TAD funding for potential access points from the South Columbus River District developments to the RiverWalk, or from the existing RiverWalk to the Chattahoochee, as needed for proposed transit and recreational purposes. The development of the South Columbus River District would result in the growth of \$51.6 million in new taxable value within TAD #8. Net of the base valuation of \$1.58 million, the incremental increase in the tax base of the TAD #8 at build-out is estimated to be \$50.0 million, almost thirty times the base value of TAD #8.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Estimated Incremental Property Values TAD #8				
Existing Property Values				
Parcels				6
Acreage				212.01
Existing Appraised (Market) Value				\$7,262,380
Taxable Value				\$1,583,308
Property Description	Units/SF	Dollar Value Per Unit / SF	FMV	Assessed Value
Housing				
Single Family Homes (214,500 SF)	143	\$200,000	\$28,600,000	\$11,440,000
Townhomes (100,500 SF)	67	\$175,000	\$11,725,000	\$4,690,000
Multi Family (300,000 SF)	220	\$110,000	\$24,200,000	\$9,680,000
Total Housing	430			\$25,810,000
Retail				
Entertainment Venue(s)	85000	\$110	\$9,350,000	\$3,740,000
Restaurant(s)	12,000	\$110	\$1,320,000	\$528,000
Retail/Commercial	240,000	\$110	\$26,400,000	\$10,560,000
Total Retail	337,000		\$37,070,000	\$14,828,000
Outdoor Activity Centers				
Miniature Golf	20,000	\$28	\$560,000	\$224,000
Ampitheater	20,000	\$28	\$560,000	\$224,000
Rowing Facility	14,000	\$28	\$392,000	\$156,800
Marina	10,000	\$28	\$280,000	\$112,000
River Balcony	10,000	\$28	\$280,000	\$112,000
Total Activity Centers	74,000		\$2,072,000	\$828,800
Hotel & Convention Center				
Hotel (250 rooms @ 150,000 SF)	250	\$80,000	\$20,000,000	\$8,000,000
Pre-Function	10,000	\$134	\$1,340,000	\$536,000
Convention / Meeting	30,000	\$134	\$4,020,000	\$1,608,000
Total Hotel & Convention	190,000			\$10,144,000
Total Taxable Value				\$51,610,800
Less Existing Taxable Value			FMV	\$1,583,308
New Incremental Tax Value			\$168,169,000	\$50,027,492

Source: BAG, Muscogee County Tax Assessor

By applying the M&O millage rate for CCG and Muscogee County Schools, it appears that the increase in the property values in TAD #8 will generate approximately \$2.03 million in additional property taxes annually. This critical property tax increment will go to the TAD Special Fund, which will then be available for investment back into the TAD for qualified projects.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Tax Allocation District #8: South Columbus River District TAD Revenue / Financing	
New Incremental Tax Value from Development	\$50,027,492
2019 Millage Rates (M&O only)	
Columbus Consolidated Government	0.017180
Muscogee County Schools	0.023321
Total TAD millage rate	0.040501
Estimated Incremental Property Taxes	\$2,026,163
TAD Bond Estimate	
Property Taxes for Debt Service	\$2,026,163
Debt Coverage Ratio	120%
Bondable Property Taxes	\$1,688,470
Interest Rate	5.50%
Bond Term - Years	20
Estimated Bond Amount	\$20,327,570
Issuance Costs (3%)	\$609,827
Capitalized Interest (24 months)	\$2,439,308
Net Bond Proceeds	\$17,278,435
TAD Pay As You Go (PAYGO) Amount	
Estimated Incremental Property Taxes	\$2,026,163
20 year PAYGO Option Proceeds	\$40,523,260

Source: BAG, Muscogee County Tax Assessor

Using the following assumptions, the estimated amount of financing the TAD incremental property tax revenues could support was determined:

- **Tax-Exempt Bond Financing** – we estimated a total of \$20.3 million in TAD bond debt could be issued, and the total potential proceeds available to the developer would be \$17.3 million at build-out.
- **PAY-AS-YOU-GO (PAYGO) Financing** – Based on an appreciated value, this would represent TAD proceeds of \$40.5 million over twenty years.

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Increments by Development

The following section calculates increments for each of the two developments: Elliott's Walk and the River District Resort.

Elliott's Walk

The table below shows the incremental tax value created by the development of Elliott's Walk.

Estimated Incremental Property Values TAD #8: Elliott's Walk				
Existing Property Values				
Parcels				2
Acreage				38.34
Existing Appraised (Market) Value				\$1,988,790
Taxable Value				\$795,516
Property Description	Units	Value Per Unit	FMV	Assessed Value
Housing				
Single Family Homes (49,500 SF)	33	\$200,000	\$6,600,000	\$2,640,000
Townhomes (10,050 SF)	67	\$175,000	\$11,725,000	\$4,690,000
Total Housing				\$7,330,000
Total Taxable Value at Build-Out				\$7,330,000
Less Existing Taxable Value				\$795,516
New Incremental Tax Value				\$6,534,484

Source: BAG, Muscogee County Tax Assessor

The current, or base, 40% appraised tax value of the development parcels at Elliott's Walk is just over \$795,000. Thus, the incremental tax value created by the Elliott's Walk development is \$6.5 million. Applying the millage for the government and school system operation (0.04501) to the new 40% taxable value at build-out provides an estimate of \$264,653 in new assessed value above the base tax value. This value is the annual tax increment applied to the project for development incentives.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Bonding values, broken out solely for the Elliott's Walk development within TAD #8, are shown in the table below.

Potential TAD Proceeds from Elliott's Walk	
New Incremental Tax Value from Development	\$6,534,484
2019 Millage Rates (M&O only)	
Columbus Consolidated Government	0.017180
Muscogee County Schools	0.023321
Total TAD Millage Rate	0.040501
Estimated Incremental Property Taxes	\$264,653
TAD Bond Estimate	
Property Taxes for Debt Service	\$264,653
Debt Coverage Ratio	120%
Bondable Property Tax Amount	\$220,544
Interest Rate	5.50%
Bond Term - Years	20
Estimated Bond Amount	\$2,655,144
Issuance costs @3%	\$79,654
Capitalized Interest for 24 Months	\$292,066
Net TAD Proceeds for Distribution	\$2,283,424
TAD Pay As You Go (PAYGO) Amount	
Estimated Incremental Property Taxes	\$264,653
20 Year PAYGO Option Proceeds	\$5,293,063

Source: BAG, Muscogee County Tax Assessor

To monetize the increment created by the Elliott's Walk development, the City can disperse payment in various ways, including:

- Pay-As-You-Go, where the Elliott's Walk development would receive, in effect, a rebate of the taxes paid annually, estimated at 20 years. Net "Pay-As-You-Go" TAD revenue would generate \$5.3 million over 20 years. This revenue would accrue annually, increasing as development occurs, and would be available to spend as soon as the tax revenue is collected and payment received by the City.
- A 20-year TAD bond issued at 5.5% would generate revenue of approximately \$2.3 million, assuming full build-out of all development. The lower incentive is due to the high cost of a bond issuance. The upside to this scenario is that the entire incentive can be available for upfront construction costs.

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

River District Resort

The incremental tax value created by the development of the proposed River District Resort is shown below.

Estimated Incremental Property Values TAD #8: River District Resort				
Existing Property Values				
Parcels				4
Acreage				173.67
Existing Appraised (Market) Value				\$5,273,590
Taxable Value				\$787,792
Property Description	Units/SF	Dollar Value Per Unit / SF	FMV	Assessed Value
Housing				
Single Family Homes (165,000 SF)	110	\$200,000	\$22,000,000	\$8,800,000
Multi Family (300,000 SF)	220	\$110,000	\$24,200,000	\$9,680,000
Total Housing	330			\$18,480,000
Retail				
Entertainment Venue(s)	85000	\$110	\$9,350,000	\$3,740,000
Restaurant(s)	12,000	\$110	\$1,320,000	\$528,000
Retail/Commercial	240,000	\$110	\$26,400,000	\$10,560,000
Total Retail	337,000			\$14,828,000
Outdoor Activity Centers				
Miniature Golf	20,000	\$28	\$560,000	\$224,000
Ampitheater	20,000	\$28	\$560,000	\$224,000
Rowing Facility	14,000	\$28	\$392,000	\$156,800
Marina	10,000	\$28	\$280,000	\$112,000
River Balcony	10,000	\$28	\$280,000	\$112,000
Total Activity Centers	74,000			\$828,800
Hotel & Convention Center				
Hotel (250 rooms @ 150,000 SF)	250	\$80,000	\$20,000,000	\$8,000,000
Pre-Function	10,000	\$134	\$1,340,000	\$536,000
Convention / Meeting	30,000	\$134	\$4,020,000	\$1,608,000
Total Hotel & Convention	190,000			\$10,144,000
Total Taxable Value				\$44,280,800
Less Existing Taxable Value				\$787,792
New Incremental Tax Value				\$43,493,008

Source: BAG, Muscogee County Tax Assessor

The current, or base, 40% appraised tax value of the development parcels at the River District Resort is just over \$787,000. Thus, the incremental tax value created by the River District Resort development is \$43.5 million. Applying the millage for the government and school system's operation (0.04501) to the new 40% taxable value at build-out provides an estimated \$1,761,510 in new assessed value above the base tax value. This value is the annual tax increment, which can be applied to the project for development incentives.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Bonding values, broken out solely for the River District Resort development within TAD #8, are shown in the table below.

Tax Allocation District #8: River District Resort	
New Incremental Tax Value from Development	\$43,493,008
2019 Millage Rates (M&O only)	
Columbus Consolidated Government	0.017180
Muscogee County Schools	0.023321
Total TAD millage rate	0.040501
Estimated Incremental Property Taxes	\$1,761,510
TAD Bond Estimate	
Property Taxes for Debt Service	\$1,761,510
Debt Coverage Ratio	120%
Bondable Property Taxes	\$1,467,925
Interest Rate	5.50%
Bond Term - Years	20
Estimated Bond Amount	\$17,672,426
Issuance Costs (3%)	\$530,173
Capitalized Interest (24 months)	\$2,120,691
Net Bond Proceeds	\$15,021,562
TAD Pay As You Go (PAYGO) Amount	
Estimated Incremental Property Taxes	\$1,761,510
20 Year PAYGO Option Proceeds	\$35,230,206

Source: BAG, Muscogee County Tax Assessor

To monetize the increment created by the River District Resort development, the City can disperse payment in various ways, including:

- Pay-As-You-Go, where the River District Resort development would, in effect, receive a rebate of the taxes paid annually, estimated at 20 years. Net "Pay-As-You-Go" TAD revenue would generate \$35.2 million over 20 years. This revenue would accrue annually, increasing as development occurs, and would be available to spend as soon as the tax revenue is collected, and payment received by the City.
- A 20-year TAD bond issued at 5.5% would generate revenue of approximately \$15 million, assuming full build-out of all development. The lower incentive is due to the high cost of a bond issuance. The upside to this scenario is that the entire incentive can be available for upfront construction costs.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Summary of Bonding Finance for Elliott's Walk and the River District Resort

Potential TAD Proceeds Apportionment by Development Parcel Area

	Total	River District Resort	Elliott's Walk
Taxable Value of New Development	\$51,610,800	\$44,280,800	\$7,330,000
% of Total Value	100%	85.8%	14.2%
Potential TAD Bond Amount	\$17,304,986	\$15,021,562	\$2,283,424
Pay As You Go Property Tax Rebate 20 Years	\$40,523,269	\$35,230,206	\$5,293,063

Source: BAG

PROPOSED USES OF TAD PROCEEDS

Priorities for the use of TAD proceeds will evolve as project planning proceeds, more detailed site development budgets are prepared, and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make site development financially feasible and to attract the types of end-users that would positively impact the redevelopment area, the city, and the regional economy. In addition, the TAD will enable the development of necessary market-rate and affordable housing units.

Uses of TAD proceeds may include (a) supporting on- and off-site development (including access roads, signage, site preparation, utility improvements, stormwater detention, and any environmental and flood remediation to support redevelopment), (b) internal street network, parking, sidewalks, landscaping, lighting, (c) site preparation, and (d) improvements and connectivity to the RiverWalk and the Chattahoochee River.

1. Supporting access to development: The site of the River District Resort does not currently have access to Victory Drive. The construction of a bridge over Bull Creek and new roadways are required to access the site. Portions of the two large River District Resort parcels lie in a flood hazard zone, and therefore flood remediation measures may be necessary for a part of the development. While the project can absorb some of these costs, this site has unique access challenges and improvements regarding access from Victory Drive.
2. Internal circulation: With the active uses planned on-site and over 451,000 SF of retail and entertainment venues, 430 housing units, and a 250-room hotel and convention center, the creation of an internal street network to handle the traffic that allows ready access to all parts of the mixed-use development is essential.
3. Site preparation: The River District Resort area of over 144 acres, and the Elliott's Walk development of approximately 38 acres, are undeveloped and in need of financial support for site preparation. This will likely be a major cost of the redevelopment as the site lacks sufficient water, sanitary sewer, and specialty infrastructure that the planned uses may require.
4. Enhancements in connectivity: The development site's proximity to both the RiverWalk and the Chattahoochee makes this a prime location. Costs to connect proposed venues to these resources is included in TAD estimates.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Representative funding allocation for the potential TAD Funds is itemized below. The estimated \$17 million in TAD proceeds could be used in numerous combinations as specific needs arise. The table contains a representative distribution of fund uses among eligible categories of redevelopment costs and includes potential uses of TAD funds for each Elliott's Walk and the River District Resort. In reality, TAD proceeds will be allocated to specific purposes as development opportunities arise, and specific agreements are negotiated between the landowner/developers and the City and with prospective end users.

Proposed Uses of TAD #8 Proceeds				
Potential Expenditure	Estimated Allocation	Total Funds	River District Resort	Elliott's Walk
1. Access to development	40%	\$6,800,000	\$5,834,233	\$965,767
2. Internal circulation	20%	\$3,400,000	\$2,917,117	\$482,883
3. Site preparation	32%	\$5,440,000	\$4,667,387	\$772,613
4. Access to surrounding amenities	8%	\$1,360,000	\$1,166,847	\$193,153
Total TAD Funding	100%	\$17,000,000	\$14,585,583	\$2,414,417

Source: BAG

SCHOOL DISTRICT IMPACTS

As demonstrated in the preceding analysis, the economic impacts to Muscogee County Public Schools from participating in TAD #8: South Columbus River District are as follows:

1. TAD #8 redevelopment area will affect the future appreciation on 0.031% (thirty-one one-hundredths of one percent) of the School District's tax digest. The current amount of property taxes generated from within the TAD, approximately \$36,924, will continue to go to the school system – only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
2. Development in the TAD #8 area will add approximately 209 new school children over the 15-year build-out period. This is an average of roughly 14 new public-school students per year over the period, giving Muscogee County Schools time to plan for accommodating this modest level of future enrollment growth.
3. There are no Muscogee County School District facilities located inside the TAD #8 boundary. However, two elementary schools, one middle school and one preschool, are located in close proximity to the proposed development. Schools in the broader area would benefit from the improvement of surrounding properties and the economic results of the development of the South Columbus River District area.
4. At build-out, the proposed redevelopment in TAD #8 should generate an average of \$630,000 annually during the TAD financing period in base real estate taxes, personal property taxes, and ESPLOST, which represents a seventeen-fold increase over the current revenues from the proposed TAD redevelopment area of \$36,924.

Thus, the potential gains to the Muscogee County Schools as a result of participating in TAD #8 will be substantially net positive due to the future growth in its tax digest and ESPLOST revenues, with only moderate impacts on the demand for school services.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

BENEFITS OF TAD #8: SOUTH COLUMBUS RIVER DISTRICT

In conclusion, the creation of TAD #8 could leverage \$129.03 million in new investment over 15 years. Future development would increase the current \$1.58 million taxable digest value of the TAD by an additional \$50.0 million. This would result in approximately \$2.04 million in new annual property tax receipts from real estate and personal property tax receipts when the South Columbus River District is fully built out. The proposed resort, commercial mixed-use development, outdoor recreation, and entertainment venues, and residential housing will create more than 900 new jobs with an annual payroll of \$23.8 million.

Summery of TAD #8: South Columbus River District Benefits at Build-Out	
Value of private investment in South Columbus River District	\$129,027,000
Additional Ad Valorem Tax Digest	\$50,330,292
Additional Personal Property Tax Digest	\$2,192,232
Estimated Real Estate Tax Increments	\$2,026,163
Estimated Sales Tax Benefits	\$1,878,816
Estimated New Jobs Created	942
Estimated New Payroll Created	\$23,801,536

The following redevelopment plan for TAD #8 explains the plan’s findings in detail.

REDEVELOPMENT PLAN

COLUMBUS, GEORGIA CONSOLIDATED GOVERNMENT TAX
ALLOCATION DISTRICT #8 SOUTH COLUMBUS RIVER DISTRICT

INTRODUCTION

This Redevelopment Plan presents the rationale, boundaries, fiscal data, and proposed development that could result from the formation of the Columbus, Georgia Consolidated Government Tax Allocation District #8: South Columbus River District. This redevelopment plan was prepared in conformance with the provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44), which governs the creation of the Tax Allocation Districts (TADs) in the state. This plan was prepared by Bleakly Advisory Group, Inc. (BAG) on behalf of the prospective developers of the project, R & R Capital Investments, and NeighborWorks Columbus, in cooperation with the Columbus, Georgia Consolidated Government.

The purpose of the proposed TAD #8 is to support the development of the South Columbus River District into a mixed-use commercial and residential development within the proposed TAD #8 boundaries and to facilitate the development of a River District Resort adjacent to the RiverWalk on approximately 144 acres of undeveloped land and Elliott’s Walk, a residential development on about 38 acres and adjacent to the River District Resort.

The creation of TAD #8 will enable developers to activate this underutilized and undeveloped land with a mix of new commercial and residential opportunities. TAD #8 is comprised of two large developments: Elliott’s Walk and the River District Resort. The proposed River District Resort is a large resort entertainment venue with a 250-room hotel and convention center, single and multifamily dwelling units, and various entertainment and retail opportunities. It is anticipated that if the state of Georgia legalizes casino gambling, the resort area is a likely candidate to accommodate a casino facility. Also, the

Definition and Contents of

a Redevelopment Plan

Sec. 36-44-3(9) of the Redevelopment Powers Law defines a redevelopment plan as “a written plan of development for a redevelopment area or a designated portion thereof which:”

- (A) Specifies the boundaries of the proposed redevelopment area;
- (B) Explains the grounds for a finding by the local legislative body that the redevelopment area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the redevelopment plan;
- (C) Explains proposed uses after redevelopment of real property;
- (D) Describes proposed redevelopment projects and explains the proposed method of financing;
- (E) Describes any contracts, agreements, or other instruments which are proposed to be entered into for the purpose of implementing the plan;
- (F) Describes the type of relocation payments proposed to be authorized, if any;
- (G) Includes a statement that the proposed redevelopment plan conforms to the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision;
- (H) Estimates redevelopment costs to be incurred or made during the course of implementing the redevelopment plan;
- (I) Recites the last known assessed valuation of the redevelopment area and estimates the assessed valuation after redevelopment;

(Continued on next page)

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

development proposes to connect this area to other attractions along the Chattahoochee River by developing a marina area to facilitate travel via water taxi throughout Columbus. The proposed Elliott's Walk development includes 33 single-family homes and 67 townhomes for affordable housing. The tax allocation district funding will be used to overcome deficient infrastructure, defray significant on-site earthmoving and site preparation costs, and construct the substantial utility and transportation infrastructure necessary to support the development of this magnitude. Funding from the tax allocation district will also aid in development costs related to the proximity of the South Columbus River District parcels to an Area of Special Flooding, which carries additional financial considerations with development. The substantial nature of these costs has made redevelopment of these properties economically infeasible to date.

This Redevelopment Plan outlines a strategy to use a tax allocation district to help offset the high cost associated with the proposed development of the South Columbus River District and thereby support the expansion of a retail, commercial, housing, and entertainment destination on these long-vacant properties within the boundaries of TAD #8.

By leveraging the City's redevelopment powers, this plan intends to achieve a higher quality of development, increase job creation, attract additional visitors and their spending, and expand the County's tax digest in a much shorter timeframe, than would be feasible absent the proposed TAD #8.

The Redevelopment Area for this proposed TAD includes those parcels planned for development in the South Columbus River District. It is anticipated that the creation of TAD #8 will stimulate additional development on adjacent parcels outside the TAD boundary over time. Any property tax increment generated from this adjacent development, often referred to as the "halo effect" from a TAD, will flow directly to local governments rather than be included in the proposed TAD. This will be a key benefit of the TAD for the sponsoring governments.

The text box at right outlines the information required to support the creation of the Tax Allocation District. This Redevelopment Plan follows this general outline. Section headings followed by a letter in parenthesis [e.g. (A)] refer to the relevant section in Georgia Code Chapter 36, Title 44, § 3(9), which defines the required contents of redevelopment plans.

Sec. 36-44-3(9) continued:

(J) States that if any property to be redeveloped is defined or eligible to be defined as a historic property, such historic property will not be substantially altered in any way that is inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been fully evaluated;

(K) Specifies the proposed effective dates for the creation and termination of the TAD;

(L) Contains a map specifying the boundaries of the proposed TAD and showing existing uses and conditions of real property;

(M) Calculates the estimated tax allocation increment base of the proposed TAD;

(N) Specifies ad valorem property taxes to be used for computing tax allocation increments, supported by a required resolution;

(O) Specifies the amount of the proposed tax allocation bond issue or other financing and the term and assumed interest rate for such financing;

(P) Estimates positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds or other financing;

(Q) Specifies the property proposed to be pledged for payment or security for payment of tax allocation bonds;

(R) Includes a school system impact analysis if the plan proposes to include in the tax allocation increment, ad valorem taxes levied by a board of education; and

(S) Includes such other information as may be required by resolution of the political subdivision whose area of operation includes the proposed redevelopment area.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Overview of Tax Allocation Districts

Tax allocation districts are Georgia’s version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area. As described by the Council of Development Finance Agencies. (www.cdfa.net), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use some form of tax increment financing.

In 1985, the Georgia General Assembly authorized Georgia’s tax increment financing called Tax Allocation Districts (TADs). The purpose of a Georgia tax allocation district is similar to tax increment financing in other states. It uses the increased property taxes generated by new development in a designated redevelopment area to finance costs related to the development such as building construction, demolition, public infrastructure, land acquisition, relocation, utilities, debt service, and planning costs. Other costs it might cover include:

- | | |
|---|----------------------------------|
| ▪ Sewer expansion and repair | ▪ Bridge construction and repair |
| ▪ Storm drainage | ▪ Curb and sidewalk work |
| ▪ Street construction and expansion | ▪ Grading and earthwork |
| ▪ Water supply | ▪ Traffic control |
| ▪ Other Utilities (electric, fiber optic, etc.) | ▪ Lighting |
| ▪ Park improvements | ▪ Signage |
| ▪ Landscaping | |

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Cities and counties throughout Georgia have created TADs to stimulate significant new construction and renovation or rehabilitation in underdeveloped or blighted areas. Nearly 80 Georgia cities and counties have either created or are considering establishing TADs in their communities. A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable or are located in areas which would otherwise be unattractive to private investment.

Since their active use in Georgia, which began in 1999, tax allocation districts such as Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), have demonstrated the economic benefits that TADs can generate. These benefits include:

- **A stronger economic base**—TAD incentives can attract private development that would not otherwise have occurred absent the District designation.
- **The halo effect**—Several Georgia TAD's have generated significant new investment in areas surrounding the TAD as well as within the tax allocation districts, further expanding positive economic impacts to the host taxing jurisdictions.
- **No impact on current tax revenues**—Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expands the local tax base**—By stimulating economic activity, TAD's expand the local tax digest, create additional demand for retail sales, and, as a result, local sales taxes.
- **Is self-financing**—TADs are self-financing since they are funded by the increased tax revenues from new development within the district.
- **High leverage**—Typically, TAD funds represent between 5-15% of project costs, leveraging 7 to 20 times their private investment value.

In summary, a tax allocation district is a financing mechanism that can be used to pay for public infrastructure or reduce private development costs, to make an underutilized area attractive to private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or property owners within the district. Nor does a TAD reduce tax revenues to the community below levels that existed at the time the district was certified. In many cases, TADs can increase general fund revenues from new business personal property taxes, added county sales taxes, hotel/motel taxes, business license fees, and other revenues that are not pledged for redevelopment purposes and would not otherwise occur.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

PURPOSE AND VISION FOR THE PROPOSED TAD #8: SOUTH COLUMBUS RIVER DISTRICT

Columbus, Georgia's RiverWalk runs along the picturesque Chattahoochee River, serving as a 22-mile linear park and greenway for outdoor enthusiasts as well as a connective network for recreation and to the city's neighborhoods, jobs, and people. The RiverWalk spans 15 miles from Lake Oliver to Fort Benning and is part of the Dragonfly Trails Network, Columbus's 34-mile greenway network of trails for cycling and outdoor activities. Two of the proposed TAD #8 largest parcels, comprising 144 acres, sit directly to the east of the RiverWalk and are situated between the RiverWalk and Bull Creek in the area of South Columbus. Revitalization has begun along the RiverWalk north of the proposed TAD #8. However, the proposed TAD #8 area from Victory Drive to the Chattahoochee is largely undeveloped or underdeveloped.

The proposed TAD #8 redevelopment area comprises a large swath of land between the character area of "South Commons" and the character area of "Oxbow"¹. The northernmost portion of the proposed TAD #8 resides in Columbus South, an older industrial area that, per the Columbus Redevelopment Directory, includes several residential neighborhoods and commercial areas in need of redevelopment and revitalization. Per this directory, the land in this area would be well served as a "safe and active employment center for the community that serves as an appealing gateway to Fort Benning." The parcels in the proposed TAD #8 are also close to Oxbow, an area in transition from industrial, aging residential and commercial uses to a tourist destination offering cultural amenities such as the Oxbow Meadows Learning Center and the Infantry Museum.

Elliott's Walk and the River District Resort, two large developments, anchor TAD #8. Redevelopment of the parcels in TAD #8 will create a mix of new commercial and residential opportunities, including a large resort entertainment venue with a 250-room hotel and convention center, single and multifamily dwelling units, and various entertainment and retail options. These two developments will also connect this area to other attractions along the Chattahoochee River through increased access to Victory Drive and a marina area to facilitate travel via water taxi throughout Columbus. The proximity of the South Columbus River District to the Chattahoochee and the RiverWalk will attract visitors and residents to enjoy these essential resources.

The redevelopment plan addresses many of the Community Vision and Goals as described in the 2038 Columbus Comprehensive Plan:

- Columbus must maximize the impact of the region's greatest natural resource – the Chattahoochee River.
- Columbus must promote mixed-use development.
- Columbus must improve access to affordable, quality housing.
- Columbus must increase efforts to promote economic opportunity to reduce poverty.

Specifically related to the Short-Term Work Program indicated in the 2038 Columbus Comprehensive Plan, the proposed redevelopment of TAD #8 meets the goal to *"encourage job creation while improving physical conditions in under-performing sections of the city."*

¹ 2038 Columbus Comprehensive Plan

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Also, the proposed redevelopment of TAD #8 will add 330 market-rate housing units and 100 affordable housing units. This fits within the Housing Goals of the 2038 Columbus Comprehensive Plan to “*create and preserve affordable housing stock*” and to add affordable housing.

In 2016, the two large parcels in the proposed TAD #8 were acquired by R & R Capital Investments LLC. In 2020, two adjacent parcels were re-zoned, pending ownership transferal to NeighborWorks Columbus, for the purpose of developing affordable housing.

Vision for the South Columbus River District

- Develop the proposed area into a destination recreational and entertainment venue with supporting retail and residential development that will attract and retain spending by Columbus residents and regional visitors by offering a unique mix of activities, entertainment, restaurant, and retail offerings;
- Create new single-family, multifamily, and affordable housing developments to meet the needs of the surrounding Columbus population and workforce;
- Create an access point to this space from Victory Drive and improve the access points available in this area between Victory Drive and the RiverWalk;
- Improve access to and vitality of Bull Creek by enhancing this natural and underutilized gem and adding trails and other access points to enjoy this space;
- Through successful development of the South Columbus River District, increase demand and encourage new commercial or housing development within the larger commercial area fronting Victory Drive and South Lumpkin Road;
- Through the successful development of the South Columbus River District, create jobs for residents of the surrounding Columbus South area.
- The opportunity for the Columbus, Georgia Consolidated Government, is to use the funding mechanism of the TAD to leverage private reinvestment through targeted incentives that will help make the development of the South Columbus River District financially feasible. If successful, the development would turn a long-vacant property into a major mixed-use retail commercial and residential center.

Because much of the site is mainly vacant and undeveloped or underdeveloped, it lacks the extensive infrastructure necessary to support a significant mixed-use development of the type proposed for the creation of the South Columbus River District, including the following:

- Extensive grading, earth removal, and site preparation costs;
- Creation of an internal roadway and circulation system to accommodate visitors and to cross Bull Creek in order to access the River Resort property;
- Upscaling of major sewer, water, and detention capacity;
- Creation of utility infrastructure to accommodate retail, recreational facilities, and housing;
- Greening of the site through the creation of trails, walkways, and access to the Chattahoochee River for recreational purposes;
- A portion of the proposed TAD #8 is located within an Area of Special Flood Hazard as identified by the Federal Emergency Management Agency (as described in section 8.5.2 of the Columbus, GA Code of Ordinances). Construction in these Areas will be subject to provisions listed in section 8.5.4, section 8.9.3, and related sections of the Columbus, GA Code of Ordinances.

Redevelopment Plan:**Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

The South Columbus River District meets many of the economic development goals as set by the Columbus Consolidated Government in 2018 for their 2038 Comprehensive Plan:

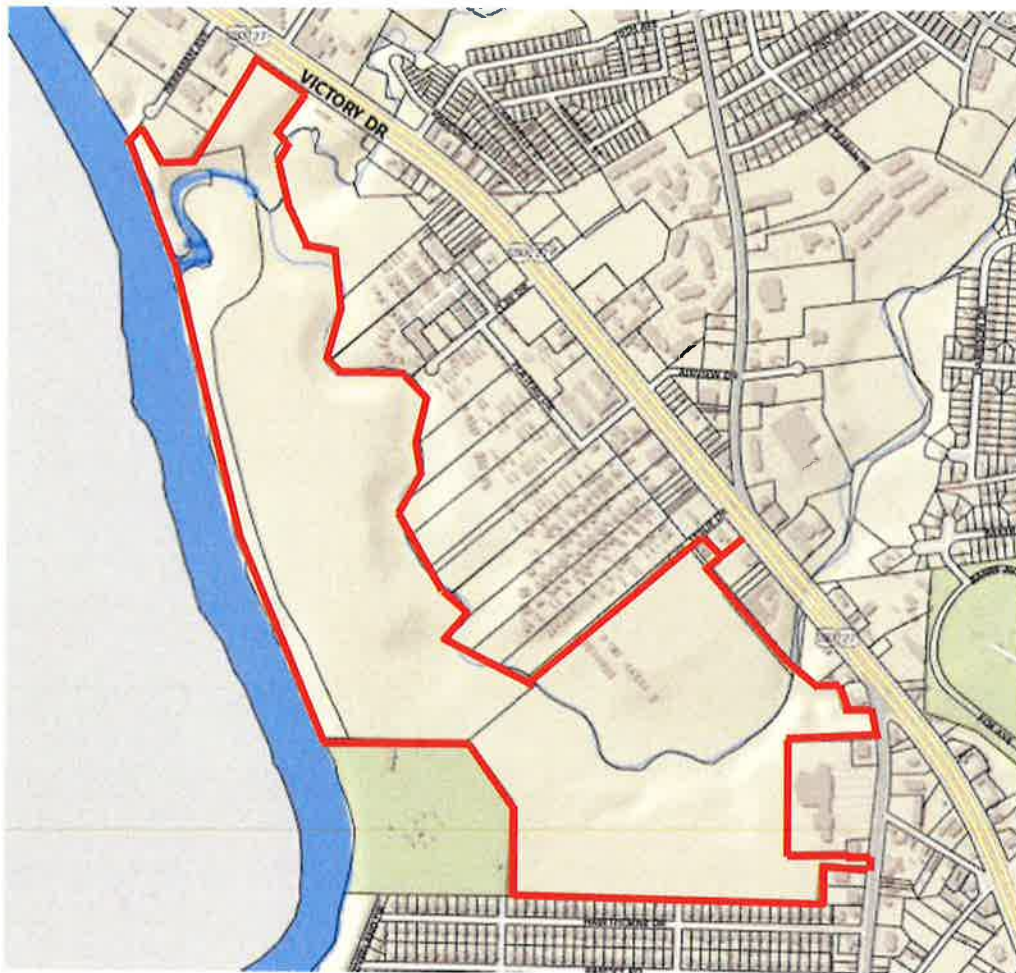
- Recruit new firms and investments;
- Pursue special opportunities for growth and diversification;
- Maximize the impact of the region's greatest natural resource: the Chattahoochee River;
- Connect people and places with expanded opportunities for walking, biking, and transit use;
- Improve access to affordable, quality housing;
- Increase efforts to promote economic opportunity and reduce poverty;
- Attract new firms and industries in line with the goals of the Columbus 2038 Comprehensive Plan.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

GEOGRAPHIC BOUNDARIES OF THE PROPOSED REDEVELOPMENT AREA (A)

The map below shows the proposed boundaries for TAD #8. The Redevelopment Area includes six properties covering approximately 212 acres for the combined tax parcels.² The redevelopment area also incorporates the right of way along Leslie Drive to the Elliott's Walk site.



Source: Columbus Consolidated Government Zoning Map

Through the creation of the South Columbus River District TAD, the City would dedicate a portion of future ad-valorem taxes to be invested in the area to make the development of the commercial and residential mixed-use financially feasible. The successful development of the South Columbus River District would, in turn, generate tax revenues from the redevelopment, and resulting in the increased value of nearby properties. The development and expansion of this long-vacant and underutilized property would therefore generate significant fiscal benefits for the Columbus Consolidated Government and Muscogee County School District, as well as provide employment opportunities for Columbus area residents.

² This acreage estimate does not include streets, right of way and other land for which no assessment records are available.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

GROUNDS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended, with the following definition of a “redevelopment area.”

‘Redevelopment area’ means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a ‘blighted or distressed area’, a ‘deteriorating area,’ or an ‘area with inadequate infrastructure’ as follows:

(A) A ‘blighted or distressed area’ is an area that is experiencing one of more conditions of blight as evidenced by:

- (i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;
- (ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;
- (iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;
- (iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or
- (v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

(B) A ‘deteriorating area’ is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

- (i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;
- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income; or
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and

(C) An ‘area with inadequate infrastructure’ means an area characterized by:

- (i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

WHY THE SOUTH COLUMBUS RIVER DISTRICT QUALIFIES AS A REDEVELOPMENT AREA

The Columbus, Georgia Consolidated Government, has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Columbus voters by referendum on November 4, 2014. The redevelopment area of the South Columbus River District meets the statutory definition of a Redevelopment Area under six specific provisions of the Redevelopment powers Law cited above:

- A (ii) – The presence of vacant land, or an inadequate street layout in relation to the size, accessibility, and usefulness;
- A (v) – The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;
- B (v) – An area where housing is appropriate after redevelopment and where there exists a shortage of safe, decent housing that is not substandard and that is affordable to persons of low and moderate-income;
- B (vi) – Deteriorating or inadequate utility, transportation, or transit infrastructure.
- C (i) – Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment;
- C (ii) – Deteriorating or inadequate utility infrastructure either at present or following redevelopment;

Information justifying the redevelopment area is presented in the following section:

Existence of conditions that impair the sound growth of community (housing accommodations and employment opportunity) -

- A (ii) – The presence of vacant land, or an inadequate street layout in relation to the size, accessibility, and usefulness;
- A (v) – The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

The two large parcels, comprising 144 acres of land within TAD #8, are undeveloped and inaccessible. To develop this land, significant infrastructure will be required. Development of this vacant land will provide for much-needed employment and housing opportunities in the South Columbus area.

A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation-

- B (v) – An area where housing is appropriate after redevelopment and where there exists a shortage of safe, decent housing that is not substandard and that is affordable to persons of low and moderate income;
- B (vi) – Deteriorating or inadequate utility, transportation, or transit infrastructure.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

The area of South Columbus and around the proposed South Columbus River District TAD consists predominately of vacant commercial buildings, vacant land, mobile homes, and substandard housing and hotels. By redeveloping the South Columbus River District, both jobs and housing will be added to this area. In addition, the “halo effect” of the TAD would have the effect should help to revitalize the surrounding area. The commercial district located adjacent TAD #8 and fronting both Victory Drive and South Lumpkin Drive is currently a mix of empty parcels, closed businesses and deteriorating buildings, with only a few operating businesses scattered within this commercial area. Several large tracts of land are for sale, and the creation of a TAD could assist potential developers in revitalizing this area. In addition, 330 market-rate housing units and 100 affordable housing units are proposed within TAD #8, significantly increasing the amount of housing, both market-rate and affordable, in this area.

An ‘area with inadequate infrastructure’ means an area characterized by-

- **C (i) – Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment;**
- **C (ii) – Deteriorating or inadequate utility infrastructure either at present or following redevelopment;**

With the development of 1.2 million SF of commercial and residential development across over 200 acres of undeveloped land and the development of 430 housing units, the current absence of substantial infrastructure at this site requires extensive development to support the planned projects. The development of the largest portion of this land into a River District Resort area will require extensive new infrastructure to support the new development of the project and access to this project area from Victory Drive and across Bull Creek. This will include the creation of an access point with bridge and related infrastructure to access the site and the creation of an internal road network linking the development with the surrounding commercial and residential areas. The Elliott’s Walk development will require, at a minimum, infrastructure, and site preparation to accommodate the proposed housing development at this site. A portion of the land in the proposed South Columbus River District is within an Area of Special Flood Hazard as identified by the Federal Emergency Management Agency (as described in section 8.5.2 of the Columbus, GA Code of Ordinances). Construction in these Areas will be subject to provisions as listed in section 8.5.4, section 8.9.3, and related sections of the Columbus, GA Code of Ordinances, including but not limited to, the provision for special construction methods, materials, and utility equipment to minimize flood damage, potentially elevated buildings, added design considerations and construction permitting, and special consideration to water supply and waste disposal systems.

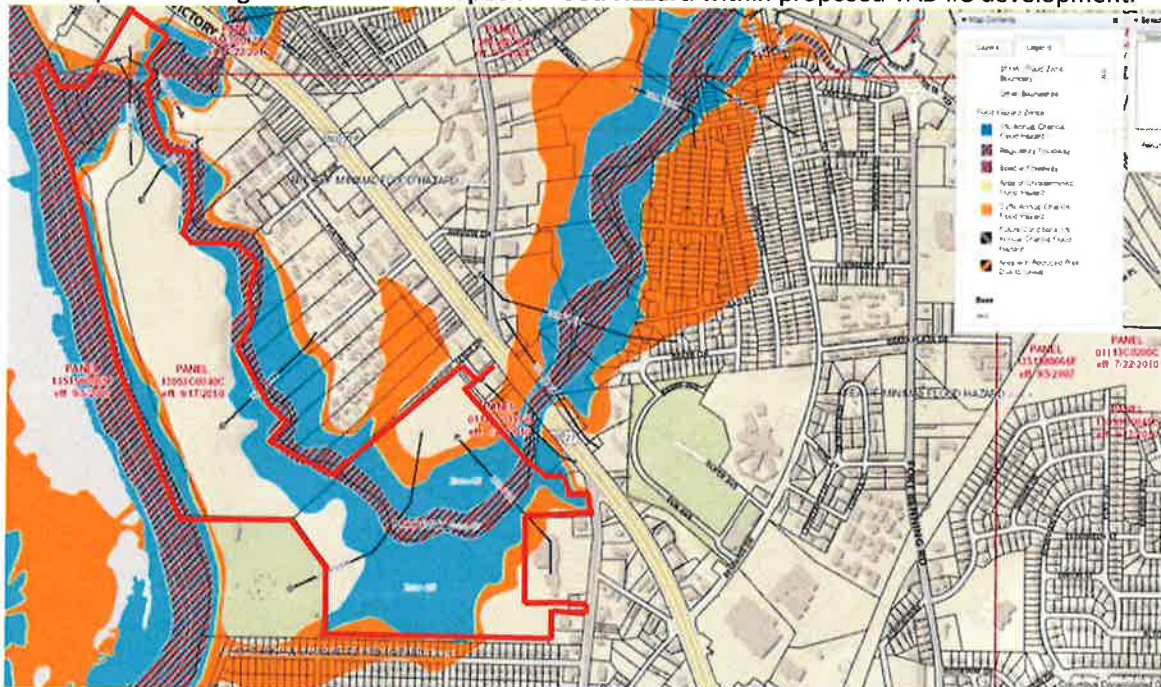
**Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

The Proposed South Columbus River District Redevelopment Area (Outlined in Red)



Source: Columbus Consolidated Government

The map below designates the **Area of Special Flood Hazard** within proposed TAD #8 development.



Source: Columbus Consolidated Government

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

PROPOSED LAND USES AFTER REDEVELOPMENT (C)

This section provides an overview of the key components of this innovative mixed-use development to provide a context for the discussion of what will be developed as part of the South Columbus River District:

- **A Mix of Entertainment and Active Sports Venues** – Including restaurants, an amphitheater, and a mini-golf venue will be created on the two largest parcels, comprising approximately 144 acres of the South Columbus River District and resulting in the River District Resort area. The combined potential of these venues will be to attract visitors to Columbus.
- **Hotel accommodations** – To accommodate the overnight demand from the expanded resort area venues and to provide a potential convention space, a proposed 250-room hotel with pre-function and meeting/convention space is planned for the development at the South Columbus River District in the River District Resort area.
- **Expanded outdoor activities and venues** – Proposed to activate the River District area with outdoor activities such as a rowing facility, marina, water park, and pool facilities. In addition, enhancements and the possible addition of trails in proximity to Bull Creek are proposed to optimize enjoyment and access to this natural space.
- **Housing** – The development of the South Columbus River District will add 330 market-rate single and multifamily residential units and 100 affordable housing, both in the River District Resort and Elliott's Walk.
- **Retail and outdoor venues** – Over 400,000 SF of retail and outdoor recreation space is proposed in the River District Resort area.

As noted above, the proposed Tax Allocation District #8 is intended to support the development of the South Columbus River District. The proposed development will be over 1.2 million SF in size, with a mix of new facilities, entertainment, active sports venues, retail and restaurants, hotel space, and several residential options, including multifamily developments and single-family dwelling units. If the state of Georgia legalizes casino gambling, it is anticipated the resort area is a likely candidate to accommodate a casino facility.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

PROPOSED REDEVELOPMENT PROJECTS AND METHOD OF FINANCING (D)

The two site plans for the South Columbus River District are below. The property can support the development of over 400,000 SF of retail uses and outdoor venues, plus a hotel and convention center. In addition, a total of 430 housing units are planned for this mixed-use development. At build-out, an estimated 900 permanent employees will be working at the South Columbus River District in the commercial and housing components of the development.

Site Plan #1: The River District Resort

The site plan for the **River District Resort** is illustrated below.



Source: 2WR + Partners

The proposed River District Resort will activate this large, vacant property in South Columbus and along the Chattahoochee River through development of a commercial, retail and residential site, which will become a focal point for the City of Columbus. The anchor of this large development is a proposed 250-room hotel and convention center with adjacent retail and entertainment opportunities. A proposed marina and outdoor rowing facility will help link this development site to the Chattahoochee River and the South Columbus River District development to other parts of the city. In addition to numerous outdoor and entertainment facilities, the site plan proposes a mix of single-family homes and multifamily housing for a total of 330 new residential units.

The plan shown above is an early concept plan that is likely to change as additional site evaluation is completed. Nevertheless, the analysis outlined in this plan uses this hypothetical development concept for purposes of assessing TAD potential.

**Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

Site Plan #2: Elliott's Walk

The development proposal for **Elliott's Walk** is illustrated in the site plan shown below.



Source: Moon Meeks and Associates, Inc.

The proposed Elliott's Walk plan will support the development of 33 single-family homes and 67 townhomes. This vital affordable housing development includes both the 37-acre parcel and an L-shaped (0.61 acres) parcel connecting the development to Leslie Drive. The Elliott's Walk development also includes a large, wooded area adjacent to Bull Creek, which provides both privacy for the development and an opportunity to activate Bull Creek for the enjoyment of this natural space for outdoor activities.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

South Columbus River District Development Plan	
Development Components	Square Feet
River District Resort	
Retail	
Retail / Commercial Space	240,000
Hotel (250 room)	150,000
Convention & Meeting	30,000
Pre-Function	10,000
Entertainment & Activity Centers	
Marina	10,000
Entertainment venues	85,000
Restaurant(s)	12,000
River Balcony	10,000
Rowing Facility	14,000
Amphitheater	20,000
Miniature Golf	20,000
Subtotal River District Resort Retail / Entertainment	601,000
Housing	
Multifamily	300,000
Single-family homes	165,000
Subtotal River District Resort Housing	465,000
Subtotal River District Resort	1,066,000
Elliott's Walk	
Housing	
Single-Family Homes	49,500
Townhomes	100,500
Subtotal Elliott's Walk	150,000
Total SF Development	1,216,000

Source: ZWR + Partners, Moon Meeks and Associates, Inc.

The table above summarizes the proposed development program for the South Columbus River District, showing the distribution of proposed retail and residential development by land use (the locations of these development components are shown on the conceptual site plans above.) It is anticipated that the project would require approximately 10 to 15 years to reach build-out and the proposed density and distribution of land uses are subject to change as market conditions evolve.

Public access to the South Columbus River District will be made chiefly from new infrastructure from Victory Drive on the northernmost end of the TAD #8 property. New roadways will be required, and the addition of a bridge over Bull Creek to provide access to the new development area.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

This report does not attempt to forecast potential future development in the area around the TAD, beyond the South Columbus River District. However, it can be reasonably assumed that if the commercial mixed-use development is successful, additional development could be attracted to areas around TAD #8, which, since they are not included in the TAD, would immediately generate additional property tax and sales tax revenue to CCG and Muscogee County Schools. This phenomenon, known as the “halo effect,” has occurred in many other TAD districts around the State of Georgia.

It is anticipated that the primary method of financing development of the South Columbus River District will be through private equity and debt, with the Elliott’s Walk development also utilizing tax credits to help fund this affordable housing project. TAD proceeds would be used to supplement private financing and reduce overall development costs to make this project financially feasible. TAD proceeds would be applied to address off-site development costs or reduce the cost of constructing access roads and internal infrastructure. In addition, a portion of TAD funds will be used for flood remediation and site preparation costs. Forecasts of potential TAD proceeds and proposed uses of those proceeds are addressed in detail later in this report.

CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §34-44-3(a), the Columbus City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council, either directly or through its designee, may conduct or delegate the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities involved in implementing this redevelopment plan.
2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among local government and State agencies and departments.
5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies, and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.
6. The City will enter into contractual relationships with qualified vendors as needed for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis, and other related services.
7. The City will perform other duties as necessary to implement the redevelopment plan.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

RELOCATION PLANS (F)

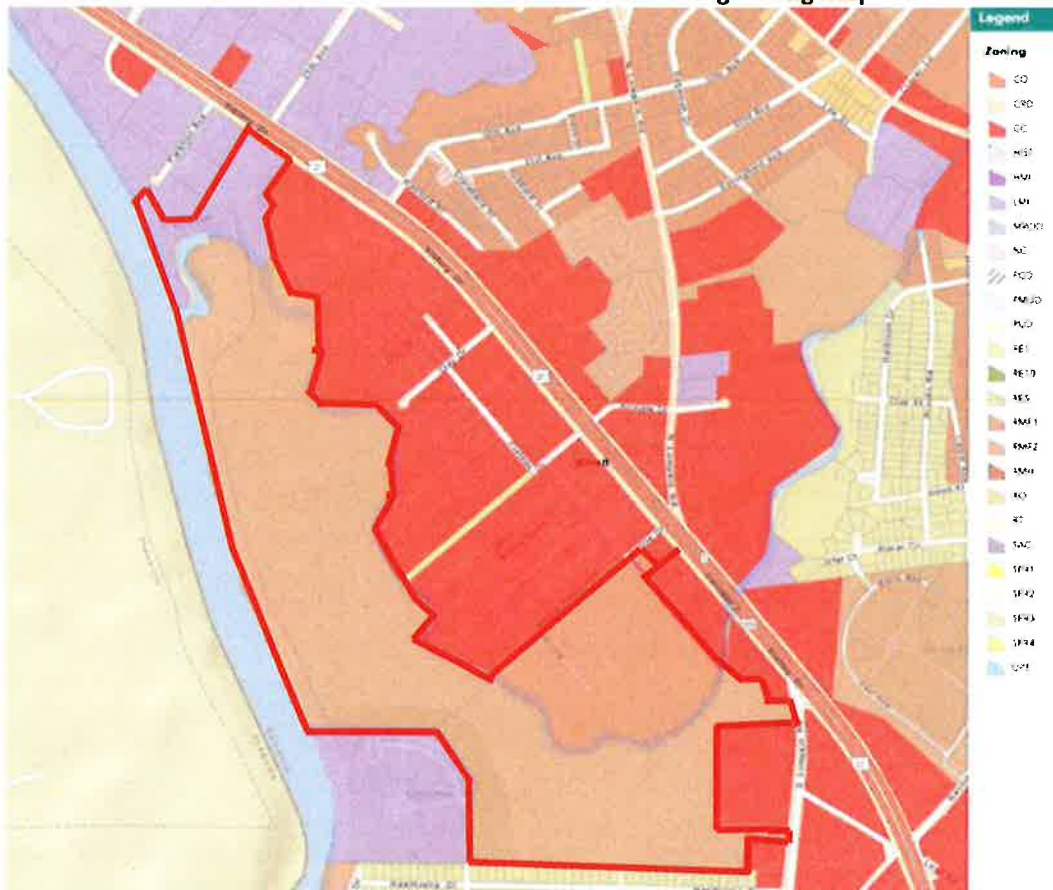
The site for the development of the South Columbus River District is largely undeveloped. Therefore, there are no existing residences or businesses which will need to be relocated. However, if at any time in the life of TAD #8, relocation of any firms or residences is required, relocation expenses may be provided for under all applicable federal, state, and local guidelines.

CONFORMANCE WITH LOCAL COMPREHENSIVE PLANS, ZONING & LAND USE CODES (G)

Existing Zoning

The parcel owned by NeighborWorks for the proposed Elliott's Walk development is zoned RMF1. The parcels proposed for development of the River District Resort are zoned RMF2. The River District Resort parcels, shown below in brown and to the east of Bull Creek, may need to be rezoned to accommodate retail and entertainment venues.

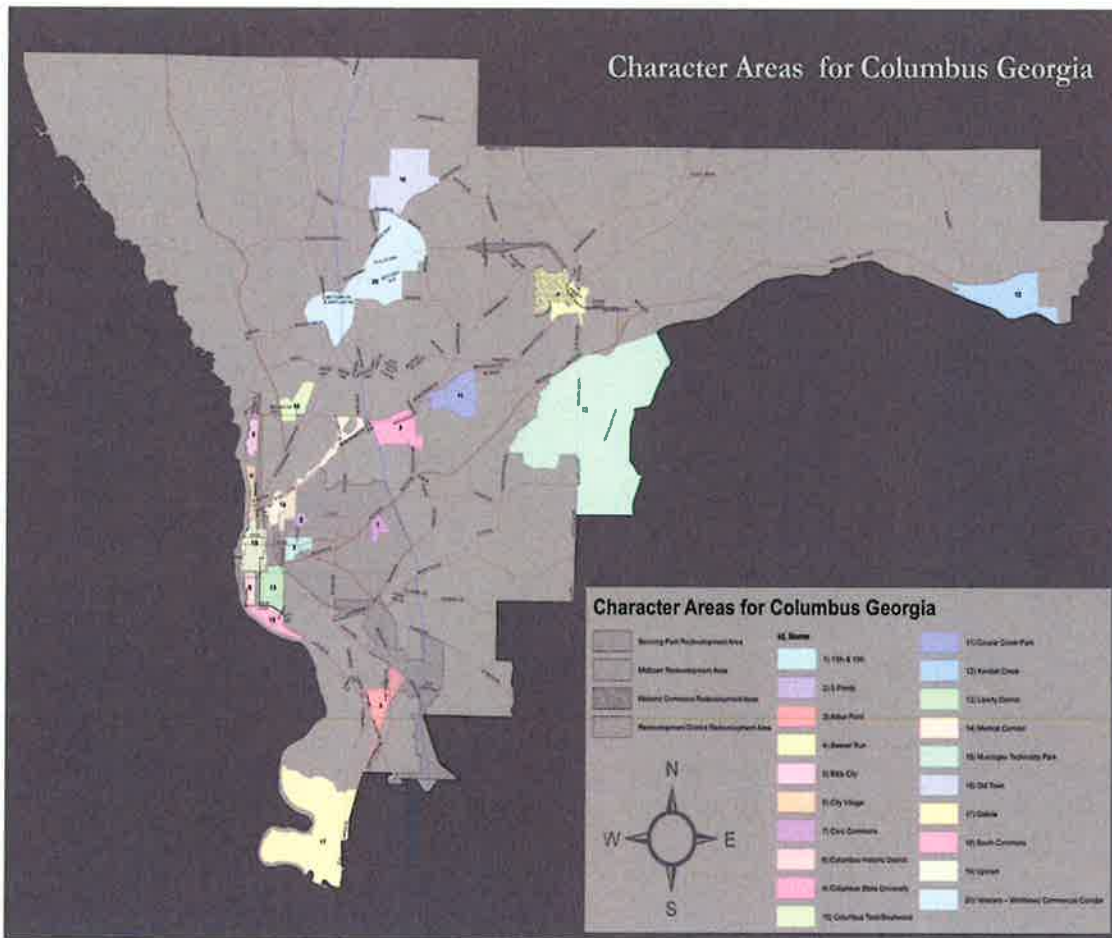
Columbus Consolidated Government: Existing Zoning Map



Source: Columbus Consolidated Government

Character Area

The redevelopment area is not currently designated in the City of Columbus 2008-2028 Comprehensive Plan's Character Area map; however, the TAD #8 parcel area lies directly south of the "South Commons" character area. In a similar effort as was made to revitalize the South Commons character area, the TAD #8 can be used to pursue opportunities for new activity along this portion of the Chattahoochee River, and provide connections between the city's network of greenspaces and trails.



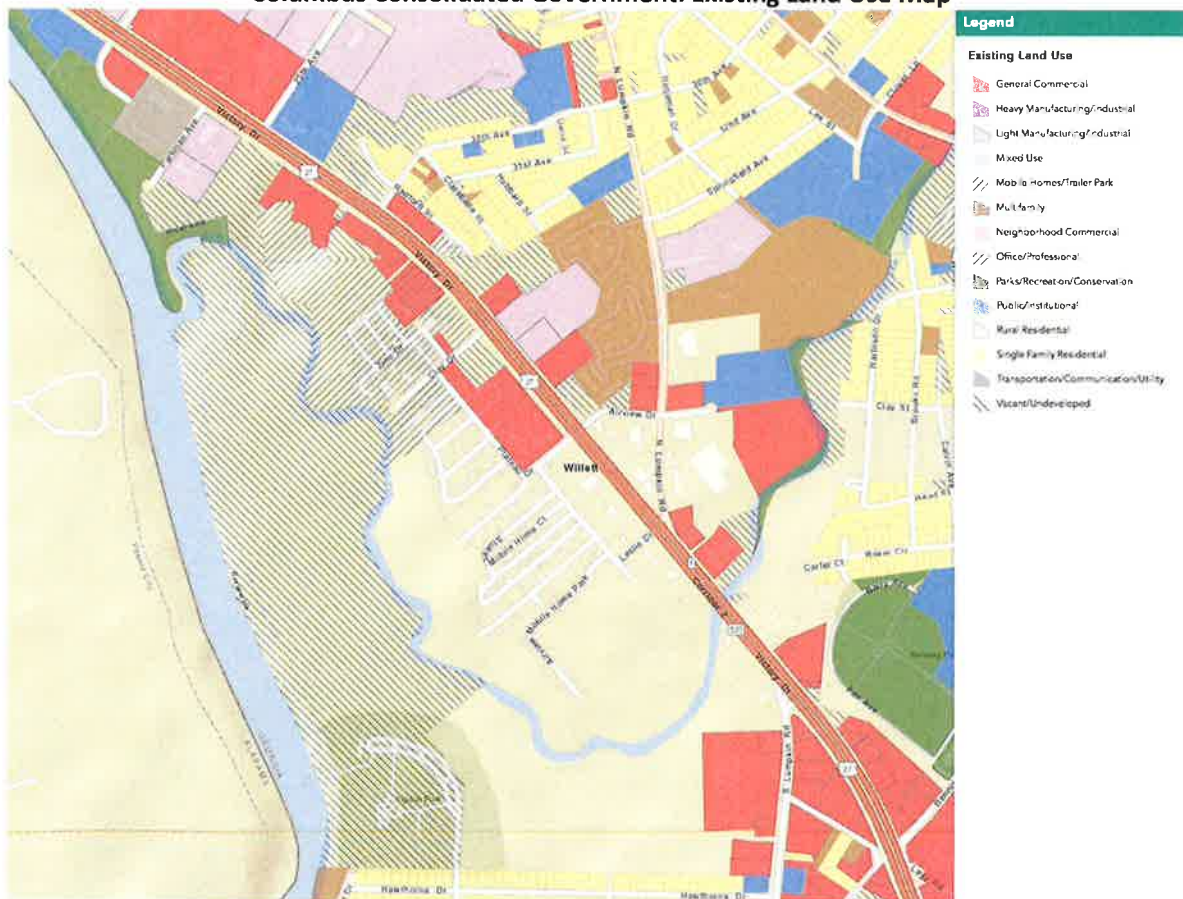
Source: Columbus Consolidated Government

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Existing Land Use

The redevelopment area's current land use is predominately "vacant/undeveloped." A portion of the site indicates "single-family residential use, although these sites are also vacant and undeveloped.

Columbus Consolidated Government: Existing Land Use Map



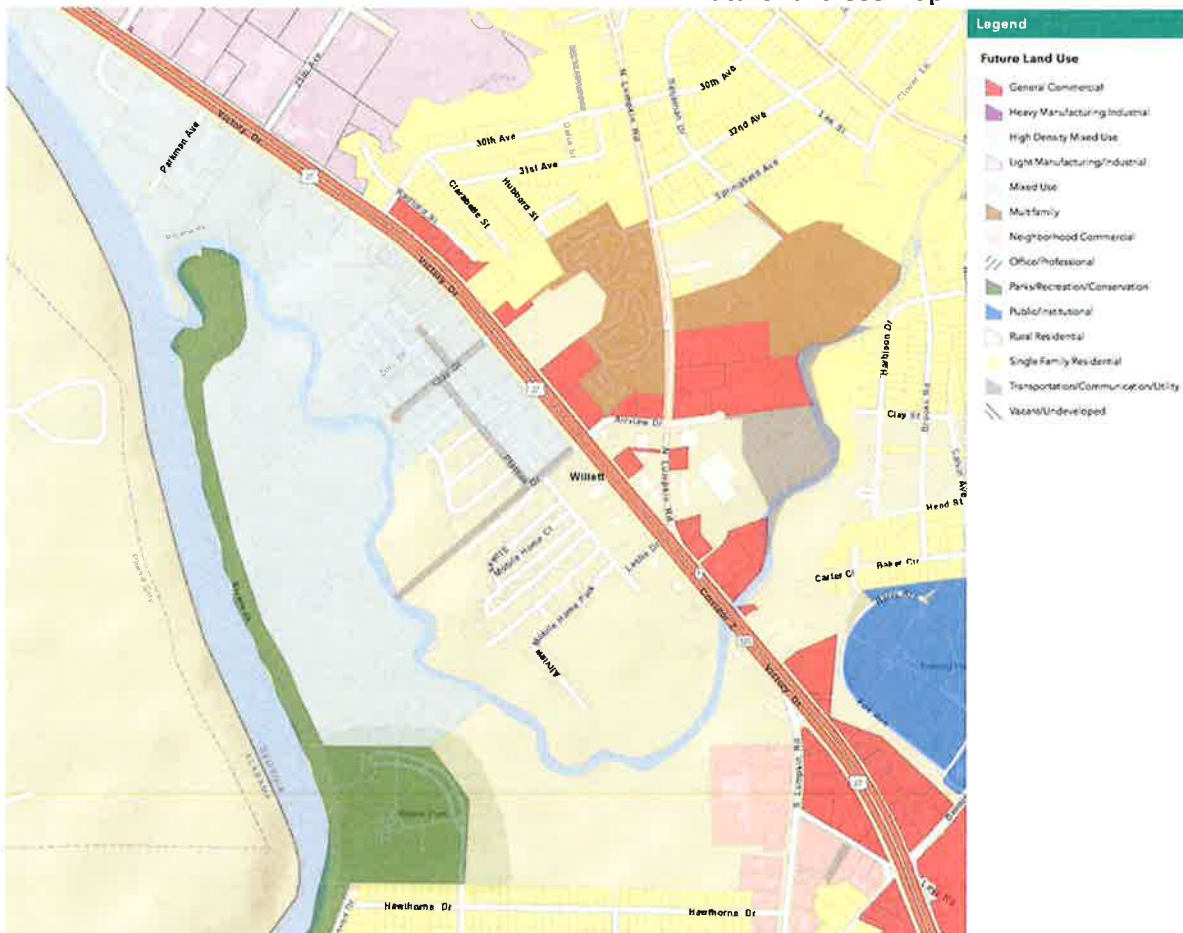
Source: Columbus Consolidated Government

**Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

Future Land Use

The Columbus Consolidated Government designates the redevelopment area's future land use as "Mixed-Use" in the light blue areas and "Single-Family Residential" in the beige areas, consistent with the projects proposed in the TAD #8 Redevelopment Plan.

Columbus Consolidated Government: Future Land Use Map



Source: Columbus Consolidated Government

Redevelopment Plan:**Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

ESTIMATED REDEVELOPMENT COSTS/METHOD OF FINANCING (H)

The law requires that Redevelopment Plans estimate “redevelopment costs to be incurred or made during the course of implementing the plan.” The majority of the cost of developing the South Columbus River District will be privately financed. However, the developer is seeking TAD funding assistance to help defray some of the high costs of developing the site, including the terrain of the site and the total lack of major infrastructure, the proximity of the property to an Area of Special Flood Hazard, and associated construction costs. As a result, there are extraordinary costs to prepare the site for development and make the necessary traffic, parking, and circulation improvements and upgrade and extend utility infrastructure to a level that can serve an estimated 1.2 million SF of commercial and residential development. The costs associated with these infrastructure challenges make development financially infeasible without some form of public/private partnership. Thus, the rationale for the creation of TAD #8 is to support development of this essential infrastructure and allow the two major developments to occur in TAD #8.

TAD POTENTIAL OF TAX ALLOCATION DISTRICT #8: SOUTH COLUMBUS RIVER DISTRICT

The following section estimates potential bond revenues and Pay As You Go (PAYGO) financing options from future development projects in TAD #8, assuming that both the Columbus Consolidated Government and the Muscogee County School District pledge their respective M&O millage to the redevelopment effort.

As shown in the chart on the next page, the properties in the proposed TAD have a current taxable value of \$1.58 million. The proposed TAD will include two developments: the River District Resort area, owned by R & R Capital Investments LLC, and Elliott’s Walk, owned by NeighborWorks Columbus. The development of the South Columbus River District would result in the growth of \$50.0 million in new taxable value within TAD #8. Net of the base valuation of \$1.58 million, the incremental growth in the tax base of the TAD #8 at build-out is estimated to be \$51.6 million, almost a 30-fold increase in the base value of TAD #8.

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Estimated Incremental Property Values TAD #8				
Existing Property Values				
Parcels				6
Acreage				212.01
Existing Appraised (Market) Value				\$7,262,380
Taxable Value				\$1,583,308
Property Description	Units/SF	Dollar Value Per Unit / SF	FMV	Assessed Value
Housing				
Single Family Homes (214,500 SF)	143	\$200,000	\$28,600,000	\$11,440,000
Townhomes (100,500 SF)	67	\$175,000	\$11,725,000	\$4,690,000
Multi Family (300,000 SF)	220	\$110,000	\$24,200,000	\$9,680,000
Total Housing	430			\$25,810,000
Retail				
Entertainment Venue(s)	85000	\$110	\$9,350,000	\$3,740,000
Restaurant(s)	12,000	\$110	\$1,320,000	\$528,000
Retail/Commercial	240,000	\$110	\$26,400,000	\$10,560,000
Total Retail	337,000		\$37,070,000	\$14,828,000
Outdoor Activity Centers				
Miniature Golf	20,000	\$28	\$560,000	\$224,000
Ampitheater	20,000	\$28	\$560,000	\$224,000
Rowing Facility	14,000	\$28	\$392,000	\$156,800
Marina	10,000	\$28	\$280,000	\$112,000
River Balcony	10,000	\$28	\$280,000	\$112,000
Total Activity Centers	74,000		\$2,072,000	\$828,800
Hotel & Convention Center				
Hotel (250 rooms @ 150,000 SF)	250	\$80,000	\$20,000,000	\$8,000,000
Pre-Function	10,000	\$134	\$1,340,000	\$536,000
Convention / Meeting	30,000	\$134	\$4,020,000	\$1,608,000
Total Hotel & Convention	190,000			\$10,144,000
Total Taxable Value				\$51,610,800
Less Existing Taxable Value			FMV	\$1,583,308
New Incremental Tax Value			\$168,169,000	\$50,027,492

Source: BAG, Muscogee County Tax Assessor

Applying the M&O millage rate for CCG and Muscogee County Schools calculates the increase in property values in TAD #8, which is forecast to generate approximately \$2.04 million in additional property taxes annually. This is the critical property tax increment that will go to the TAD Special Fund and is available for investment back into the TAD for qualified projects.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Tax Allocation District #8: South Columbus River District TAD Revenue / Financing	
New Incremental Tax Value from Development	\$50,027,492
2019 Millage Rates (M&O only)	
Columbus Consolidated Government	0.017180
Muscogee County Schools	0.023321
Total TAD millage rate	0.040501
Estimated Incremental Property Taxes	\$2,026,163
TAD Bond Estimate	
Property Taxes for Debt Service	\$2,026,163
Debt Coverage Ratio	120%
Bondable Property Taxes	\$1,688,470
Interest Rate	5.50%
Bond Term - Years	20
Estimated Bond Amount	\$20,327,570
Issuance Costs (3%)	\$609,827
Capitalized Interest (24 months)	\$2,439,308
Net Bond Proceeds	\$17,278,435
TAD Pay As You Go (PAYGO) Amount	
Estimated Incremental Property Taxes	\$2,026,163
20 year PAYGO Option Proceeds	\$40,523,260

Source: BAG, Muscogee County Tax Assessor

Based on this growth in the tax increment from TAD #8, we have estimated the amount of TAD financing that could be supported. Two financing alternatives are illustrated: The first assumes that the CCG issues tax-exempt debt for 20 years based on the incremental property taxes which are paid into the Special Fund each year. The second approach assumes that the CCG and the developer(s) enter into a Pay-As-You-Go (PAYGO) financing approach. Under this approach, the developer would receive an amount equal to the incremental taxes they pay into the special fund for the property taxes from the special fund each year for a specified period – we have modeled a twenty-year PAYGO approach for illustrative purposes.

BAG estimates the amount of proceeds this revenue stream could leverage using the following financing assumptions:

- **Tax Exempt Bond** – a TAD bond is assumed to be issued in 2021 or 2022 to provide funding that may be needed to support site preparation, road and infrastructure extensions, and internal circulation. This bond is assumed to have a 20-year term, a 1.20 debt coverage ratio, and a 5.50% interest rate. Calculations assume that the first two years of interest payments and a one-year debt service reserve would be capitalized into the bond. We have also assumed a 3.0% issuance cost to cover any loan fees and potential reimbursements the City may wish to recover. Under this financing approach, the total bond amount financed would be approximately \$20.3 million, and the net proceeds available to invest in the development would be around \$17.3 million.
- **PAY-GO Financing** – Under this second approach, it is assumed that a qualified project would receive the amount of incremental property taxes, estimated to be \$2.03 million annually at build-out, from the TAD Special Fund after the project property taxes have been paid on an annual basis for either a term of twenty years. Over a twenty-year period, this would result in total payments

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

of \$40.5 million from the PAY-GO approach. The developer would have the option to either finance these future payments with their debt and equity lenders or self-finance the future stream of payments.

Utilizing alternative terms, interest rates, and debt coverage ratios would also produce differing estimates of bonding potential. The preceding estimates are intended to be representative and conservative. Any number of realistic alternative scenarios could also be modeled and could easily produce results that vary by a factor of 25% or more depending on future market conditions or whether the City provided a credit enhancement to secure a lower interest rate.

Increments by Development

The following section details tax increments and TAD bond financing for each of the two developments: Elliott's Walk and the River District Resort.

Elliott's Walk

The table below shows the incremental tax value created by the development of Elliott's Walk.

Estimated Incremental Property Values TAD #8: Elliott's Walk				
Existing Property Values				
Parcels				2
Acreage				38.34
Existing Appraised (Market) Value				\$1,988,790
Taxable Value				\$795,516
Property Description	Units	Value Per Unit	FMV	Assessed Value
Housing				
Single Family Homes (49,500 SF)	33	\$200,000	\$6,600,000	\$2,640,000
Townhomes (10,050 SF)	67	\$175,000	\$11,725,000	\$4,690,000
Total Housing				\$7,330,000
Total Taxable Value at Build-Out				\$7,330,000
Less Existing Taxable Value				\$795,516
New Incremental Tax Value				\$6,534,484

Source: BAG, Muscogee County Tax Assessor

The current, or base, 40% appraised tax value of the development parcels at Elliott's Walk is just over \$795,000. Thus, the incremental tax value created by the Elliott's Walk development is \$6.5 million. Applying the millage for the government and school system's operation (0.04501) to the new 40% taxable value at build-out provides an estimated \$264,653 in new assessed value above the base tax value. This value is the annual tax increment that can be applied to the project for development incentives.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Bonding values, broken out solely for the Elliott's Walk development within TAD #8, are shown in the table below.

Potential TAD Proceeds from Elliott's Walk	
New Incremental Tax Value from Development	\$6,534,484
2019 Millage Rates (M&O only)	
Columbus Consolidated Government	0.017180
Muscogee County Schools	0.023321
Total TAD Millage Rate	0.040501
Estimated Incremental Property Taxes	\$264,653
TAD Bond Estimate	
Property Taxes for Debt Service	\$264,653
Debt Coverage Ratio	120%
Bondable Property Tax Amount	\$220,544
Interest Rate	5.50%
Bond Term - Years	20
Estimated Bond Amount	\$2,655,144
Issuance costs @3%	\$79,654
Capitalized Interest for 24 Months	\$292,066
Net TAD Proceeds for Distribution	\$2,283,424
TAD Pay As You Go (PAYGO) Amount	
Estimated Incremental Property Taxes	\$264,653
20 Year PAYGO Option Proceeds	\$5,293,063

Source: BAG, Muscogee County Tax Assessor

To monetize the increment created by the Elliott's Walk development, the City can disperse payment in various ways including:

- Pay-As-You-Go, where the Elliott's Walk development would receive, in effect, a rebate of the taxes paid annually for twenty years. Net "Pay-As-You-Go" TAD revenue would generate \$5.3 million in 20 years. This revenue would accrue annually, increasing as development occurs, and would be available to spend as soon as the tax revenue is collected and payment received by the City.
- A 20-year TAD bond issued at 5.5% would generate revenue of approximately \$2.3 million, assuming full build-out of all development. The lower incentive is due to the high cost of a bond issuance. The upside to this scenario is that the entire incentive can be available for upfront construction costs.

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

River District Resort

The incremental tax value created by the development of the proposed River District Resort is shown below.

Estimated Incremental Property Values TAD #8: River District Resort				
Existing Property Values				
Parcels				4
Acreage				173.67
Existing Appraised (Market) Value				\$5,273,590
Taxable Value				\$787,792
Property Description	Units/SF	Dollar Value Per Unit / SF	FMV	Assessed Value
Housing				
Single Family Homes (165,000 SF)	110	\$200,000	\$22,000,000	\$8,800,000
Multi Family (300,000 SF)	220	\$110,000	\$24,200,000	\$9,680,000
Total Housing	330			\$18,480,000
Retail				
Entertainment Venue(s)	85,000	\$110	\$9,350,000	\$3,740,000
Restaurant(s)	12,000	\$110	\$1,320,000	\$528,000
Retail/Commercial	240,000	\$110	\$26,400,000	\$10,560,000
Total Retail	337,000			\$14,828,000
Outdoor Activity Centers				
Miniature Golf	20,000	\$28	\$560,000	\$224,000
Ampitheater	20,000	\$28	\$560,000	\$224,000
Rowing Facility	14,000	\$28	\$392,000	\$156,800
Marina	10,000	\$28	\$280,000	\$112,000
River Balcony	10,000	\$28	\$280,000	\$112,000
Total Activity Centers	74,000			\$828,800
Hotel & Convention Center				
Hotel (250 rooms @ 150,000 SF)	250	\$80,000	\$20,000,000	\$8,000,000
Pre-Function	10,000	\$134	\$1,340,000	\$536,000
Convention / Meeting	30,000	\$134	\$4,020,000	\$1,608,000
Total Hotel & Convention	190,000			\$10,144,000
Total Taxable Value				\$44,280,800
Less Existing Taxable Value				\$787,792
New Incremental Tax Value				\$43,493,008

Source: BAG, Muscogee County Tax Assessor

The current, or base, 40% appraised tax value of the development parcels at the River District Resort is just over \$787,000. Thus, the incremental tax value created by the River District Resort development is \$43.5 million. Applying the millage for the government and school system's operation (0.04501) to the new 40% taxable value at build-out provides an estimated \$1,761,510 in new assessed value above the base tax value. This value is the annual tax increment that can be applied to the project for development incentives.

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Bonding values, broken out solely for the River District Resort development within TAD #8, are shown in the table below.

Tax Allocation District #8: River District Resort	
New Incremental Tax Value from Development	\$43,493,008
2019 Millage Rates (M&O only)	
Columbus Consolidated Government	0.017180
Muscogee County Schools	0.023321
Total TAD millage rate	0.040501
Estimated Incremental Property Taxes	\$1,761,510
TAD Bond Estimate	
Property Taxes for Debt Service	\$1,761,510
Debt Coverage Ratio	120%
Bondable Property Taxes	\$1,467,925
Interest Rate	5.50%
Bond Term - Years	20
Estimated Bond Amount	\$17,672,426
Issuance Costs (3%)	\$530,173
Capitalized Interest (24 months)	\$2,120,691
Net Bond Proceeds	\$15,021,562
TAD Pay As You Go (PAYGO) Amount	
Estimated Incremental Property Taxes	\$1,761,510
20 Year PAYGO Option Proceeds	\$35,230,206

Source: BAG, Muscogee County Tax Assessor

To monetize the increment created by the River District Resort development, the City can disperse payment in various ways, including:

- Pay-As-You-Go, where the River District Resort development would receive, in effect, a rebate of the taxes paid annually, modeled at twenty years. Net "Pay-As-You-Go" TAD revenue would generate \$35.2 million over 20 years. This revenue would accrue annually, increasing as development occurs, and would be available to spend as soon as the tax revenue is collected and payment received by the City.
- A 20-year TAD bond issued at 5.5% would generate revenue of approximately \$15.0 million, assuming full build-out of all development. The lower incentive is due to the high cost of a bond issuance. The upside to this scenario is that the entire incentive can be available for upfront construction costs.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Summary of Bonding Finance for Elliott's Walk and the River District Resort

Potential TAD Proceeds Apportionment by Development Parcel Area

	Total	River District Resort	Elliott's Walk
Taxable Value of New Development	\$51,610,800	\$44,280,800	\$7,330,000
% of Total Value	100%	85.8%	14.2%
Potential TAD Bond Amount	\$17,304,986	\$15,021,562	\$2,283,424
Pay As You Go Property Tax Rebate 20 Years	\$40,523,269	\$35,230,206	\$5,293,063

Source: BAG

PROPOSED REDEVELOPMENT COSTS (USES OF TAD PROCEEDS)

Priorities for the use of TAD proceeds have been identified by the developer and the City and will be subject to their application for TAD funding support should the TAD #8 be approved. The intent is to employ TAD proceeds to make the development of the South Columbus River District financially feasible and to attract the types of end-users that would generate many positive impacts to the TAD #8 redevelopment area and the City economy.

The potential uses of TAD proceeds under the Redevelopment Powers Law are quite broad. They may include (a) supporting site development including building access roads, site preparation, demolition, utility improvements, etc. (b) access enhancements and signalization at the main entrances to the property, and (c) funding green space, transportation improvements, utilities, public parking structures, etc. The following specific needs for the TAD financing have been identified by the developer and the City and are described below:

- Roadways and Circulation:** With the active uses planned for the currently vacant site with over 1.2 million SF of retail and commercial space, creating an internal street network to handle the traffic that allows ready access to all parts of the mixed-use developments in the South Columbus River District is essential. Creating the streetscape enhancements that promote walkability and internal pedestrian circulation and connectivity to the RiverWalk area, Bull Creek, and potentially to the Chattahoochee River will be critical to the retail's success and entertainment areas as well as the residential neighborhoods.
- Water and Sewer, Storm Drainage, and other Utilities:** Given the site's undeveloped nature, extensive water and sewer improvements will be required on-site. Also, the on-site system will need to tie into the adjacent trunk lines near the site to ensure they can address the anticipated demand from this heavily developed site. Given the significant issues with the undeveloped nature of the site and proximity to the Chattahoochee River and Bull Creek, water detention will also be a major issue in the development of the South Columbus River District. Additional flood remediation costs associated with construction in an Area of Special Flood Hazard may apply to specific buildings in the South Columbus River District development. Also, there will be significant costs associated with providing a full range of utilities needed to support the proposed level of commercial and residential development.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

- **Traffic Mitigation, Signalization, Intersection improvements:** With the anticipated high level of activity occurring at the new South Columbus River District area, assuring the smooth flow of traffic to and through the area will be a major long-term issue. TAD funds can be used to enhance traffic management, signalization at key intersections for access to the South Columbus River District, ensuring minimal traffic impacts over time.
- **Site Development, Earth Work, Grading, Remediation:** Due to the undeveloped nature of the site, extensive earth moving will be required to prepare a buildable site for mixed-use development. As a result, TAD funding is intended to cover these critical site development costs.
- **Parking, Sidewalks, Landscaping, Lighting, and Signage:** The development of the South Columbus River District will require an extensive and well thought out plan of surface parking accessible to the major land uses, which can address the wide range of demand from local visitors, tourists, workers, shoppers, those dining and using the entertainment venues as well as the residents living there. Providing a special level of landscaping to minimize the effects of surface parking requirements can have a positive impact on the appeal of the overall development and enhance its unique setting. Lighting and directional signage will be key to move visitors efficiently through the development and allow for extended hours of operation. As a result, additional TAD funds for these purposes are requested.
- **Entertainment Venues and Attractions:** As part of the development of the South Columbus River District, there are plans to create indoor and outdoor sports and entertainment venues to activate this area as an active destination. Venues such as an outdoor amphitheater, marina, and rowing facility will be designed to accommodate not just activities at the South Columbus River District but to be community gathering places for the residents of Columbus to come and enjoy. The developers are seeking partial TAD funding to support the creation of these venues to create a legacy for the City.
- **Greenspace, Parks, Trails, and Pedestrian Connections:** Given the substantial scale of the South Columbus River District development, greenspace, parks, and trails play an important role in providing a green connection between the various land uses. It also will promote pedestrian activity and connection to the RiverWalk and to the Chattahoochee River, which helps create the special character of the development. The developers are seeking TAD funding support to help create these vital public amenities.

An illustrative proposed TAD funding allocation from TAD #8 itemized below for illustrative purposes:

Proposed Uses of TAD #8 Proceeds				
Potential Expenditure	Estimated Allocation	Total Funds	River District Resort	Elliott's Walk
1. Access to development	40%	\$6,800,000	\$5,834,233	\$965,767
2. Internal circulation	20%	\$3,400,000	\$2,917,117	\$482,883
3. Site preparation	32%	\$5,440,000	\$4,667,387	\$772,613
4. Access to surrounding amenities	8%	\$1,360,000	\$1,166,847	\$193,153
Total TAD Funding	100%	\$17,000,000	\$14,585,583	\$2,414,417

Source: BAG

Redevelopment Plan: Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Conclusion

The estimated \$17 million in TAD proceeds could be used in numerous combinations as specific needs arise. The above table contains a representative distribution of fund uses among the priorities described above. In reality, TAD proceeds will be allocated to specific purposes as development opportunities arise, and specific agreements are negotiated between the Master Developer(s) and the CCG and with prospective end users.

The calculations made above provide one reasonable forecast of achievable future redevelopment within the proposed TAD #8, resulting in gains in the area's real estate tax digest, corresponding tax allocation increments, supportable TAD financing proceeds, and potential uses for those proceeds to reduce redevelopment costs. As noted above, numerous combinations of equally reasonable inputs and assumptions could be applied to produce marginally different results. This report sets an achievable expectation for the TAD's future financial performance, intended to help the Consolidated Government make decisions moving forward.

ASSESSED VALUATION FOR TAD (I)

The redevelopment area for Columbus, Georgia Consolidated Government Tax Allocation District #8: South Columbus River District, as defined in this Redevelopment Plan, includes 6 tax parcels and 212.01 acres within those parcels.

The proposed TAD #8 has an estimated 2020 fair market value of \$7.26 million and a taxable assessed (40% digest) value of \$1.58 million, according to Muscogee County's tax assessment records.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for December 31, 2020, the base year for the proposed tax allocation district.

The tax base will increase in the future through the private investment stimulated by implementing the redevelopment plan and the reinvestment of TAD increment back into the project. Upon build-out of the South Columbus River District area, this tax allocation district is projected to have a fair market value of approximately \$129 million and a taxable value of \$51.6 million at the end of an estimated 15-year absorption period. This represents an incremental digest growth of \$50.0 million over the existing taxable value in the TAD redevelopment area.

Change in Taxable Value of TAD #8	
Market Value of New Investment in TAD	\$129,027,000
Taxable Value of New Investment in TAD	\$51,610,800
Base Taxable Value of TAD	\$1,583,308
Total Incremental Taxable Value of TAD at Build-Out	\$50,027,492

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

The proposed redevelopment area for TAD #8 does not contain any “historic” properties listed locally or on the National Register of Historic Places. In the highly unlikely event that any historic properties are identified within the TAD boundaries, they will not be substantially altered in any way inconsistent with technical standards for rehabilitation or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for review shall be those used by the state historic preservation officer.

CREATION & TERMINATION DATES FOR TAD (K)

Tax Allocation District #8 will be created effective December 31, 2020. The Redevelopment Powers Law provides that the TAD will be in existence until all redevelopment costs, including debt service, are paid in full. For analysis purposes, this plan projects that the TAD will remain in existence for a maximum of 30 years.

TAD BOUNDARIES EXISTING USES OF REAL PROPERTY (L)

The proposed TAD #8 boundaries are shown on the following map. Existing land use within the proposed TAD #8 is largely vacant land. These uses are shown on the Existing Land Use Map presented earlier in this report. The boundaries of the TAD include the totality of six parcels listed in the appendix to this redevelopment plan, as outlined in red on the map below.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District



Source: Columbus Consolidated Government Zoning Map

The TAD includes six tax parcels located within the red outlined area plus associated public rights of way. (A complete list of TAD parcels appears in Appendix A). For any section of roadway that is used as a boundary in the TAD map, including but not limited to Victory Drive, Leslie Drive, and South Lumpkin Road, the entire section of ROW is intended to be included inside the TAD boundary to maintain flexibility to use TAD proceeds for public improvements to those rights of way if desired by the redevelopment agency.

The implementation of this redevelopment plan is consistent with the City's existing zoning, future Land Use Map, and previously identified strategies for the area as articulated in the Consolidated Government's Comprehensive Plan. Development of the South Columbus River District will generate increased retail and commercial activity and will create housing and needed jobs for the South Columbus area.

TAX ALLOCATION INCREMENT BASE (M)

On or before December 31, 2020, the Columbus Consolidated Government, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation district. The base is estimated as follows:

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

Tax Allocation District #8: South Columbus River District Summary	
Number of Parcels	6
Total Acres	212.01
2019 Appraised (Market) Value - Estimated	\$7,262,380
2019 Taxable Digest	\$1,583,308
Columbus Consolidated Government (District #1) Digest	\$5,096,400,463
TAD #8 as Percent of Columbus Digest	0.031%

Source: BAG, Muscogee County Tax Assessor and GA Department of Revenue

Property Taxes Collected Within Tax District to Serve as Base:
Total Taxable (\$1,583,308) x Usable (M&O) Millage (0.040501) = \$64,126

The Redevelopment Powers Law caps the percentage of tax digest in any taxing jurisdiction which can be located within one or more Tax Allocation Districts to 10%. As the eighth proposed TAD within the Columbus Consolidated Government, it is important to maintain flexibility to address other priorities in other areas.

As shown in the chart above, the total taxable digest contained within the proposed TAD is insignificant, consuming only thirty-one hundredths of a percent (0.031%) of the Consolidated Government's tax digest. To date, the CCG has approved seven TADs, which combined represent 3.724 % of the City's tax digest. The addition of TAD #8 will bring the combined digest in all TADs in the Columbus Consolidated Government to just under 4% at 3.755%. Approval of the proposed TAD will therefore leave ample flexibility to address other priorities in the future.

Columbus TADS to date as of August 2020		
	M&O from DOR Site	Percent of 2019 Digest
TAD #1: Fort Benning	\$2,283,502	0.045%
TAD #2: Liberty District	\$25,190,075	0.494%
TAD #3: Uptown	\$63,105,786	1.238%
TAD #4: City Village	\$28,024,440	0.550%
TAD #5: Midtown West	\$48,305,344	0.948%
TAD #6: Midtown East	\$20,402,479	0.400%
TAD #7: Midland Commons	\$2,483,913	0.049%
TOTAL TADS #1 - #7		3.724%
Addition of TAD #8	\$1,583,308	0.031%
TOTAL INCLUDING TAD #8		3.755%

Source: BAG, Muscogee County Tax Assessor and GA Department of Revenue

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

AD VALOREM PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS (N)

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized millage rates:

2019 M&O Millage Rates *	
Columbus CG Urban Service District 1	17.18
Muscogee County School District	23.321
Total Millage Rate	40.501

* Levies for bonded indebtedness are not included for TAD purposes.

Source: Georgia Department of Revenue

The creation of the tax allocation district will not affect any existing or planned business improvement districts within the boundaries of the redevelopment area.

TAX ALLOCATION BOND ISSUES, ESTIMATED POSITIVE INCREMENTS AND PLEDGED PROPERTY (O, P, Q)

Amount of Bond Issue

Upon adoption of this Redevelopment Plan, the Columbus Consolidated Government may, at its sole discretion, issue tax allocation bonds or other financing instruments, in one or more issues. Estimated supportable levels of future financing could range from \$10 million to \$40 million depending upon whether the School District consents to participate, terms available at the time of issuance, and the types of financing methods used.

Term of the Bond Issue or Issues

The Columbus Consolidated Government proposes to issue tax allocation bonds or alternative forms of financing for a term no longer than 30 years. Given current market conditions, the calculations made in this report assume a 20-year term.

Rate of Bond Issue

The Columbus Consolidated Government intends to either: (a) seek fixed-rate tax-exempt bonds; (b) obtain comparable forms of commercial financing available; or, (c) enter into a development agreement to remit specific tax allocation increments to the master developer, to enable the developer to secure commercial financing or make improvements on a Pay-As-You-Go basis. Should financing be sought in the future, the actual rate, terms, and issuance costs would be determined at the time of issuance based upon general market conditions, anticipated development within the TAD, assessed taxable property values, and federal tax law considerations. The Columbus Consolidated Government reserves the right to consider a range of potential financing options, as appropriate.

Property Proposed to be Pledged for Payment of Tax Allocation Increments Financing

Bonds or other financial agreements will be secured by the positive tax allocation increment from eligible ad valorem taxes levied on real property for these purposes. Based on current millage rates

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

and commercial property values in Columbus, Georgia, positive tax allocation increments from the development of real estate are estimated at \$2.03 million when build-out is completed. The actual amount of collected tax increments will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base and the TAD as a whole.

SCHOOL SYSTEM IMPACT ANALYSIS (R)

Georgia's Redevelopment Powers Law, which governs the operation of tax allocation districts in the State, was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a "School System Impact Analysis". This section presents the school impacts of the Columbus Consolidated Government Tax Allocation District #8: South Columbus River District to address the requirements of this portion of the Redevelopment Powers Law.

Current Value of TAD #8 Versus the Muscogee County Schools Tax Digest

The current taxable value of TAD #8 is estimated to be \$1.58 million. According to the Georgia Department of Revenue, the most recent published taxable value for the Muscogee County School District's net taxable digest (M&O) is over \$5 billion.³ Thus, the proposed TAD #8 represents just under thirty-one tenths of one percent (0.031%) of the School District's total tax digest.

The amount of ad valorem school taxes collected from the properties in the designated TAD, as determined by the tax assessor on December 31, 2020, will continue to flow to the Muscogee County School District throughout the operation of the TAD.

The TAD Special Fund will only receive any additional property taxes collected above the 2020 base amount to support redevelopment in TAD #8.

TAD Digest as a Percent of Muscogee School District	
Taxing Jurisdiction	Net Taxable M&O Digest
TAD #8: South Columbus River District	\$1,583,308
Muscogee County School District	\$5,096,400,463
TAD #8 Taxable Digest as a Percent	0.0311%

Source: Georgia Department of Revenue / BAG

Estimated Number of Public School Students from TAD #8

The development plan for the expansion of the South Columbus River District calls for creating 430 housing units, of which approximately 220 will be rental housing. The remainder will be for-sale single-family and townhomes. The following table shows an estimate of the number of residents and school-age children.

³ Published tax digest information used for this report is for 2019 as reported by the Georgia Department of Revenue. 2020 digest values may be different from what is reported herein. The taxable digest reported in the table is for general fund (M&O) expenditures.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

TAD #8: Estimates of Population and School Aged Children from Development of South Columbus River District					
Unit Type	Units at Build-Out	Population Multiplier	Estimated Population	School Age Children Multiplier	School Aged Children at Build-Out
Single Family Housing	143	3.1	443	0.37	164
Townhomes	67	2.11	141	0.16	23
Multi-family rentals	220				
1-bedroom	110	1.49	164	0.08	13
2-bedroom	110	2.11	232	0.16	37
Total	430		981		237
Percent of Public School Students					209

Source: In Columbus, GA in 2019, 88.2% of all children K-12 attend public schools / Education data using the latest 2019 American Community Survey data.

CUPR, Rutgers University, "Residential Demographic Multipliers for Georgia, 2006" Fannie Mae Foundation

As shown above, over the 15-year build-out of the South Columbus River District's development, there will be an estimated 981 new residents in the housing created, representing an average growth of 66 residents per year over the build-out period.

Using demographic multipliers developed by the Center for Urban Policy Research of Rutgers University for the State of Georgia from special detailed runs of U.S. Census data, we have estimated the number of school-age children by tenure, unit, and bedroom type. As shown above, there will be an estimated 237 school-age children living in TAD #8 by the end of the build-out period. Of these children, we estimate that 209 will go to public schools in Muscogee County, representing an average addition of 14 public school students each year over the period. By the fifth year of development, an estimated 70 public school students will be living in TAD #8. By the tenth year of development, a total of 140 public school students will be living in TAD #8 and will continue at this level throughout the final five years of the build-out period. Since the arrival of these students will happen very gradually over the build-out period, Muscogee County Schools has time to accommodate the growth in either its existing facilities or by adding capacity.

Local School Educational Costs Associated with the South Columbus River District

Based on the projected number of public-school children attending Muscogee County Schools, we have estimated the local school costs associated with educating these children. As shown below, an analysis of the Muscogee County Public Schools budget indicates that the school system derives \$3,504 per-pupil

from local property taxes in the county. This is the local share of educational costs that must be raised from property taxes on new development. The balance of total educational cost per pupil comes from a mix of other revenues from state and federal sources.

Based on this per-pupil revenue estimate during the fifth year of occupancy of the residential units, the initial 70 students will have a local educational cost of \$245,280. By the tenth year, when the student population from the South Columbus River District's development increases to 140 students, education costs will increase to \$490,560. By year fifteen, when there are 209 students from the South Columbus River District's development, local educational costs will continue to be \$732,336 and stabilize at this level. Muscogee County Schools' student enrollment in the past twelve years has had two years of increased enrollment and ten years of decreased enrollment⁴.

⁴ Muscogee County Board of Education Official Budget Fiscal Year 2018-2019

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

The Location of School Facilities within the Redevelopment Area

There are no Muscogee County School District facilities located inside the TAD #8 boundary. However, there are four nearby schools-- Eddy Middle School, Dorothy Heights Elementary, South Columbus Elementary, and the 30th Avenue Preschool —all of which would benefit from the improvement of surrounding properties in the proposed TAD. The location of more employers and potential job opportunities for area residents should have a positive impact on area schools.

Proposed Redevelopment in TAD #8: The South Columbus River District

As detailed earlier in this plan, the proposed Tax Allocation District will support the development of the South Columbus River District on sites that are currently vacant and underutilized. Build-out could reach more than 1.2 million SF of sports facilities, hotels, retail, restaurants, offices, entertainment venues, and housing. At completion, it will employ up to 900 workers by 2035.

Projection of Average Value of New Residential Property in TAD #8

Current tax collections in the proposed Tax Allocation District, including Muscogee County Schools, are \$64,126. New residential property is proposed in both the River District Resort and the Elliott's Walk development plans. As indicated in the chart below and based on the forecast of new units created, new residential property tax amounts for TAD #8 are estimated at \$1.05 million annually at build-out. The average value of new residential property taxes is approximately \$2,400 per unit.

Property Description	Units/SF	Dollar Value Per Unit	FMV	Assessed Value
Housing				
Single Family Homes (214,500 SF)	143	\$200,000	\$28,600,000	\$11,440,000
Townhomes (100,500 SF)	67	\$175,000	\$11,725,000	\$4,690,000
Multi Family (300,000 SF)	220	\$110,000	\$24,200,000	\$9,680,000
Total Proposed Residential Housing	430			\$25,810,000
2019 M&O Millage Rates				
Columbus CG				0.01718
Muscogee County School District				0.023321
Total Millage Rate				0.040501
Property Taxes from Residential Development in TAD #8				
Columbus CG				\$443,416
Muscogee County School District				\$601,915
Total New Residential Property Taxes				\$1,045,331

Estimate of School District Revenue Impacts from Development in TAD #8

Currently, the 212-acre South Columbus River District's TAD parcels generate roughly \$36,924 per year in property taxes levied on real estate for the school system.

These annual real estate taxes associated with the base value of the TAD would continue to flow to the school district's general fund throughout the operation of the TAD, as would current and future personal property taxes levied on business furnishings, inventories, and equipment.

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

The value of commercial and industrial personal property throughout Muscogee County averages 35% of commercial and industrial real estate value; given the significant residential component of the TAD we have assumed a personal property ratio of 15%. At build-out, the digest value of the commercial personal property could exceed \$2.19 million and generate an additional \$51,125 in personal property taxes for the school district each year – significantly increasing its revenue from TAD #8 from personal property each year.

Also, the new retail development at the South Columbus River District will generate additional sales taxes for the School District during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. At completion, this annual revenue from sales at the South Columbus River District will generate approximately \$542,000 in ESPLOST revenue annually.

The following table estimates total annual School District revenues from the development of the South Columbus River District, at build-out, which is forecast to occur between 2030 and 2035, and include real estate digest from the base value of the TAD, plus personal property and sales taxes. By foregoing incremental future real estate taxes from a currently underdeveloped vacant site, the School District could receive roughly \$630,000 per year in combined tax revenues from the above sources. This is more than seventeen times what the district is currently receiving from TAD #8 – while the TAD is still in effect. After the TAD is dissolved, the School District would receive an additional \$1.16 million in annual property taxes on real estate that was pledged to the TAD, for a total payment of \$1.79 million per year from its participation in the TAD.

Estimated Taxes to the Muscogee County Schools at Build Out of TAD #8

Revenues to Muscogee County School District from TAD #8	
Property Taxes	
Base Taxable Value of TAD #8	\$1,583,308
Muscogee County Schools Millage	23.321
Annual Property Taxes to MCSB	\$36,924
Personal Property Value of South Columbus River District	\$2,192,232
Muscogee County Schools Millage	23.321
Annual Personal Property Taxes to MCSB	\$51,125
Total Annual Property Taxes to MCSB	\$88,049
ESPLOST Revenue to MCSB	
South Columbus River District Retail SF	411,000
Estimated Retail Sales per SF	\$220
Estimated Total Retail Sales at South Columbus River District	\$90,420,000
Estimated Net New Sales at 60%	\$54,252,000
ESPLOST Revenue to MCSB	\$542,520
Total Annual Property and Sales Taxes to MCSB	\$630,569
Total Property and Sales Taxes for 10 Years	\$6,305,694

Source : BAG

The chart below summarizes total annual payments to the School District from its participation in TAD #8 after the TAD dissolves.

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

ANNUAL FINANCIAL BENEFITS TO MUSCOGEE COUNTY SCHOOLS FROM TAD #8	
Personal Property Taxes	\$88,049
ESPLOST Revenues	\$542,520
Real Estate Property Taxes from Development	\$1,166,691
Total Payment for MCS Participation in TAD	\$1,797,260

Source: BAG

CONCLUSION REGARDING SCHOOL DISTRICT IMPACTS

As demonstrated in the preceding analysis, the economic impacts to Muscogee County Schools from participating in TAD #8 are as follows:

1. TAD #8 will impact the future appreciation on less than 0.031% (less than thirty-one tenths of one percent) of the School District’s tax digest. The current amount of property taxes generated from within the TAD, approximately \$39,924, will continue to go to the school system. Only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
2. Development in the TAD #8 area will add approximately 209 new school children over the 15-year build-out period: an average of roughly 14 new public-school students per year over the period. Providing Muscogee County Schools time to plan for accommodating this modest level of future enrollment growth.
3. There is no Muscogee County School District facility located inside the TAD boundary; however, four facilities are close to the proposed TAD.
4. At build-out, the proposed redevelopment in TAD #8 should generate roughly \$630,000 per year to Muscogee County Schools in base real estate taxes, personal property taxes, and ESPLOST, which represents a seventeen-fold increase over current revenues of \$36,900 per year.

Thus, the potential gains to Muscogee County Schools resulting from participating in TAD #8 will be substantially net positive due to the future growth in its tax digest and ESPLOST revenues, with only moderate impacts on the demand for school services.

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

BENEFITS OF TAD #8: SOUTH COLUMBUS RIVER DISTRICT

In conclusion, the creation of TAD #8 could leverage \$129 million in new investment over a 15-year period. Future development would increase the current \$1.58 million taxable digest value of the TAD by \$50 million. It would result in approximately \$2.03 million in new real estate and personal property tax receipts when the South Columbus River District is fully built-out. The proposed commercial and residential mixed-use development will create more than 900 new, permanent jobs at the development, once completed.

Summary of TAD #8: South Columbus River District Benefits at Build-Out	
Value of private investment in South Columbus River District	\$129,027,000
Additional Ad Valorem Tax Digest	\$50,330,292
Additional Personal Property Tax Digest	\$2,192,232
Estimated Real Estate Tax Increments	\$2,026,163
Estimated Sales Tax Benefits	\$1,878,816
Estimated New Jobs Created	942
Estimated New Payroll Created	\$23,801,536

Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

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**Redevelopment Plan:
Columbus Consolidated Government Tax Allocation District #8: South Columbus River District**

APPENDIX A. LIST OF TAX PARCEL ID NUMBERS (PROPERTIES WITHIN THE TAD)

TAD Parcels							
Parcel Number	Address	Description	Parcel Acreage	Zoning	Market Value	Tax Value (40%)	Owner
Resort Parcels and RiverWalk							
042 010 001	2450 Victory Drive	Parcel for Entry to Resort off Victory Drive	8.62	LMI	\$300,390	\$120,156	WAGGONER FAMILY PROPERTIES INC
043 004 016	1650 Howe Avenue	Large Resort Parcel, North	88.50	RMF2	\$740,000	\$296,000	R&R CAPITAL INVESTMENTS LLC
045 003 006	1601 South Lumpkin Road	Large Resort Parcel, South	55.48	RMF2	\$929,090	\$370,036	R&R CAPITAL INVESTMENTS LLC
043 001 007	150 Parkman Avenue	RiverWalk Parcel	21.07	LMI	\$3,304,110	\$0	COLUMBUS GEORGIA
NeighborWorks Parcels / Elliott's Walk							
044 001 007	1104 Leslie Drive	NeighborWorks Parcel	37.73	RMF1	\$1,914,360	\$765,744	FBC RECOVERY LLC
045 001 002	3274 Victory Drive	I Shaped Parcel, NeighborWorks	0.61	GC	\$74,430	\$29,772	FBC RECOVERY LLC
Total Values			212.01		\$7,262,380	\$1,581,708	

APPENDIX B. COLUMBUS CITY COUNCIL



Mayor B. H. "Skip" Henderson III



Isaiah Hugley, City Manager



Jerry "Pops" Barnes, District 1
Glenn Davis, District 2
Bruce Huff, District 3
Valerie Thompson, District 4
Charmaine Crabb, District 5

Gary Allen, District 6
Evelyn "Mimi" Woodson, District 7
Walker Garrett, District 8
Judy Thomas, District 9 at Large
John House, District 10 at Large

Redevelopment Plan:

Columbus Consolidated Government Tax Allocation District #8: South Columbus River District

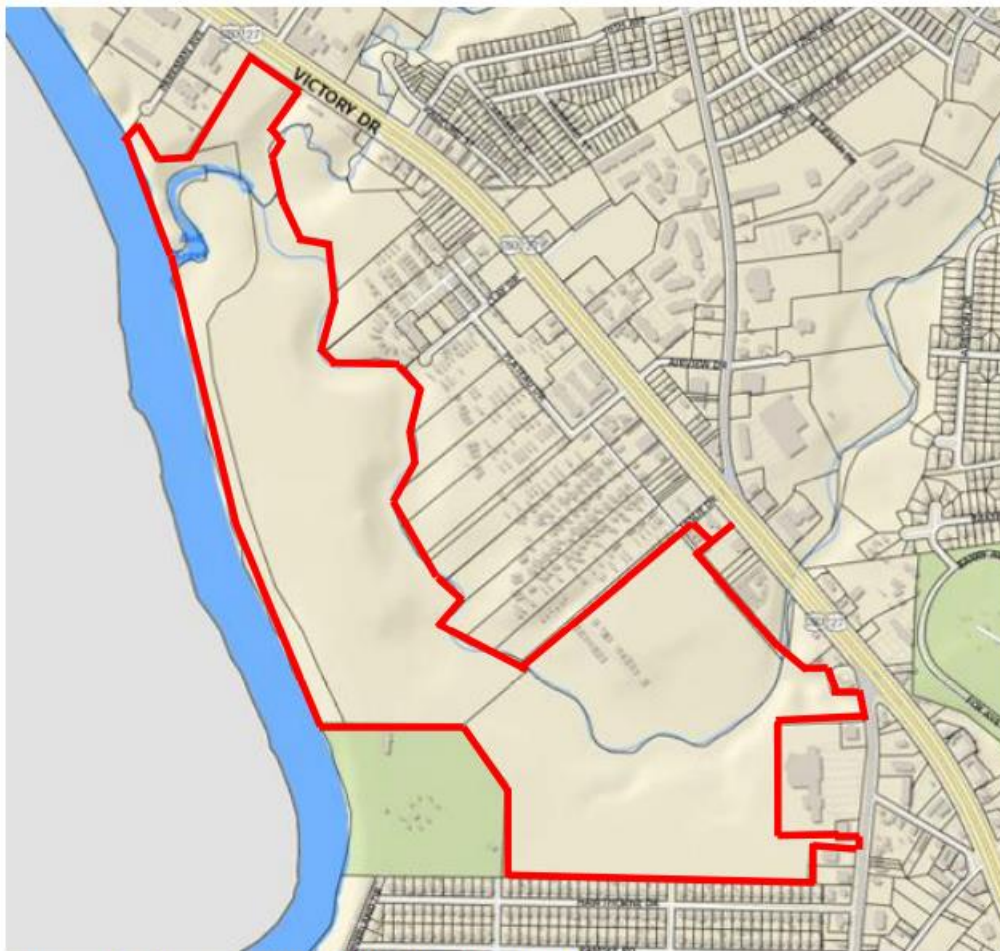
APPENDIX C. MUSCOGEE COUNTY SCHOOL SYSTEM, BOARD OF EDUCATION



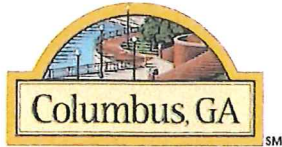
Patricia Hugley Green, Board Chair, District 1
Dr. Michael H. Edmondson, District 2
Venessa K. Jackson, District 3
Naomi Buckner, District 4
Laurie C. McRae, Board Vice-Chair, District 5
Mark Cantrell, District 6

Cathy Williams, District 7
Dr. Philip T. Schley, Sr., District 8
Kia Chambers, at Large Member

David F. Lewis, Superintendent of Education
Janice S. Bloodworth, Interim Board Treasurer & MCSD CFO
Karen Jones, Executive Assistant to Board & Superintendent
Greg Ellington, Parliamentarian / Legal Counsel



Source: Columbus Consolidated Government Zoning Map



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

November 24, 2020

Honorable Mayor and Councilors
 City Manager
 City Attorney
 Clerk of Council

Subject: Tax Allocation District Redevelopment Plan (TADRP)

Applicant: R & R Capital Investments LLC / Neighborworks Columbus

Request to establish a TADRP in southwest Columbus, also known as the Tax Allocation District #8: South Columbus River District.

This redevelopment plan (the Plan) presents the rationale, boundaries, fiscal data and proposed projects which could result from the formation of the Columbus, Georgia Consolidated Government, Tax Allocation District #8: South Columbus Redevelopment District. This redevelopment plan was prepared in conformance with the provisions of Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) which governs the creation of the Tax Allocation Districts (TADs) in the state. The plan was prepared by Bleakly Advisory Group, Inc. (BAG) on behalf of the prospective developers of the project, R & R Capital Investments LLC and Neighborworks Columbus.

(1) Are boundaries fully established?

Yes. The proposed boundaries for the Redevelopment Area and TAD #8 includes six properties covering roughly 212 acres within individual tax parcels.

This distribution shows that more than 212 acres within the proposed area are in six main parcels, the first four are the future site of the proposed River District Resort and the remaining two for proposed Elliott's Walk. The redevelopment area also includes the right of way along the Riverwalk.

(2) Does the applicant provide proof that the proposed TADRP require redevelopment assistance?

According to the proposed redevelopment area plan, this area meets the statutory definition of a Redevelopment Area under the specific provisions of the

Redevelopment Powers Law. The redevelopment area meets the intent of the statute. These relevant sections are shown as follows:

- A (ii) – The presence of vacant land and inadequate street layout in relation to the size, accessibility, and usefulness;
- A (v) – The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;
- B (v) – An area where housing is appropriate after redevelopment and where there exists a shortage of safe, decent housing that is not substandard and that is affordable to persons of low and moderate-income;
- B (vi) – Deteriorating or inadequate utility, transportation, or transit infrastructure.
- C (i) – Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment;
- C (ii) – Deteriorating or inadequate utility infrastructure either at present or following redevelopment;

Justification for the relevant sections can be found on pages 27 through 29 in the Plan.

(3) Does the applicant describe any redevelopment projects, cost estimates, and financing methods?

Yes. The property can support the development of over 400,000 SF of retail uses and outdoor venues, plus a hotel and convention center. In addition, a total of 430 housing units are planned for this mixed-use development. At build-out, an estimated 900 permanent employees will be working at the South Columbus River District in the commercial and housing components of the development.

South Columbus River District Development Plan	
Development Components	Square Feet
River District Resort	
Retail	
Retail / Commercial Space	240,000
Hotel (250 room)	150,000
Convention & Meeting	30,000
Pre-Function	10,000
Entertainment & Activity Centers	
Marina	10,000
Entertainment venues	85,000
Restaurant(s)	12,000
River Balcony	10,000
Rowing Facility	14,000
Amphitheater	20,000
Miniature Golf	20,000
Subtotal River District Resort Retail / Entertainment	601,000
Housing	
Multifamily	300,000
Single-family homes	165,000
Subtotal River District Resort Housing	465,000
Subtotal River District Resort	1,066,000
Elliott's Walk	
Housing	
Single-Family Homes	49,500
Townhomes	100,500
Subtotal Elliott's Walk	150,000
Total SF Development	1,216,000

Source: ZWR + Partners, Moon Meeks and Associates, Inc.

The table above summarizes the proposed development program for the South Columbus River District, showing the distribution of proposed retail and residential development by land use (the locations of these development components are shown on the conceptual site plans above.) It is anticipated that the project would require approximately 10 to 15 years to reach build-out and the proposed density and distribution of land uses are subject to change as market conditions evolve.

Public access to the South Columbus River District will be made chiefly from new infrastructure from Victory Drive on the northernmost end of the TAD #8 property. New roadways will be required, and the addition of a bridge over Bull Creek to provide access to the new development area.

This report does not attempt to forecast potential future development in the area around the TAD, beyond the South Columbus River District. However, it can be reasonably assumed that if the commercial mixed-use development is successful, additional development could be attracted to areas around TAD #8, which, since they are not included in the TAD, would immediately generate additional property tax and sales tax revenue to CCG and Muscogee County Schools. This phenomenon, known as the “halo effect,” has occurred in many other TAD districts around the State of Georgia.

It is anticipated that the primary method of financing development of the South Columbus River District will be through private equity and debt, with the Elliott’s Walk development also utilizing tax credits to help fund this affordable housing project. TAD proceeds would be used to supplement private financing and reduce overall development costs to make this project financially feasible. TAD proceeds would be applied to address off-site development costs or reduce the cost of constructing access roads and internal infrastructure. In addition, a portion of TAD funds will be used for flood remediation and site preparation costs. Forecasts of potential TAD proceeds and proposed uses of those proceeds are addressed in detail later in this report.

The overall concept is based on the state of Georgia passing legislation allowing casinos.

(4) Are contracts, agreements, or other instruments which are proposed to be entered into by the CCG (for the purpose of implementing the plan) outlined?

Yes. Pursuant to O.C.G.A. §34-44-3(a), the Columbus City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council, either directly or through its designee, may conduct or delegate the activities and enter into the contracts as shown on page 35 of the TADRP.

(5) Does the applicant describe the types of relocation payments needed (if necessary)?

Yes. The site for the development of the South Columbus River District is largely undeveloped. Therefore, there are no existing residences or businesses which will need to be relocated. However, if at any time in the life of TAD #8, relocation of

any firms or residences is required, relocation expenses may be provided for under all applicable federal, state, and local guidelines.

(6) Does the TADRP conform to the 2028 Comprehensive Plan and all UDO requirements?

The Columbus Consolidated Government designates the redevelopment area's future land use as "Mixed-Use" in the light blue areas and "Single-Family Residential" in the beige areas, consistent with the projects proposed in the TAD #8 Redevelopment Plan.

The proposed Elliott's Walk development is zoned RMF1 (Residential Multi-Family 1), which is appropriate. The River District Resort described property is zoned RMF2 (Residential Multi-Family 2) and may need to be partially rezoned for the proposed uses.

It should be noted that a majority of the property is in a floodplain.

(7) During the implementation of the TADRP, are estimates of redevelopment costs (to be incurred) submitted?

Yes. The law requires that Redevelopment Plans estimate "redevelopment costs to be incurred or made during the course of implementing the plan." The majority of the cost of developing the South Columbus River District will be privately financed. However, the developer is seeking TAD funding assistance to help defray some of the high costs of developing the site, including the terrain of the site and the total lack of major infrastructure, the proximity of the property to an Area of Special Flood Hazard, and associated construction costs. As a result, there are extraordinary costs to prepare the site for development and make the necessary traffic, parking, and circulation improvements and upgrade and extend utility infrastructure to a level that can serve an estimated 1.2 million SF of commercial and residential development. The costs associated with these infrastructure challenges make development financially infeasible without some form of public/private partnership. Thus, the rationale for the creation of TAD #8 is to support development of this essential infrastructure and allow the two major developments to occur in TAD #8.

(8) Has the applicant presented the last known assessed valuation of the redevelopment area and the estimated assessed valuation after redevelopment?

Yes. The redevelopment area for Columbus, Georgia Consolidated Government Tax Allocation District #8– South Columbus River District as defined in this Redevelopment Plan includes six tax parcels and 212.01 acres within those

parcels. The proposed TAD #8 has an estimated 2019 fair market value of \$7,262,380 and a taxable assessed (40% digest) value of \$1,583,308, according to Muscogee County tax assessment records.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for December 31, 2020, the base year for the proposed tax allocation district.

The tax base will increase in the future through the private investment stimulated by the implementation of the redevelopment plan and the reinvestment of TAD increments back into the project. Upon build out of the South Columbus River District, this tax allocation district is projected to have a market value of approximately \$129 million and a taxable value of \$51.6 million at the end of an estimated 15-year absorption period. This represents an incremental digest growth of \$50 million over existing conditions or more than a fivefold increase in taxable value.

(9) Has the applicant identified and mitigated historic properties within the redevelopment area?

Yes. The proposed redevelopment area for TAD #8 does not contain any “historic” properties listed locally or on the National Register of Historic Places. In the highly unlikely event that any historic properties are identified within the TAD, they will not be substantially altered in any way inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

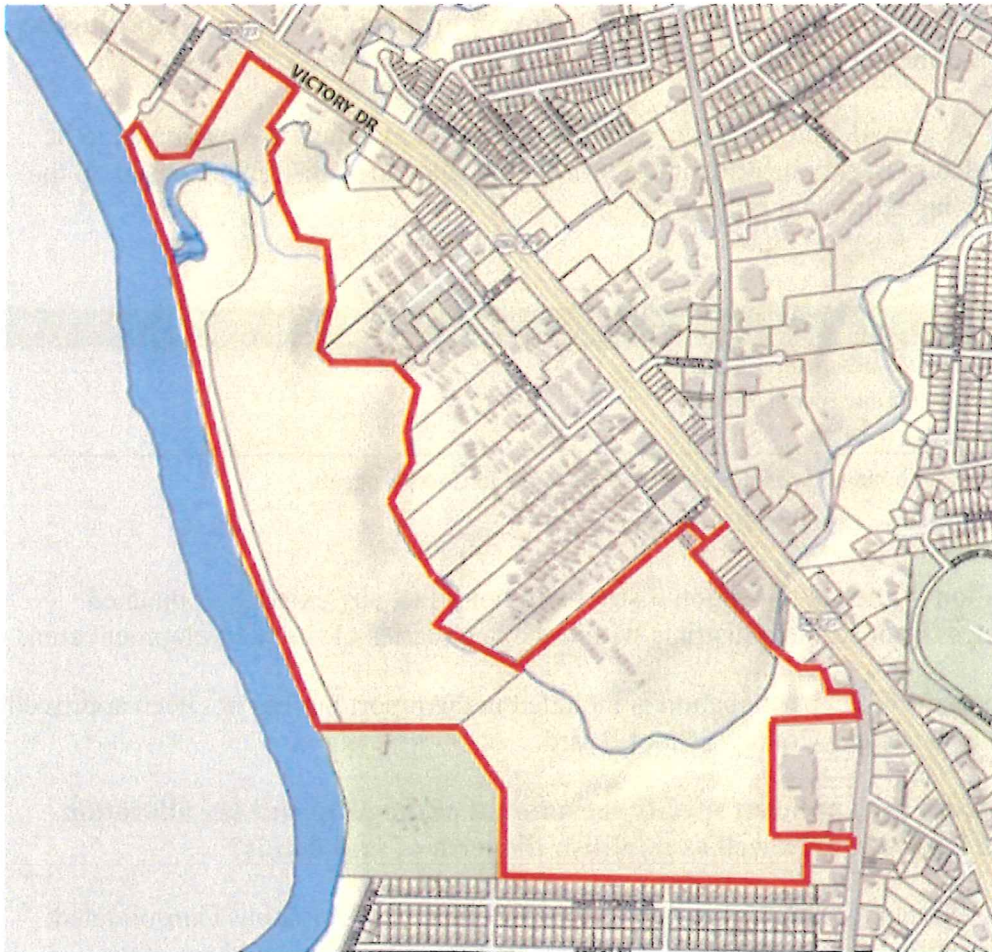
(10) Has the applicant specified the proposed effective date for the creation of the tax allocation district as well as the proposed termination date?

Tax Allocation District #8 will be created effective December 31, 2020. The Redevelopment Powers Law provides that the TAD will be in existence until all redevelopment costs, including debt service, are paid in full. For analysis purposes, this report assumes that the TAD will remain in existence for a maximum of 30 years.

(11) Does the application contain a specific TADRP boundary map as well as establish existing conditions and uses of real property?

Yes. The proposed TAD #8 boundaries are shown on the following map. Existing land use within the proposed TAD #8 is predominantly vacant land. These uses are shown on the following Existing Land Use Map. The boundaries of the TAD

include the totality of the six parcels listed and the right of way along Victory Drive, Leslie Drive, and South Lumpkin Road.



Source: Columbus Consolidated Government Zoning Map

The TAD includes six tax parcels located within the red outlined area plus associated public rights of way. (A complete list of TAD parcels appears in Appendix A). For any section of roadway that is used as a boundary in the TAD map, including but not limited to Victory Drive, Leslie Drive, and South Lumpkin Road, the entire section of ROW is intended to be included inside the TAD boundary to maintain flexibility to use TAD proceeds for public improvements to those rights of way if desired by the redevelopment agency.

The implementation of this redevelopment plan is consistent with the City's existing zoning, future Land Use Map, and previously identified strategies for the area as articulated in the Consolidated Government's Comprehensive Plan. Development of the South Columbus River District will generate increased retail

and commercial activity and will create housing and needed jobs for the South Columbus area.

(12) Does the applicant specify ad valorem property taxes for computing tax allocation increments?

Yes. As provided in the Redevelopment Powers Law, the taxes estimated to be included in the tax increment base for the tax allocation district are based on the following authorized millage rates:

2019 M&O Millage Rates *	
Columbus CG Urban Service District 1	17.18
Muscogee County School District	23.321
Total Millage Rate	40.501

* Levies for bonded indebtedness are not included for TAD purposes.

Source: Georgia Department of Revenue

Creation of the tax allocation district will not affect any existing or planned business improvement districts within the boundaries of the redevelopment area.

Proposed MCSD participation is included in the report but has not been approved by the Muscogee County School Board.

(13) Does the applicant specify the amount of the proposed tax allocation bond issue/issues as well as establish the term of said bonds?

Yes. Upon adoption of this Redevelopment Plan, the Columbus Consolidated Government may, at its sole discretion, issue tax allocation bonds or other financing instruments, in one or more issues. Estimated supportable levels of future financing could range from \$10 million to \$40 million depending upon whether the School District consents to participate, terms available at the time of issuance, and the types of financing methods used.

The Columbus Consolidated Government may propose to issue tax allocation bonds or alternative forms of financing for a term no longer than 30 years. Given current market conditions, the calculations made in this report assume a 20-year term.

(14) Does the applicant estimate positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds?

The Columbus Consolidated Government intends to either: (a) seek fixed-rate tax-exempt bonds; (b) obtain comparable forms of commercial financing available;

or, (c) enter into a development agreement to remit specific tax allocation increments to the master developer, to enable the developer to secure commercial financing or make improvements on a Pay-As-You-Go basis. Should financing be sought in the future, the actual rate, terms, and issuance costs would be determined at the time of issuance based upon general market conditions, anticipated development within the TAD, assessed taxable property values, and federal tax law considerations. The Columbus Consolidated Government reserves the right to consider a range of potential financing options, as appropriate.

(15) Does the applicant specify the properties proposed to be pledged for payment or security for payment of tax allocation bonds?

Yes. Bonds or other financial agreements will be secured by the positive tax allocation increment from eligible ad valorem taxes levied on real property for these purposes. Based on current millage rates and commercial property values in Columbus, Georgia, positive tax allocation increments from the development of real estate are estimated at \$2.03 million when build-out is completed. The actual amount of collected tax increments will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base and the TAD as a whole.

(16) School system impact analysis:

(A) Estimated number of net new public school students:

The development plan for the expansion of the South Columbus River District calls for creating 430 housing units, of which approximately 220 will be rental housing. The remainder will be for-sale single-family and townhomes. The following table shows an estimate of the number of residents and school-age children.

TAD Digest as a Percent of Muscogee School District		
Taxing Jurisdiction	Net Taxable M&O Digest	
TAD #8: South Columbus River District		\$1,583,308
Muscogee County School District		\$5,096,400,463
TAD #8 Taxable Digest as a Percent		0.0311%

Source: Georgia Department of Revenue / BAG

As shown above, over the 15-year build-out of the South Columbus River District's development, there will be an estimated 981 new residents in the housing created, representing an average growth of 66 residents per year over the build-out period.

Using demographic multipliers developed by the Center for Urban Policy Research of Rutgers University for the State of Georgia from special detailed runs of U.S. Census data, we have estimated the number of

school-age children by tenure, unit, and bedroom type. As shown above, there will be an estimated 237 school-age children living in TAD #8 by the end of the build-out period. Of these children, we estimate that 209 will go to public schools in Muscogee County, representing an average addition of 14 public school students each year over the period. By the fifth year of development, an estimated 70 public school students will be living in TAD #8. By the tenth year of development, a total of 140 public school students will be living in TAD #8 and will continue at this level throughout the final five years of the build-out period. Since the arrival of these students will happen very gradually over the build-out period, Muscogee County Schools has time to accommodate the growth in either its existing facilities or by adding capacity.

(B) Location of existing/planned school facilities within the TADRP:

There are no Muscogee County School District facilities located inside the TAD #8 boundary. However, there are four nearby schools-- Eddy Middle School, Dorothy Height Elementary, South Columbus Elementary, Key Elementary, Spencer High School, and the 30th Avenue Preschool—all of which would benefit from the improvement of surrounding properties in the proposed TAD. The location of more employers and potential job opportunities for area residents should have a positive impact on area schools.

(C) Estimate of SPLOST to be generated:

The hypothetical development that could occur in the South Columbus River District TAD could have a positive impact on the amount of ESPLOST revenue the school district will receive. Shown below is an estimate of the additional retail sales that will occur in the Midland Commons from the hypothetical development in the TAD. Based on both the net addition of new residential units and the development of additional retail space and new hotel rooms, the MCSD should receive an additional \$542,520 in ESPLOST revenue from the development occurring in the TAD annually.

(17) Has CCG staff validated the digest calculations as well as the percentage of the total digest?

The Tax Assessor and the Finance Director are reviewing the digest calculations.

Council District(s): District 7 (Woodson)

Additional Information:

The applicants are proposing to establish a redevelopment area, not a particular TAD

project. All TAD-financed projects that are proposed within the redevelopment area shall make application and be approved by City Council.

In conclusion, the creation of TAD #8 could leverage \$129 million in new investment over a 15-year period. Future development would increase the current \$1.58 million taxable digest value of the TAD by \$50 million. It would result in approximately \$2.03 million in new real estate and personal property tax receipts when the South Columbus River District is fully built-out. The proposed commercial and residential mixed-use development will create more than 900 new, permanent jobs at the development, once completed.

Approval of this redevelopment area will create TAD #8, which is proposed to make up 0.0031% of the digest. All of the TADs combined (existing and proposed) would make up 3.77% of the current City digest.

Staff Recommendation:

The Planning Department recommends **approval** of the proposed TADRP: South Columbus River District – TAD #8.

Respectfully,



Rick Jones, AICP
Director, Planning Department

Attachments:

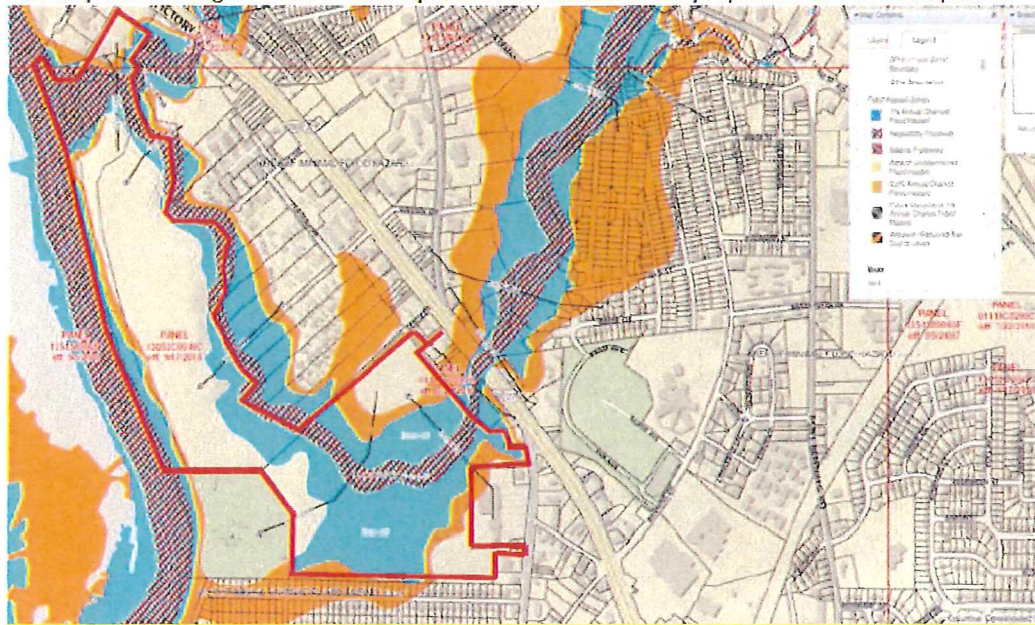
Boundary Map



Source: Columbus Consolidated Government Zoning Map

Flood Map

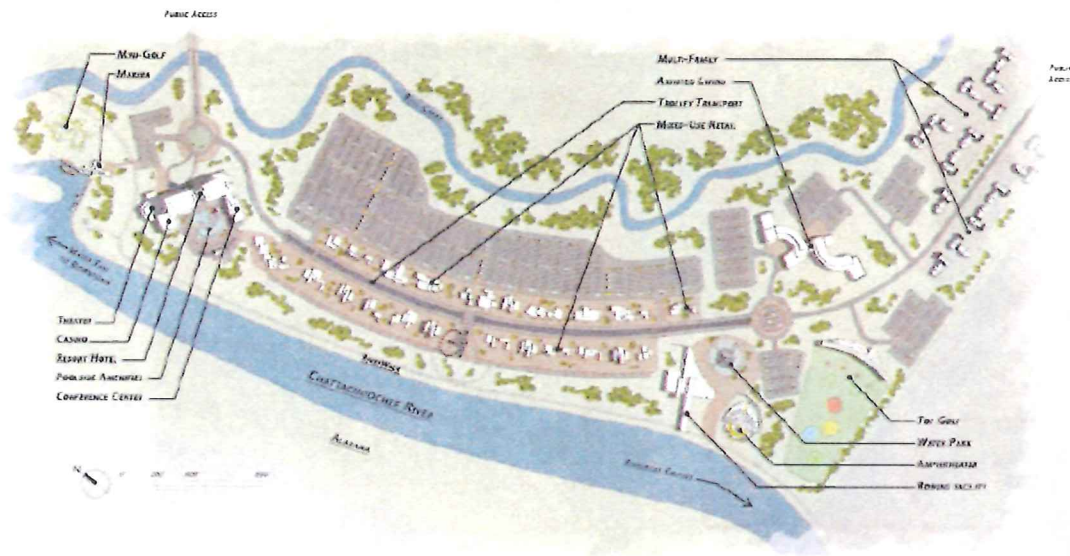
The map below designates the **Area of Special Flood Hazard** within proposed TAD #8 development.



Source: Columbus Consolidated Government

River District Resort site plan

The site plan for the **River District Resort** is illustrated below.



Source: 2WR + Partners

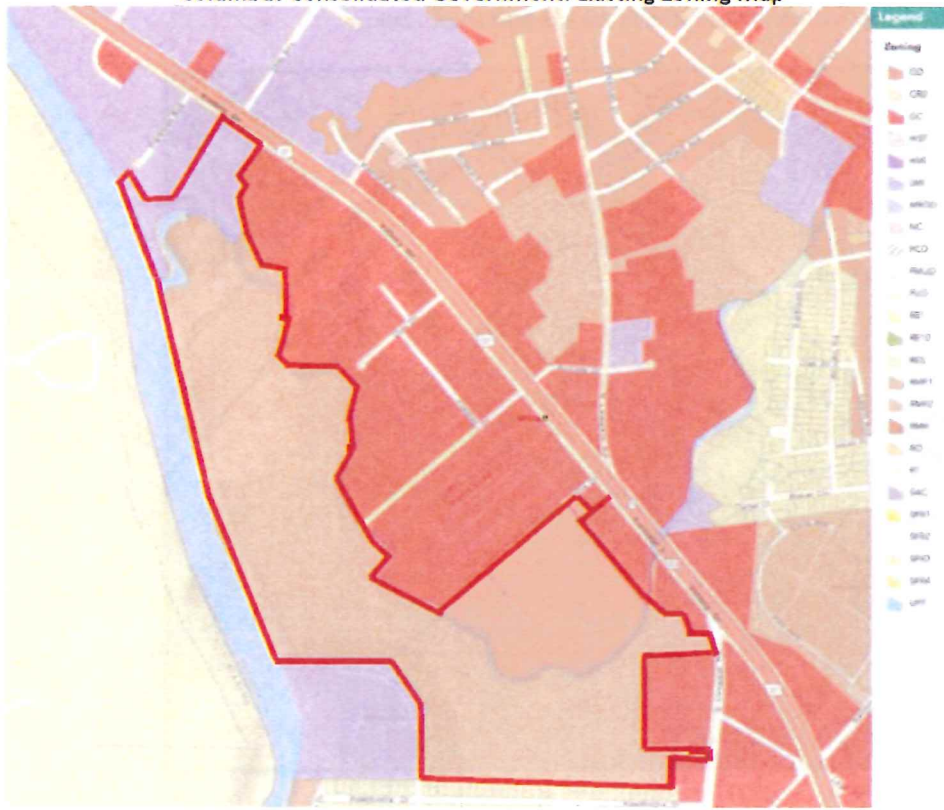
Elliott's Walk site plan

The development proposal for **Elliott's Walk** is illustrated in the site plan shown below.



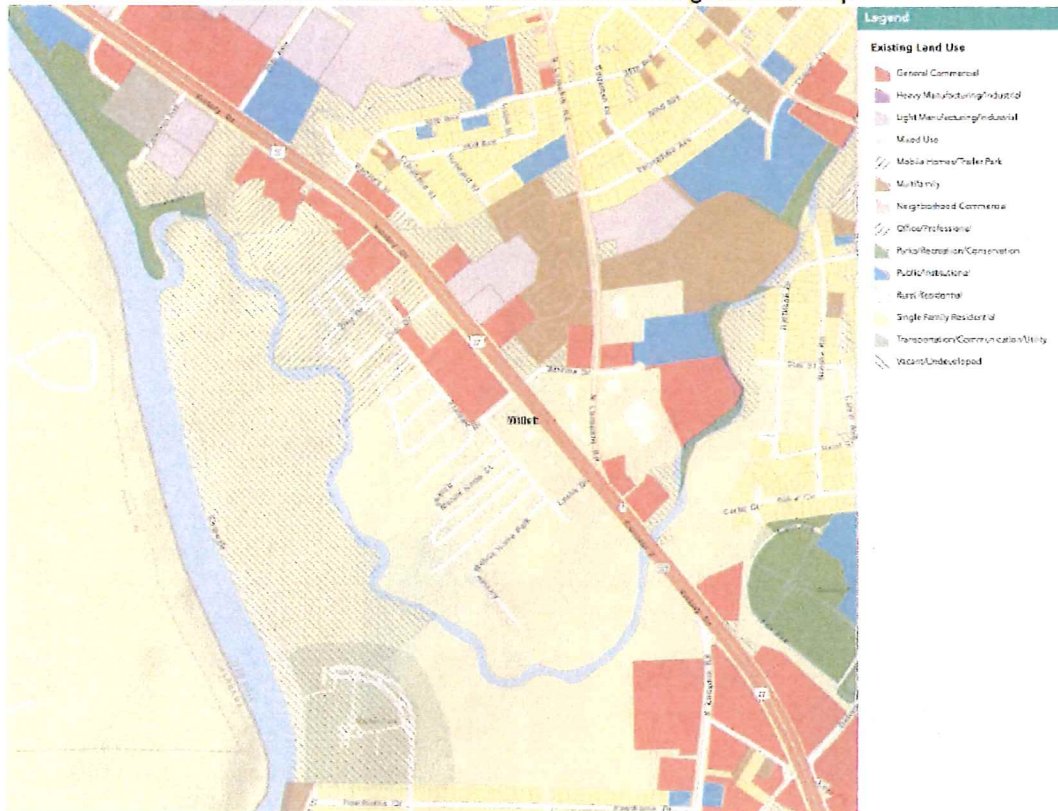
Source: Moon Meeks and Associates, Inc.

Columbus Consolidated Government: Existing Zoning Map



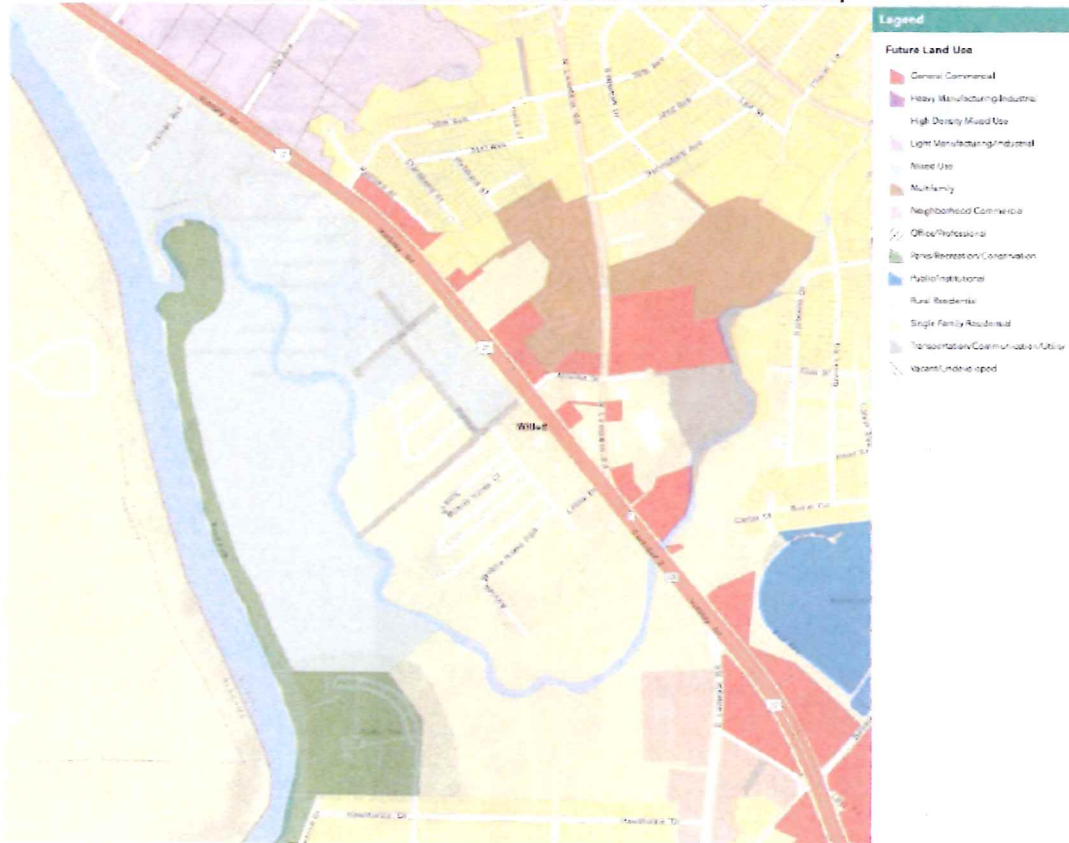
Source: Columbus Consolidated Government

Columbus Consolidated Government: Existing Land Use Map



Source: Columbus Consolidated Government

Columbus Consolidated Government: Future Land Use Map



Source: Columbus Consolidated Government

File Attachments for Item:

A. Inmate Commissary Services for Muscogee County Prison (Annual Contract) – RFP No. 20-0026

**Columbus Consolidated Government
Council Meeting Agenda Item**

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

It is requested that Council authorize the execution of an annual contract for inmate commissary services with Stewart Distribution (Waycross, GA). Stewart Distribution will provide inmate commissary services at the Muscogee County Prison.

Stewart Distribution will be required to:

- Provide items that can be purchased by inmates to include: beverages, clothing items and shoes, electronics, greeting cards, meat/fish products, OTC pharmaceutical items, pastries, personal care items, postage, snack items, soups, sugar free items, writing materials, and other miscellaneous items.
- Provide all stock, supplies, labor, supervision, packaging, and equipment necessary to satisfactorily provide inmate commissary services.
- Obtain and hold all pertinent permits and licenses.
- Provide the extensive interface required between the Contractor and Muscogee County Prison for automated processes involved with commissary orders, deliveries, and postings.
- Manage the inmate commissary accounts via the Inmate Kiosk System, CACTAS and The Jailhouse Management System (JMS); and be responsible for all cost associated with interfacing onto the Inmate Kiosk and CACTAS System; and provide an up-to-date Server.
- Process inmate commissary orders using the Inmate Kiosk System, and electronically post to inmate accounts.

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

Annual Contract History:

The previous contract was awarded to Stewart Distribution (Waycross, GA) on July 9, 2013 per Resolution No. 234-13. The contract expired on August 4, 2018. However, at the request of the Muscogee County Prison and in accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through August 4, 2019.

Muscogee County Prison requested an extension in 2019 to allow for re-advertisement and award of a new contract. Council approval is required for extensions beyond the one-year extension authorized by the Procurement Ordinance. Consequently, per Resolution No. 210-19, dated July 23, 2019, Council authorized a one-year extension, which expired on August 4, 2020.

The RFP proposals were received on July 10, 2020, leaving less than a month before contract expiration. An additional extension was necessary to allow time for the evaluation process to be completed. Therefore, on July 14, 2020, Council approved an additional extension through December 31, 2020, per Resolution No. 192-20, to allow time for award of the new contract.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web page of the Purchasing Division, the Georgia Procurement Registry, and on DemandStar on June 10, 2020. This RFP has been advertised, opened, and evaluated. Five (5) proposals were received on July 10, 2020.

The responding vendors were:

Stewart Distribution (Waycross, GA)

Oasis Management Systems, Inc. (Cumming, GA)

Keefe Commissary Network, LLC (Jacksonville, FL)

Kimble's Commissary Services (LaGrange, GA)

Tiger Commissary Services, Inc. (Jonesboro, AR)

The following events took place after receipt of the proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
1 st Evaluation	09/08/20	The Purchasing Division provided the RFP rules and process to evaluation committee members, and proposals were shared with each committee member to review prior to the virtual meeting. The Purchasing Manager opened the meeting, and each proposal was discussed by the committee, determining that several clarifications were required from each vendor.
Clarifications Requested	09/09/20	Requests for clarification forwarded to vendors.
Clarifications Received	09/11/20	Clarification Responses received and forwarded to committee members.
Evaluation Forms Sent	09/28/20	Evaluation forms were forwarded to the voting committee members.
Evaluation Forms Returned	10/30/20	Evaluation forms were completed and returned to Purchasing for compilation of results.
Evaluation Results	12/02/20	Evaluation results were forwarded to the Evaluation Committee for review.
Recommendation Received	12/02/20	The committee members unanimously voted to award to the highest scoring vendor.

Evaluation Committee:

Proposals were reviewed by members of the Evaluation Committee, which consisted of two voting members from the Muscogee County Prison, and one voting member from the Muscogee County Sheriff's Office.

A Representative from the Muscogee County Prison served as a non-voting advisor.

Award Recommendation:

The evaluation committee, as reflected by their comments provided below, unanimously recommend award of the contract to Stewart Distribution, for the following reasons:

- We currently work with Stewart Distribution and they provide immediate assistance when issues arise. They have personnel assigned to this facility who is always accessible. They have a competitive commission rate to include a grant for \$10,000.00.
- Stewart is an excellent company with an outstanding reputation in the correctional community. Stewart offers quality service and very competitive commission with an additional Technology incentive. Stewart is timely, dependable, and reliable.
- The company has already been around for a long time. Current provider for MCP. System will not have to be changed.

Vendor Qualifications/Experience:

- 98 years in business: Stewart Candy Company, Inc. d/b/a Stewart Distribution was founded in 1922.
- Stewart Distribution started service to the Georgia Department of Corrections at Ware State Prison in 1994 and has grown the business into an exclusive contract with all of GDC facilities.
- Stewart Distribution has a history of providing similar services to other county prisons: Decatur, Colquitt, Jefferson, Terrell, and Richmond Counties.
- Stewart Distribution has state-of-the-art web based CACTAS Trust Software with one-on-one support, and continued automated process uploading inmate wages.
- Stewart Distribution has an existing commissary kiosk program in place:
 - inmates can order commissary
 - Staff Request feature
 - check their balance and see account activity
 - send and receive messages and photos from family and friends
 - transfer money to the phone
 - free law library
- Stewart Distribution provides integration with current phone provider:
 - established interface with current phone provider allowing inmates to transfer funds to the phone at no cost
 - ability to offer commissary ordering and balance check by inmate phone as a backup to kiosks
- Stewart Distribution can provide Inmate Family Packages Online (per approval of the facility).
- Stewart Distribution is integrated with JPay for deposits online and by the phone, allowing the facility to restrict depositors to the approved visitors list in SCRIBE.

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 City Manager in a separate memo for informational purposes.

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

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNUAL CONTRACT WITH STEWART DISTRIBUTION (WAYCROSS, GA) TO PROVIDE INMATE COMMISSARY SERVICES AT THE MUSCOGEE COUNTY PRISON.

WHEREAS, an RFP was administered (RFP 20-0026) and proposals were received from five (5) qualified offerors; and,

WHEREAS, the proposal submitted by Stewart Distribution met all proposal requirements and was evaluated responsive to the RFP; and,

WHEREAS, the term of contract shall be for two years, with an option to renew for three 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 is hereby authorized to execute an annual contract with Stewart Distribution (Waycross, GA) 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 _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

B. Environmental Monitoring Services (Annual Contract) – RFP No. 21-0001

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Environmental Monitoring Services (Annual Contract) – RFP No. 21-0001
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of an annual contract with Atlantic Coast Consulting, Inc. (Roswell, GA) for environmental monitoring services. The Public Works Department will procure the services on an as-needed basis.

The environmental monitoring services will be performed at all Columbus-owned municipal solid waste landfills: Pine Grove, Schatulga Road, and Wilson Camp / Satilla landfills. Environmental services may also be procured for Granite Bluff Inert Landfill. The services include:

- 1) Ground water monitoring and reporting for Pine Grove MSW, Schatulga Road MSW and Wilson Camp Sanitary Landfill;
- 2) Surface water monitoring and reporting for Pine Grove MSW, Schatulga Road MSW and Wilson Camp Sanitary Landfill;
- 3) Perimeter methane monitoring and reporting for Pine Grove MSW, Schatulga Road MSW and Wilson Camp Sanitary Landfill;
- 4) Landfill gas extraction system operation and monitoring at the Schatulga Road MSW and Wilson Camp Sanitary Landfill including well field balancing and flare station inspection and maintenance;
- 5) Wastewater discharge sampling and reporting for Pine Grove MSW, Schatulga Road MSW and Wilson Camp Sanitary Landfill;
- 6) Natural Attenuation monitoring and reporting for Schatulga Road MSW;
- 7) Title "V" air quality monitoring and reporting including semi-annual reporting;
- 8) Greenhouse gas monitoring and reporting as required by the Environmental Protection Division (EPD). Currently, Greenhouse gas is monitored and recorded weekly;
- 9) Annual volume calculation and life expectancy of the Pine Grove MSW Landfill and Pine Grove Construction and Demolition Landfill;

- 10) As-needed - Landfill Gas System – Repairs, supplies and high-level gas response for Schatulga Road MSW and Wilson Camp Sanitary Landfill;
- 11) As-needed – General Consulting Services and onsite consultation for various circumstances at Pine Grove MSW, Schatulga Road MSW, Wilson Camp Sanitary Landfill, Oxbow Meadows Inert Landfill and Granite Bluff Inert Landfill; and,
- 12) Unknown Requirements - As EPD rules and regulations change or as circumstances at the landfills change, various requirements are placed upon municipalities that are not budgeted or expected. Atlantic Coast Consulting, Inc. provided hourly rates for personnel to provide such services.

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

Annual Contract History:

The previous contract was awarded to Atlantic Coast Consulting (Roswell, GA) on September 9, 2014, per Resolution No. 287-14. The contract was set to expire on September 15, 2019. However, at the request of the Public Works Department and in accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through September 15, 2020.

A new RFP was advertised, and proposals were due on August 21, 2020; however, an additional extension was required for the RFP evaluation process; therefore, another extension was requested. Council approval is required for extensions beyond the one-year extension authorized by the Procurement Ordinance. Consequently, per Resolution No. 231-20, dated August 25, 2020, Council authorized the extension of the contract through December 31, 2020.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web page of the Purchasing Division, the Georgia Procurement Registry, and on DemandStar on July 16, 2020. This RFP has been advertised, opened, and evaluated. Ten proposals were received on August 21, 2020 from the following firms:

Atlantic Coast Consulting, Inc. (Roswell, GA)

Advanced Environmental Management, Inc. (Cumming, GA)
 Environmental Planning Specialists, Inc. (Sandy Springs, GA)
 Golder Associates, Inc. (Atlanta, GA)
 Mill Creek Environmental (Dawsonville, GA)
 Oasis Consulting Services (Roswell, GA)
 S&ME, Inc. (Kennesaw, GA)
 Terracon Consultants, Inc. (Columbus, GA)
 Tetra Tech (Atlanta, GA)
 TTL, Inc. (Albany, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Proposal Copies	09/23/20	Electronic proposal copies and evaluation committee rules were forwarded to the Evaluation Committee.
Virtual Combined Pre/1 st Committee Meeting	10/06/20	The Purchasing Manager reiterated the RFP rules and explained the evaluation process. The committee determined more time was required to review the proposals.
2 nd Evaluation Committee Meeting	10/13/20	The Committee discussed each proposal and did not require clarifications.
Evaluation Forms	10/22/20	Evaluation forms were forwarded to the voting committee members.
Evaluation Forms Received	11/10/20	The last of the evaluation forms were completed and returned to the Purchasing Division for compilation of results, which were later forwarded to the Evaluation Committee members for review.
Short-List	12/04/20	The evaluation committee unanimously decided to short-list and request hourly rates from the three (3) highest-ranking firms.
Award Recommendation	12/07/20	The hourly rates were forwarded to the Evaluation Committee, which unanimously recommended award to Atlantic Coast Consulting, Inc., the highest-ranking firm.

Evaluation Committee:

The proposals were reviewed by the Evaluation Committee, which consisted of two (2) voting members from the Public Works Department and one (1) voting member from the Engineering Department.

An additional representative from the Public Works Department served as a non-voting advisor.

Award Recommendation:

The evaluation committee, as reflected by their comments provided below, unanimously recommend award of the contract to Atlantic Coast Consulting, Inc. for the following reasons:

- The vendor listed several clients that they have worked with for over ten years and they have several staff members who have 20+ years of solid waste experience. The vendor mentioned phasing in low flow sampling to reduce cost and improve quality.
- The vendor appears to conduct business internally, without subcontracting (except for the lab work). They also cite experience with design and construction activities in solid waste.
- This vendor is very focused on landfills, which is what CCG will be using them for the majority of the time. They are also the designers of CCG's current landfill, which will

give them expertise when encountering potential problems. They also have extensive design experience.

Vendor Qualifications/Experience:

- Atlantic Coast Consulting, Inc. is a comprehensive solid waste consulting firm located in the southeast with offices in Roswell and Savannah, Georgia as well as Knoxville, Tennessee offering a variety of consulting services to both public and private clients.
- The firm is made up of more than 50 professional engineers, geologists, scientists, and technicians with expertise in all areas of solid waste management and includes Certified Landfill Operators.
- The firm's staff has well established relationships with the Solid Waste Management Branch of the Georgia Environmental Protection Division.
- Atlantic Coast Consulting documents their staff has worked on approximately 40 % of the operating landfills in Georgia; the company provides environmental monitoring services to over 50 sites in Georgia; the company provides on call solid waste services to over 20 Georgia Counties; and their staff has permitted the only two operating, Municipal Class 4 composting facilities in Georgia.
- Listed below are the most recent contracts awarded to Atlantic Coast Consulting, Inc:
 - Groundwater and Surface Water Monitoring
 - Columbus Consolidated Government September 2014 – December 2020
 - Jackson County, GA November 2011 – ongoing
 - Fulton County, GA June 2019 – December 2023
 - Perimeter Methane Monitoring
 - Columbus Consolidated Government September 2014 – December 2020
 - Washington County, GA April 2009 – ongoing
 - Houston County, GA 2006 – ongoing
 - Active Landfill Gas Extraction System
 - Columbus Consolidated Government September 2014 – December 2020
 - Dougherty County, GA January 2006 – ongoing
 - Augusta-Richmond County, GA 2006 – 2020

The City's Procurement Ordinance, Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) and Article 3-111 (Architectural/Engineering and Land Surveying 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 City Manager in a separate memo for informational purposes.

Funds are budgeted each fiscal year for this ongoing service: Integrated Waste Management Fund – Public Services – Pine Grove Landfill – Contractual Services; 0207-260-3560-PGRO-6319.

A RESOLUTION**NO. _____****A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNUAL CONTRACT WITH ATLANTIC COAST CONSULTING, INC. (ROSWELL, GA) FOR THE PROCUREMENT OF ENVIRONMENTAL MONITORING SERVICES ON AN AS-NEEDED BASIS.**

WHEREAS, an RFP was administered (RFP No. 21-0001) and ten (10) proposals were received; and,

WHEREAS, the proposal submitted by Atlantic Coast Consulting, Inc. met all proposal requirements and was evaluated most responsive to the RFP; and,

WHEREAS, the contract period 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 is hereby authorized to execute an annual contract with Atlantic Coast Consulting, Inc. (Roswell, GA) for the procurement of environmental monitoring services on an as-needed basis. Funds are budgeted each fiscal year for this ongoing service: Integrated Waste Management Fund – Public Services – Pine Grove Landfill – Contractual Services; 0207-260-3560-PGRO-6319.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

C. Paper & Plastic Products (Annual Contract) – RFP No. 21-0016

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Paper & Plastic Products (Annual Contract) – RFP No. 21-0016
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of assorted paper and plastic products from Southeastern Paper Group (College Park, GA), COPACO, Inc. (Columbus, GA) and Interboro Packing Corporation (Montgomery, NY) for the annual estimated contract value of \$195,918.45.

The products will be purchased, on an “as needed” basis, and will be used by various City Departments. The contract term will be for two years with the option to renew for three additional twelve-month periods. Renewal of the contract is contingent upon the mutual agreement of the vendor and the City.

Bid specifications were posted on DemandStar, the City’s website and the Georgia Procurement Registry. This bid has been advertised, opened, and reviewed. Bid responses were received on November 13, 2020 from the following vendors: All American Poly (Piscataway, NJ), Central Poly-Bag Corp (Linden, NJ), Copaco, Inc. (Columbus, GA), Interboro Packaging Corp (Montgomery, NY), Pyramid School Products (Tampa, FL), Southeastern Paper Group (College Park, GA), Staples (Atlanta, GA), Tek POS Paper (Kennesaw, GA), and Unipack Corp (Brooklyn, NY).

Vendors had the option of bidding on the following sections of the bid: Section I - Cups, Section II – Plates/Dining Utensils, Section III – Napkins/Tissue/Towels, Section IV – Soaps/Dispensers and Section V - Bags/Trash Can Liners. Contract award was based on the lowest, responsible bidder by section or the lowest responsible bidder overall. The successful vendors, per section, were:

Section I: Cups	Southeastern Paper Group (College Park, GA)	\$8,336.25
Section II: Plates / Dining Utensils	Southeastern Paper Group (College Park, GA)	\$2,022.70
Section III: Napkins / Tissue/Towels	COPACO, Inc. (Columbus, GA)	\$78,539.50
Section IV: Soaps / Dispensers	COPACO, Inc. (Columbus, GA)	\$57,152.00
Section V: Bags / Trash Can Liners	Interboro Packaging Corp (Montgomery, NY)	\$49,868.00
Annual Estimated Contract Value		\$195,918.45

Funds are budgeted each fiscal year for this ongoing expense: Various Departments – Operating Materials; 6728.

A RESOLUTION**NO.** _____**A RESOLUTION AUTHORIZING THE PURCHASE OF PAPER AND PLASTIC PRODUCTS FROM SOUTHEASTERN PAPER GROUP (COLLEGE PARK, GA), COPACO, INC. (COLUMBUS, GA) AND INTERBORO PACKING CORPORATION (MONTGOMERY, NY) FOR THE ANNUAL ESTIMATED CONTRACT VALUE OF \$195,918.45.**

WHEREAS, the products will be purchased by various departments on an "as needed" basis; and,

WHEREAS, the contract period will be for two years with the option to renew for three 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 is hereby authorized to enter into an annual contract to purchase paper and plastic products, on an "as needed" basis, from Southeastern Paper Group (College Park, GA), COPACO, Inc. (Columbus, GA) and Interboro Packing Corporation (Montgomery, NY) for the estimated contract value of \$195,918.45. Funds are budgeted each fiscal year for this on-going expense: Various Departments - Operating Materials; 6728.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council_____
B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

D. E-One Active Air Purification Systems for Fire & EMS – Cooperative Purchase

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	E-One Active Air Purification Systems for Fire & EMS – Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of thirty-six (36) E-One Active Air Purification/Rev UV PHI Air Systems from Fireline (Winder, GA) in the amount of \$63,900.00. The purchase will be accomplished by a Cooperative Purchasing, via Sourcewell Contract #022818-EO1.

The Air Purification Systems will be installed on E-One Fire Trucks in the Fire & EMS Fleet. The UV PHI Air Systems will be used to neutralize airborne pollutants such as bacteria, mold, and viruses, including COVID-19. Studies have shown a 99% reduction in airborne pathogens using this system. Currently, the Department sprays disinfectant in the trucks, which poses a threat of cancer if inhaled or absorbed through the skin; fire fighters already have a much greater risk of getting any type of cancer due to the carcinogens encountered on the job. The spray disinfectants also are harmful over time on equipment and cause erosion to intricate mechanisms. The UV PHI Air System is a stand-alone device that can be mounted in the cab apparatus and runs off the 12-volt wiring. The unit can also be retrofitted into existing apparatus.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #022818-EO1, initiated by the National Joint Powers Alliance (NJPA) (now known as Sourcewell), whereby E-One was one of the successful vendors contracted to provide Fire Fighting Apparatus, with Related Equipment, Accessories and Supplies. The contract, which commenced April 16, 2018, is good through April 16, 2022, with an option to renew for a fifth year. Sourcewell is a Service Cooperative created by Minnesota Statute 123A.21. This statute was created in 1978 and revised in 1995 to allow participating governmental and municipal agencies to reduce the cost of purchased goods by leveraging their combined purchasing power. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance. The purchase will be made through Fireline, the authorized dealer, service, and installation vendor, in Georgia, for E-One/Rev Group.

Funds are available in the FY21 Budget: General Fund – Fire & EMS – Fire/EMS Special Operations – COVID19-Equipment; 0101 – 410 -2600 – SPCO - 7764. The purchase amount will be offset by Cares Act funds.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF THIRTY-SIX (36) E-ONE ACTIVE AIR PURIFICATION/REV UV PHI AIR SYSTEMS FROM FIRELINE (WINDER, GA) IN THE AMOUNT OF \$63,900.00. THE PURCHASE WILL BE ACCOMPLISHED BY A COOPERATIVE PURCHASING, VIA SOURCEWELL CONTRACT #022818-EO1.

WHEREAS, the Air Purification Systems will be installed on E-One Fire Trucks in the Fire & EMS Fleet. The UV PHI Air Systems will be used to neutralize airborne pollutants such as bacteria, mold, and viruses, including COVID-19. Studies have shown a 99% reduction in airborne pathogens using this system. Currently, the Department sprays disinfectant in the trucks, which poses a threat of cancer if inhaled or absorbed through the skin; fire fighters already have a much greater risk of getting any type of cancer due to the carcinogens encountered on the job. The spray disinfectants also are harmful over time on equipment and cause erosion to intricate mechanisms. The UV PHI Air System is a stand-alone device that can be mounted in the cab apparatus and runs off the 12-volt wiring. The unit can also be retrofitted into existing apparatus; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #022818-EO1, initiated by the National Joint Powers Alliance (NJPA) (now known as Sourcewell), whereby E-One was one of the successful vendors contracted to provide Fire Fighting Apparatus, with Related Equipment, Accessories and Supplies. The contract, which commenced April 16, 2018, is good through April 16, 2022, with an option to renew for a fifth year. Sourcewell is a Service Cooperative created by Minnesota Statute 123A.21. This statute was created in 1978 and revised in 1995 to allow participating governmental and municipal agencies to reduce the cost of purchased goods by leveraging their combined purchasing power. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance. The purchase will be made through Fireline, the authorized dealer, service, and installation vendor, in Georgia, for E-One/Rev Group.

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

That the City Manager is hereby authorized to purchase of thirty-six (36) E-One Active Air Purification/Rev UV PHI Air Systems from Fireline (Winder, GA) in the amount of \$63,900.00. The purchase will be accomplished by a Cooperative Purchasing, via Sourcewell Contract #022818-EO1. Funds are available in the FY21 Budget: General Fund – Fire & EMS – Fire/EMS Special Operations – COVID19-Equipment; 0101 – 410 -2600 – SPCO - 7764. The purchase amount will be offset by Cares Act funds.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the
 _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of
 _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

 Sandra T. Davis, Clerk of Council

 B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

E. Repair of Dump Truck for Public Works

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Repair of Dump Truck for Public Works
INITIATED BY:	Finance Department

It is requested that Council approve payment to Rush Truck Center (Columbus, GA) in the amount of \$25,464.16 for the repair of a dump truck, Vehicle #11379.

On November 3, 2020, the dump truck (2013 Freightliner with 124,231 miles) stopped operating and was diagnosed by Fleet Management. Diagnosis revealed the Cummins engine on the vehicle had stopped working and would require an engine re-build, and new injectors. The vehicle was sent to Rush Truck Center, authorized dealer for Cummins engine, to perform the repairs due to the complexity of re-building an engine and installing the injectors, as well as, the shortage of mechanics in Fleet Maintenance.

Funds are available in the FY21 Budget: Paving Fund – Public Works – Repairs and Maintenance – Auto Parts and Supplies; 0203-260-3110-REPR-6721.

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A RESOLUTION**NO. _____****A RESOLUTION AUTHORIZING PAYMENT TO RUSH TRUCK CENTER (COLUMBUS, GA) IN THE AMOUNT OF \$25,464.16 FOR THE REPAIR OF A DUMP TRUCK, VEHICLE #11379.**

WHEREAS, on November 3, 2020, the dump truck (2013 Freightliner with 124,231 miles) stopped operating and was diagnosed by Fleet Management. Diagnosis revealed the Cummins engine on the vehicle had stopped working and would require an engine re-build, and new injectors; and,

WHEREAS, the vehicle was sent to Rush Truck Center, authorized dealer for Cummins engine, to perform the repairs due to the complexity of re-building an engine and installing the injectors, as well as, the shortage of mechanics in Fleet Maintenance.

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

That the City Manager is hereby authorized to make payment to Rush Truck Center (Columbus, GA) in the amount of \$25,464.16 for the repair of a dump truck, Vehicle #11379. Funds are available in the FY21 Budget: Paving Fund – Public Works – Repairs and Maintenance – Auto Parts and Supplies; 0203-260-3110-REPR-6721.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

F. Side Loader Recycling Trucks for Public Works – Cooperative Purchase

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Side Loader Recycling Trucks for Public Works – Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of eight (8) Side Loader Recycling Trucks (Heil 28CY DP-Python + 2021 Mack LR) from Carolina Environmental Systems (CES), at a unit cost of \$298,346.00 each, for a total amount of \$2,386,768.00, by Cooperative Purchasing, via Sourcewell Contract #091219-THC.

Public Works will use the side loader recycling trucks to pick up recycling refuse. The side loaders will eliminate the need for inmates to handle the containers, because the side loaders will mechanically lift and empty the containers.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #091219-THC, initiated by the National Joint Powers Alliance (NJPA) (now known as Sourcewell), whereby The Heil Company dba Heil Environmental was one of the successful vendors contracted to provide Mobile Refuse Collection Vehicles with Related Equipment, Accessories, and Services. The contract, which commenced November 15, 2019, is good through November 15, 2023, with an option to renew for a fifth year. Sourcewell is a Service Cooperative created by Minnesota Statute 123A.21. This statute was created in 1978 and revised in 1995 to allow participating governmental and municipal agencies to reduce the cost of purchased goods by leveraging their combined purchasing power. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance. The purchase will be made through Carolina Environmental Systems, an authorized dealer for Heil Environmental.

Funds are available in the FY21 Budget via General Fund Reserves. However, purchases will be made from: Integrated Waste Management Fund – Public Works – Recycling – Heavy Trucks; 0207 – 260 – 3520 – RCYL – 7723.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF EIGHT (8) SIDE LOADER RECYCLING TRUCKS (HEIL 28CY DP-PYTHON + 2021 MACK LR) FROM CAROLINA ENVIRONMENTAL SYSTEMS (CES), AT A UNIT COST OF \$298,346.00 EACH, FOR A TOTAL AMOUNT OF \$2,386,768.00, BY COOPERATIVE PURCHASING, VIA SOURCEWELL CONTRACT #091219-THC.

WHEREAS, Public Works will use the side loader recycling trucks to pick up recycling refuse. The side loaders will eliminate the need for inmates to handle the containers, because the side loaders will mechanically lift and empty the containers; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #091219-THC, initiated by the National Joint Powers Alliance (NJPA) (now known as Sourcewell), whereby The Heil Company dba Heil Environmental was one of the successful vendors contracted to provide Mobile Refuse Collection Vehicles with Related Equipment, Accessories, and Services. The contract, which commenced November 15, 2019, is good through November 15, 2023, with an option to renew for a fifth year. Sourcewell is a Service Cooperative created by Minnesota Statute 123A.21. This statute was created in 1978 and revised in 1995 to allow participating governmental and municipal agencies to reduce the cost of purchased goods by leveraging their combined purchasing power. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance. The purchase will be made through Carolina Environmental Systems, an authorized dealer for Heil Environmental.

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

That the City Manager is hereby authorized to purchase of eight (8) Side Loader Recycling Trucks (Heil 28CY DP-Python + 2021 Mack LR) from Carolina Environmental Systems (CES), at a unit cost of \$298,346.00 each, for a total amount of \$2,386,768.00, by Cooperative Purchasing, via Sourcewell Contract #091219-THC. Funds are available in the FY21 Budget via General Fund Reserves. However, purchases will be made from: Integrated Waste Management Fund – Public Works – Recycling – Heavy Trucks; 0207 – 260 – 3520 – RCYL – 7723.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Crabb voting _____.

Councilor Davis voting _____.

Councilor Garrett voting _____.

Councilor House voting _____.

Councilor Huff voting _____.

Councilor Thomas voting _____.

Councilor Tucker voting _____.

Councilor Woodson voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

G. E-One Fire Trucks with Related Equipment for Fire and EMS - Cooperative Purchase

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	E-One Fire Trucks with Related Equipment for Fire and EMS - Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of two (2) E-One fire trucks with related equipment from Fireline (Winder, GA) in the total amount of \$1,945,000.00 as follows: One (1) E-ONE HR 100' Rear Mounted Aerial with 1500 GPM Pump and 500 Gallon Booster Tank Mounted on an E-ONE Custom Typhoon Chassis with a Cummins ISX 12 500 HP Diesel Engine with Loose Equipment Allowance as specified, in the amount of \$1,275,000.00; and One (1) E-ONE 1500 GPM Low Hosebed Pumper with 780 Gallon Booster Tank Mounted on an E-ONE Custom Typhoon Chassis with a Cummins ISX 12 500 HP Diesel Engine with Loose Equipment Allowance as specified, in the amount of \$670,000.00. The purchase will be accomplished via Cooperative Purchasing via HGACBuy Contract #FS12-19.

The new fire apparatus will increase the fleet of fire trucks the Fire & EMS Department will use to serve the citizens of Muscogee County.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #FS12-19, initiated by the HGACBuy, whereby E-One was one of the successful vendors contracted to provide Fire Service Apparatus (All Types). The contract, which commenced December 1, 2019, is good through November 30, 2021. The Houston-Galveston Area Council (H-GAC) is the largest of 24 Councils of Government (COG) in Texas, and is a political subdivision of the State of Texas. It has been serving local governments for more than 40 years. H-GAC's Cooperative Purchasing Program, known as HGACBuy, was established pursuant to Texas Interlocal Cooperation Act [Texas Local Government Code, Title 7, Chapter 791]. The Act allows local governments and certain non-profits to contract or agree under the terms of the Act to make purchases or provide purchasing services and other administrative functions appropriately established by another government entity. HGACBuy contracts are established based on the requirements of [Texas Local Government Code, Chapter 252]. Products and services are contracted after having been subjected to either a competitive bid (IFB) or competitive proposal (RFP) process. The RFP process utilized by HGACBuy meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance. The purchase will be made through Fireline, the authorized dealer, service, and installation vendor, in Georgia, for E-One.

Funds are available in the FY21 Budget via OLOST Public Safety Reserves. Purchases will be made from: Other Local Option Sales Tax Fund – Fire & EMS – Public Safety - LOST – Heavy Trucks; 0102 – 410 –9900 – LOST – 7723.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) E-ONE FIRE TRUCKS WITH RELATED EQUIPMENT FROM FIRELINE (WINDER, GA) IN THE TOTAL AMOUNT OF \$1,945,000.00 AS FOLLOWS: ONE (1) E-ONE HR 100' REAR MOUNTED AERIAL WITH 1500 GPM PUMP AND 500 GALLON BOOSTER TANK MOUNTED ON AN E-ONE CUSTOM TYPHOON CHASSIS WITH A CUMMINS ISX 12 500 HP DIESEL ENGINE WITH LOOSE EQUIPMENT ALLOWANCE AS SPECIFIED, IN THE AMOUNT OF \$1,275,000.00; AND ONE (1) E-ONE 1500 GPM LOW HOSEBED PUMPER WITH 780 GALLON BOOSTER TANK MOUNTED ON AN E-ONE CUSTOM TYPHOON CHASSIS WITH A CUMMINS ISX 12 500 HP DIESEL ENGINE WITH LOOSE EQUIPMENT ALLOWANCE AS SPECIFIED, IN THE AMOUNT OF \$670,000.00. THE PURCHASE WILL BE ACCOMPLISHED VIA COOPERATIVE PURCHASING VIA HGACBUY CONTRACT #FS12-19.

WHEREAS, the new fire apparatus will increase the fleet of fire trucks the Fire & EMS Department will use to serve the citizens of Muscogee County; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #FS12-19, initiated by the HGACBuy, whereby E-One was one of the successful vendors contracted to provide Fire Service Apparatus (All Types). The contract, which commenced December 1, 2019, is good through November 30, 2021. The Houston-Galveston Area Council (H-GAC) is the largest of 24 Councils of Government (COG) in Texas, and is a political subdivision of the State of Texas. It has been serving local governments for more than 40 years. H-GAC's Cooperative Purchasing Program, known as HGACBuy, was established pursuant to Texas Interlocal Cooperation Act [Texas Local Government Code, Title 7, Chapter 791]. The Act allows local governments and certain non-profits to contract or agree under the terms of the Act to make purchases or provide purchasing services and other administrative functions appropriately established by another government entity. HGACBuy contracts are established based on the requirements of [Texas Local Government Code, Chapter 252]. Products and services are contracted after having been subjected to either a competitive bid (IFB) or competitive proposal (RFP) process. The RFP process utilized by HGACBuy meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance. The purchase will be made through Fireline, the authorized dealer, service, and installation vendor, in Georgia, for E-One.

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

That the City Manager is hereby authorized to purchase two (2) E-One fire trucks with related equipment from Fireline (Winder, GA) in the total amount of \$1,945,000.00 as follows: One (1) E-ONE HR 100' Rear Mounted Aerial with 1500 GPM Pump and 500 Gallon Booster Tank Mounted on an E-ONE Custom Typhoon Chassis with a Cummins ISX 12 500 HP Diesel Engine with Loose Equipment Allowance as specified, in the amount of \$1,275,000.00; and One

(1) E-ONE 1500 GPM Low Hosebed Pumper with 780 Gallon Booster Tank Mounted on an E-ONE Custom Typhoon Chassis with a Cummins ISX 12 500 HP Diesel Engine with Loose Equipment Allowance as specified, in the amount of \$670,000.00. The purchase will be accomplished via Cooperative Purchasing via HGACBuy Contract #FS12-19. Funds are available in the FY21 Budget via OLOST Public Safety Reserves. Purchases will be made from: Other Local Option Sales Tax Fund – Fire & EMS – Public Safety - LOST – Heavy Trucks; 0102 – 410 – 9900 – LOST – 7723.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

H. Ambulances with Related Equipment for Fire & EMS – Cooperative Purchase

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Ambulances with Related Equipment for Fire & EMS – Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of two (2) ambulances with related equipment from Frazer, Ltd (Houston, TX) in the total amount of \$700,000.00 by Cooperative Purchasing via HGACBuy Contract #AM10-20.

The new ambulances will increase the fleet of ambulances the Fire & EMS Department will use to serve the citizens of Muscogee County.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #AM10-20, initiated by the HGACBuy, whereby Frazer, Ltd was one of the successful vendors contracted to provide Ambulances, EMS & Other Special Service Vehicles. The contract, which commenced October 1, 2020, is good through September 30, 2022. The Houston-Galveston Area Council (H-GAC) is the largest of 24 Councils of Government (COG) in Texas, and is a political subdivision of the State of Texas. It has been serving local governments for more than 40 years. H-GAC's Cooperative Purchasing Program, known as HGACBuy, was established pursuant to Texas Interlocal Cooperation Act [Texas Local Government Code, Title 7, Chapter 791]. The Act allows local governments and certain non-profits to contract or agree under the terms of the Act to make purchases or provide purchasing services and other administrative functions appropriately established by another government entity. HGACBuy contracts are established based on the requirements of [Texas Local Government Code, Chapter 252]. Products and services are contracted after having been subjected to either a competitive bid (IFB) or competitive proposal (RFP) process. Thea RFP process utilized by HGACBuy meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance.

Funds are available in the FY21 Budget via OLOST Public Safety Reserves. Purchases will be made from: Other Local Option Sales Tax Fund – Fire & EMS – Public Safety - LOST – Heavy Trucks; 0102 – 410 –9900 – LOST – 7723.

A RESOLUTION**NO. _____**

A RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) AMBULANCES WITH RELATED EQUIPMENT FROM FRAZER, LTD (HOUSTON, TX) IN THE TOTAL AMOUNT OF \$700,000.00 BY COOPERATIVE PURCHASING VIA HGACBUY CONTRACT #AM10-20.

WHEREAS, the new ambulances will increase the fleet of ambulances the Fire & EMS Department will use to serve the citizens of Muscogee County; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #AM10-20, initiated by the HGACBuy, whereby Frazer, Ltd was one of the successful vendors contracted to provide Ambulances, EMS & Other Special Service Vehicles. The contract, which commenced October 1, 2020, is good through September 30, 2022. The Houston-Galveston Area Council (H-GAC) is the largest of 24 Councils of Government (COG) in Texas, and is a political subdivision of the State of Texas. It has been serving local governments for more than 40 years. H-GAC's Cooperative Purchasing Program, known as HGACBuy, was established pursuant to Texas Interlocal Cooperation Act [Texas Local Government Code, Title 7, Chapter 791]. The Act allows local governments and certain non-profits to contract or agree under the terms of the Act to make purchases or provide purchasing services and other administrative functions appropriately established by another government entity. HGACBuy contracts are established based on the requirements of [Texas Local Government Code, Chapter 252]. Products and services are contracted after having been subjected to either a competitive bid (IFB) or competitive proposal (RFP) process. The RFP process utilized by HGACBuy meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance.

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

That the City Manager is hereby authorized to purchase two (2) ambulances with related equipment from Frazer, Ltd (Houston, TX) in the total amount of \$700,000.00 by Cooperative Purchasing via HGACBuy Contract #AM10-20. Funds are available in the FY21 Budget via OLOST Public Safety Reserves. Purchases will be made from: Other Local Option Sales Tax Fund – Fire & EMS – Public Safety - LOST – Heavy Trucks; 0102 – 410 – 9900 – LOST – 7723.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.

Councilor Crabb voting _____.

Councilor Davis voting _____.

Councilor Garrett voting _____.

Councilor House voting _____.

Councilor Huff voting _____.

Councilor Thomas voting _____.

Councilor Tucker voting _____.

Councilor Woodson voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

I. Shopfax Software Upgrade and Mobile Computer Wands for Public Works

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Shopfax Software Upgrade and Mobile Computer Wands for Public Works
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of an upgrade to the ShopFax software system and thirty-two (32) mobile computer wands from World Information Systems, LLC (Greensboro, NC), in the amount of \$81,435.00.

The Fleet Management Division of Public Works currently uses the ShopFax software to track the fleet inventory and repairs for City vehicles. The software upgrade will be the latest version of the software for fleet maintenance. The upgrade will also include an inventory module for the Expendable Warehouse to track supplies issued to various departments.

The mobile computer wands will enable staff to have a computer and will eliminate the practice of sharing computers. Each mechanic or technician will have his/her assigned wand, which will eliminate the spread of germs and viruses.

Since 1997, the City has used the ShopFax software system, developed by World Information Systems, to track the City's fleet; the maintenance has been paid annually and various upgrades have occurred. Consequently, this current software upgrade is required to be performed by World Information Systems, and the computer wands must be purchased from and programmed by the vendor due to existing City data in the ShopFax system. Therefore, the vendor is considered the only known source in accordance with section 3-114 of the Procurement Ordinance.

Funds are available in the FY21 Budget: General Fund – Public Works – Fleet Management – COVID19 Equipment; 0101- 260 – 2300 – VCHL – 7764. The purchase amount will be offset by Cares Act funds.

A RESOLUTION**NO. _____****A RESOLUTION AUTHORIZING THE PURCHASE OF AN UPGRADE TO THE SHOPFAX SOFTWARE SYSTEM AND THIRTY-TWO (32) MOBILE COMPUTER WANDS FROM WORLD INFORMATION SYSTEMS, LLC (GREENSBORO, NC), IN THE AMOUNT OF \$81,435.00.**

WHEREAS, the Fleet Management Division of Public Works currently uses the ShopFax software to track the fleet inventory and repairs for City vehicles. The software upgrade will be the latest version of the software for fleet maintenance. The upgrade will also include an inventory module for the Expendable Warehouse to track supplies issued to various departments; and,

WHEREAS, the mobile computer wands will enable staff to have a computer and will eliminate the practice of sharing computers. Each mechanic or technician will have his/her assigned wand, which will eliminate the spread of germs and viruses; and,

WHEREAS, since 1997, the City has used the ShopFax software system, developed by World Information Systems, to track the City's fleet; the maintenance has been paid annually and various upgrades have occurred. Consequently, this current software upgrade is required to be performed by World Information Systems, and the computer wands must be purchased from and programmed by the vendor due to existing City data in the ShopFax system. Therefore, the vendor is considered the only known source in accordance with section 3-114 of the Procurement Ordinance.

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

That the City Manager is hereby authorized to purchase an upgrade to the ShopFax software system and thirty-two (32) mobile computer wands from World Information Systems, LLC (Greensboro, NC), in the amount of \$81,435.00. Funds are available in the FY21 Budget: General Fund – Public Works – Fleet Management – COVID19 Equipment; 0101- 260 – 2300 – VCHL – 7764. The purchase amount will be offset by Cares Act funds.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

J. Grab-All (Knuckle Boom) Truck for Public Works

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Grab-All (Knuckle Boom) Truck for Public Works
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of one (1) Grab-All Truck (KB-20 Knuckle Boom/20 Foot Boom) from Hol-Mac Corporation (Bay Springs, MS) in the amount of \$146,760.00.

The truck will be used by the Waste Collection Division of Public Works in the collection of inert (yard waste) debris as well as solid waste collection.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #041217-HMC, initiated by the National Joint Powers Alliance (NJPA) (now known as Sourcewell), whereby Hol-Mac Corporation was one of the successful vendors contracted to provide Solid Waste & Recycling Collection and Transport Equipment with Related Equipment and Accessories. The contract, which commenced July 7, 2017, is good through July 7, 2021, with an option to renew for a fifth year. Sourcewell is a Service Cooperative created by Minnesota Statute 123A.21. This statute was created in 1978 and revised in 1995 to allow participating governmental and municipal agencies to reduce the cost of purchased goods by leveraging their combined purchasing power. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance.

Funds are available in the FY21 Budget via General Fund Reserves. However, purchases will be made from: Integrated Waste Management Fund – Public Works – Solid Waste Collection – Heavy Trucks; 0207 – 260 – 3510 – GARB – 7723.

A RESOLUTION**NO. _____****A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) GRAB-ALL TRUCK (KB-20 KNUCKLE BOOM/20 FOOT BOOM) FROM HOL-MAC CORPORATION (BAY SPRINGS, MS) IN THE AMOUNT OF \$146,760.00.**

WHEREAS, the truck will be used by the Waste Collection Division of Public Works in the collection of inert (yard waste) debris as well as solid waste collection; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #041217-HMC, initiated by the National Joint Powers Alliance (NJPA) (now known as Sourcewell), whereby Hol-Mac Corporation was one of the successful vendors contracted to provide Solid Waste & Recycling Collection and Transport Equipment with Related Equipment and Accessories. The contract, which commenced July 7, 2017, is good through July 7, 2021, with an option to renew for a fifth year. Sourcewell is a Service Cooperative created by Minnesota Statute 123A.21. This statute was created in 1978 and revised in 1995 to allow participating governmental and municipal agencies to reduce the cost of purchased goods by leveraging their combined purchasing power. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance.

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

That the City Manager is hereby authorized to one (1) Grab-All Truck (KB-20 Knuckle Boom/20 Foot Boom) from Hol-Mac Corporation (Bay Springs, MS) in the amount of \$146,760.00. Funds are available in the FY21 Budget via General Fund Reserves. However, purchases will be made from: Integrated Waste Management Fund – Public Works – Solid Waste Collection – Heavy Trucks; 0207 – 260 – 3510 – GARB – 7723.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

A. Truth Spring Workforce Program, Carrie Strickland



Truth Spring

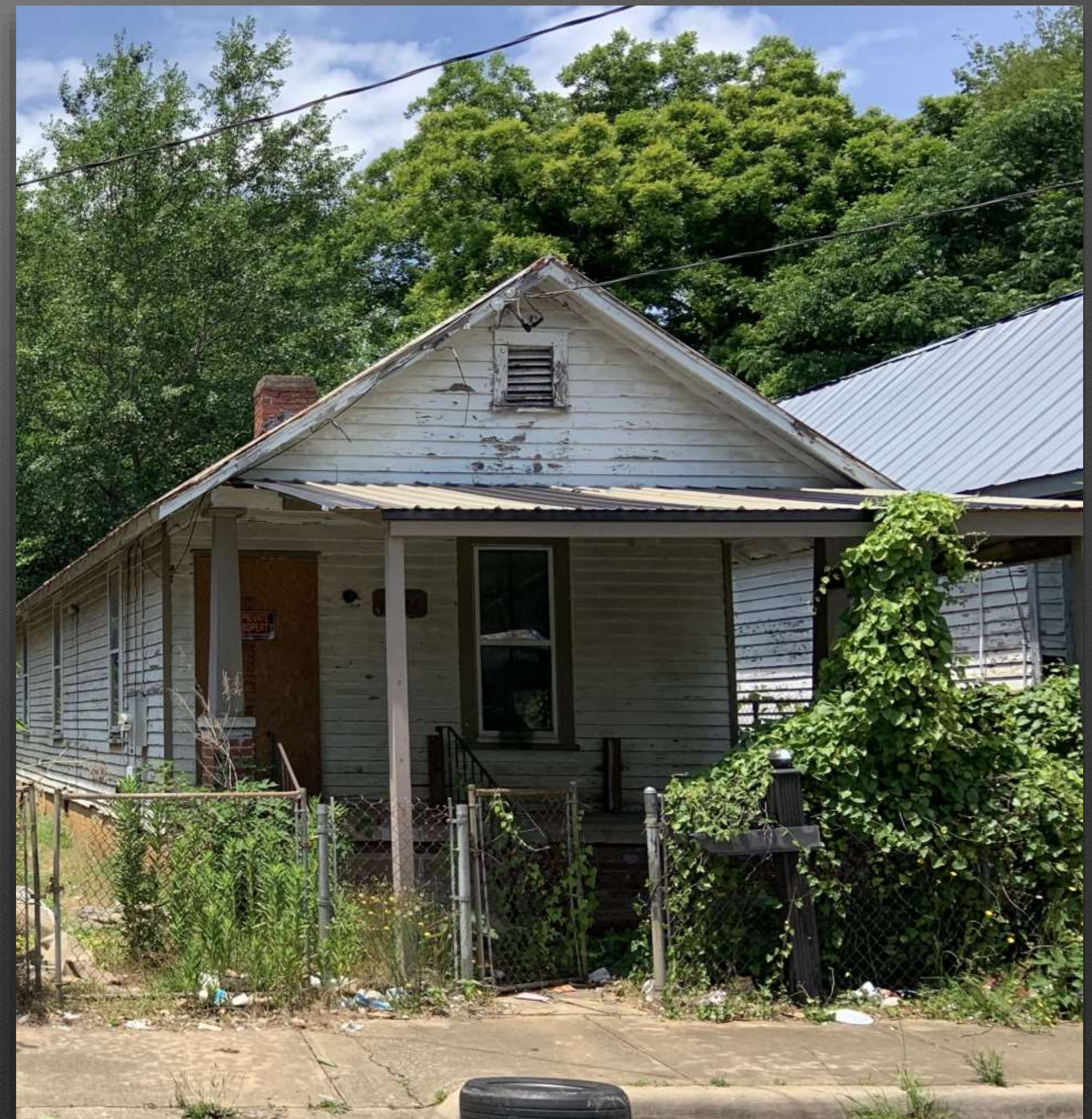
"Truth shall spring out of the earth..." Psalm 85:11

The mission of Truth Spring is to rebuild the North Highland community with Christ-centered projects and strategies.

www.truthspring.org

Two Quick Facts

- The average household income for this area of Columbus is \$19,374.
- Only 1.9% of all churches focus on employment as a means to alleviate poverty.



Truth Spring Timeline

- 2005 - The Strickland family moves into North Highland.
- 2009 - Highland Community Church starts a community development organization called Truth Spring, Inc.
- 2012 - Truth Spring holds its first community meeting. The question is asked, “What do you want Truth Spring to be about?”.
- 2015 - Truth Spring Academy opens its doors and Truth Spring Housing begins renovating its first home.
- 2018 - Truth Spring hosts another community meeting and asks the question, “What next?”. The community says, “JOBS”!



We want to work!

So what's stopping you?

- No transportation
- No childcare
- No marketable skills
- No prior work experience
- No high school diploma
- Criminal background





Truth Spring Workforce Objective

To give every resident in North Highland the opportunity to engage in productive, meaningful work as they rebuild their own community with their own hands (Isaiah 61:4).

Truth Spring Trade School

January 2021 - March 2021

- Begin the on site, 8 week in-classroom training using an internationally acclaimed curriculum called *Jobs for Life* (jobsforlife.org). This curriculum focuses primarily on soft-skill job training as well as learning to see work as a blessing and not a curse.
- Through our partnership with Columbus Technical College, on-site GED classes will also begin during this 8 week period.
- This is a “pay to learn” program.



Truth Spring Trade School

March 2021 - December 2021

- Upon successful completion of the JfL curriculum, students will then transition into their trade skill training program (construction, culinary arts/food services, janitorial, and urban farming.)
- This will be a paid training program based on a 40 hour work week.
- Example: 3 days a week students will learn the construction trade, under the guidance of a licensed contractor, and then use those skills to repair homes/build homes in the North Highland community.
- 2 days a week students will be in the classroom getting supportive services (GED completion, in-depth financial training, bible study, family counseling, and wellness classes with Mercy Med).



Truth Spring Trade School

December 2021

- Students will complete the trade training program and will now be trained and equipped for the purposes of seeking full-time employment within the private sector of Columbus, GA.



“We cannot continue to try and solve poverty and unemployment from the outside looking in. If we want to be successful, we are going to have to change our method and start solving the problem from the inside - out.”

–Truth Spring Workforce

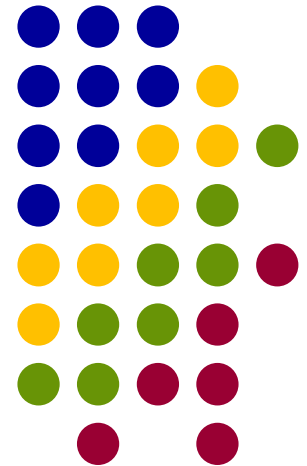


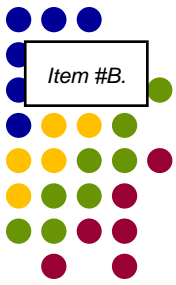
File Attachments for Item:

B. CCG Audit Process Update - Angelica Alexander, Finance Director

CCG Audit Process Update

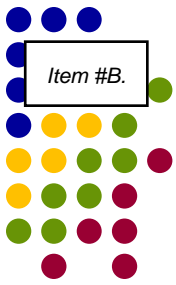
Presented: December 15, 2020





Annual External Audit Objective

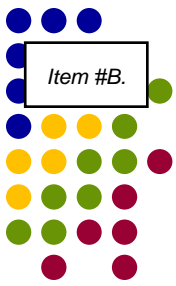
- The objective of the external audit is to obtain reasonable assurance (not absolute assurance) as to whether the financial statements are free of material misstatement caused by error or fraud.
- The role of an external auditor is to provide independent assurance that management has, in its financial statements, presented a “true and fair” view of the organization’s financial position and performance.



Annual Audit Requirements

- Per O.C.G.A 36-81-7, an annual audit of the financial statements for local units of government is required. The local government unit consists of the City and the following component units:
 - Trade Center Authority
 - Columbus Golf Authority
 - Columbus Convention & Visitor's Bureau
 - Hospital Authority of Columbus
 - Columbus Water Works
 - Columbus Airport Commission
 - Columbus Department of Health

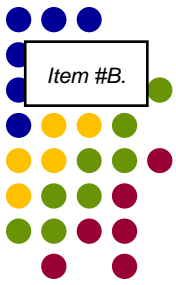




Audit Reporting Requirements

- O.C.G.A 36-81-7, also requires that the annual audit report be submitted to the state auditor within 180 days after the close of each fiscal year.
- Failure to file will require the local government to publish 2 newspaper advertisements stating that it has failed to comply.
- No state agency shall make or transmit any state grant funds to any local government which has failed to provide all the audits required by law within the preceding five years.

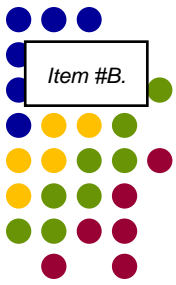




Audit Reporting Requirements

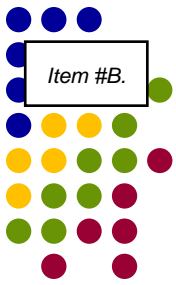
- The state auditor may grant a hardship extension by allowing additional time to submit the audit report not to exceed 180 days.
 - By executive order due to the Covid-19 pandemic, a 90-day extension has been granted from the state auditor.
- This extension does not apply to other state or federal agencies.
- Continuing disclosure requirements related to all bonded debt must still be adhered to.





Continuing Disclosure Requirements

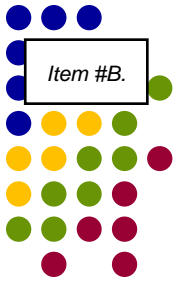
- Continuing disclosure requirements are required to be posted online within 6 months of the end of the fiscal year.
- Timely submissions of event disclosures to the EMMA website are critical for the overall transparency of the municipal securities market.
- These disclosures alert investors and other market participants such as bond rating agencies to important information that can have an impact on their assessment of municipal bonds or the issuer.



Potential Non-Compliance Issues

- Component units are required to submit their audited financial statements to CCG no later than November 30th to be included in the CAFR (Comprehensive Annual Financial Report).
- CCG and each component unit must publicly file an event disclosure for failure to provide annual financial information if the CAFR is not posted timely to the EMMA website.
- Event disclosures must be reported for the next several years in any new official statements issued for any new bonded debt.
- Event disclosures could adversely impact the credit standing of CCG with bond rating agencies which could ultimately lead to the issuance of bonds with a higher interest rate.





Questions?

File Attachments for Item:

C. Monthly Finance Update - Angelica Alexander, Finance Director

TRANSPORTATION OTHER LOCAL OPTION SALES TAX (TSPLOST)

As of 12/10/2020

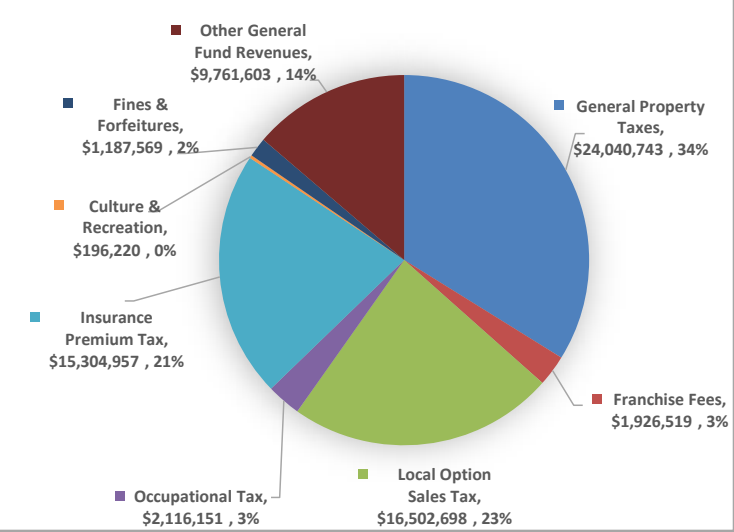
	<u>BUDGET</u>	<u>ENCUMBRANCE</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
PROJECTS				
Riverwalk	\$ 9,995,000	\$ -	\$ 9,995,000	\$ -
S Lumpkin Multiuse Facility	3,487,143	-	3,487,143	-
US 27 Custer Road Interchange	1,512,562	-	1,512,562	-
Buena Vista Road Improvements	40,000,000	4,681,672	13,756,873	21,561,454
Intercity Bus Park n Ride	22,400,000.00	148,949.19	10,206,738.88	12,044,311.93
I-185/Cusseta Road Interchange	2,010,000	-	950	2,009,050
TOTAL	\$ 79,404,705	\$ 4,830,621	\$ 38,959,268	\$ 35,614,816
DISCRETIONARY				
Boxwood Blvd Bridge Replacement	\$ 1,260,000	\$ -	\$ 1,260,000	\$ -
Victory Drive Improvements	409,048	-	409,048	-
Resurfacing	5,941,362	444,876	4,622,720	873,767
Psalmond Road Signal	140,127	5,047	133,823	1,257
Linwood/6th Ave Bridge	500,000	-	13,600	486,400
Benning Drive Bridge	1,400,000	927,160	152,430	320,410
Double Churches Park Parking	254,463	-	244,035	10,428
Traffic Calming	500,000	-	36,787	463,213
Reese Rd Bridge at Cooper Creek	1,680,000	1,524,994	155,006	-
Claradon Bridge	700,000	270,405	281,484	148,111
MLK Trail	150,000	-	115,202	34,798
Infantry Rd and Trail M230 Match	300,000	52,451	246,549	1,000
10th Street Plaza M230 Match	260,000	-	-	260,000
Mott's Green M230 Match	200,000	386	199,614	-
Flat Rock/Beaver Run Traffic Software				
M230 Match	25,000	-	-	25,000
Sidewalks/ADA	400,000	-	186,268	213,732
Guardrails	400,000	-	78,280	321,720
Brown Ave/Cusseta Rd/Andrews Rd				
Roundabout Z230 Match	300,000	-	-	300,000
Cusseta Rd/23rd Ave/ N Lumpkin				
Roundabout Z230 Match	300,000	-	-	300,000
Levy Road Cul-De-Sac	200,000	-	3,180	196,820
Morris Road Bridge	1,500,000	-	-	1,500,000
Trail Extension (TBD)	850,000	-	-	850,000
TOTAL	\$ 17,670,000	\$ 3,225,318	\$ 8,138,027	\$ 6,306,656

*Main project account for category.

Columbus Consolidated Government
Monthly Financial Snapshot (Unaudited)
FY2021 - November 2020

Item #C.

General Fund Revenue Summary



General Fund Revenues

Revenues	Budget	Year-to Date	%
General Property Taxes	\$41,384,532	\$24,040,743	58.09%
Franchise Fees	\$18,315,000	\$1,926,519	10.52%
Local Option Sales Tax	\$34,800,000	\$16,502,698	47.42%
Occupational Tax	\$14,500,000	\$2,116,151	14.59%
Insurance Premium Tax	\$14,500,000	\$15,304,957	105.55%
Culture & Recreation	\$1,919,900	\$196,220	10.22%
Fines & Forfeitures	\$4,355,000	\$1,187,569	27.27%
Other General Fund Revenues	\$25,607,899	\$9,761,603	38.12%
Total Revenues	\$155,382,331	\$71,036,460	45.72%

General Fund Expenditures

Expenditures	Budget	Year-to Date	Goal > 58%
City Council	\$331,274	\$138,443	58%
Clerk of Council	251,627	96,366	62%
Mayor's Office/Internal Audit	497,534	161,319	68%
City Attorney - Operating	398,693	145,650	63%
City Attorney - Litigation	325,000	422,086	-30%
City Manager	1,541,475	570,408	63%
Finance	2,385,111	838,117	65%
Information Technology	5,824,158	4,775,054	18%
Human Resources	927,739	327,877	65%
Employee Benefits	1,170,802	521,726	55%
Inspections & Codes	1,933,951	679,645	65%
Planning	304,786	114,540	62%
Real Estate	148,131	48,009	68%
Engineering	1,741,701	841,684	52%
Public Works	8,698,751	3,551,649	59%
Parks & Recreation	11,226,188	3,042,591	73%
Cooperative Extension	137,865	52,042	62%
Tax Assessor	1,548,791	536,942	65%
Elections	989,618	713,803	28%
Police	27,569,637	9,888,226	64%
Fire	25,294,632	9,553,197	62%
MCP	8,017,676	3,348,925	58%
Homeland Security	20,111	2,705	87%
Superior Court Judges	1,368,752	520,543	62%
District Attorney	2,401,245	854,699	64%
Juvenile Court	1,033,474	363,733	65%
Jury Manager	479,114	78,846	84%
Victim Witness	193,357	66,439	66%
Clerk of Superior Court	2,089,923	730,917	65%
State Court Judges	665,834	249,528	63%
State Court Solicitor	1,096,246	420,781	62%
Public Defender	2,053,631	817,721	60%
Municipal Court Judge	413,879	157,667	62%
Clerk of Municipal Court	772,442	284,292	63%
Marshal	1,089,875	375,334	66%
Probate Court	531,644	198,495	63%
Sheriff	26,767,034	9,123,661	66%
Tax Commissioner	1,703,192	629,045	63%
Coroner	350,423	130,548	63%
Recorder's Court	1,116,445	382,418	66%
Non-Categorical	11,025,487	3,367,067	69%
Parking Management	179,452	51,399	71%
Total Expenditures	\$156,616,699	\$59,174,141	62%

Current Fiscal Year Revenue vs Prior Fiscal Year Revenue

Operating Funds	Nov-2020	Nov-2019	% Change
General Fund	\$71,036,460	\$67,400,614	5.39%
Other Local Option Sales Tax Fund	\$16,602,445	\$12,877,401	28.93%
Stormwater (Sewer) Fund	\$3,006,937	\$2,965,276	1.40%
Paving Fund	\$8,792,903	\$8,121,554	8.27%
Medical Center Fund	\$7,545,322	\$7,432,173	1.52%
Integrated Waste Fund	\$4,583,613	\$4,718,381	-2.86%
Emergency Telephone Fund	\$982,777	\$1,057,534	-7.07%
Economic Development Authority Fund	\$1,257,554	\$1,238,695	1.52%
Debt Service	\$1,179,024	\$9,282,048	-87.30%
Transportation Fund	\$2,630,905	\$2,629,224	0.06%
Trade Center Fund	\$710,718	\$1,019,985	-30.32%
Bull Creek Golf Course Fund	\$686,566	\$551,219	24.55%
Oxbow Creek Golf Course Fund	\$184,405	\$109,653	68.17%
Civic Center Fund	\$353,955	\$1,617,462	-78.12%

Other Local Option Sales Tax Fund (OLOST) - Public Safety Summary

Revenues	FY2021 YTD	FY2020
OLOST - Public Safety	\$11,538,795	\$26,149,906
Interest	99,738	462,909
Total Revenues	\$11,638,533	\$26,612,815

Expenditures		
Personnel	\$5,277,097	\$11,962,391
Operating	\$258,353	\$388,510
Capital	\$191,722	\$408,831
Crime Prevention Programs	\$558,000	\$702,930
Transfers	\$4,381,631	\$8,856,441
Total Expenditures	\$10,666,803	\$22,319,103

Other Local Option Sales Tax Fund (OLOST) - Infrastructure Summary

Revenues	FY2021 YTD	FY2020
OLOST - Infrastructure	\$4,945,198	\$11,207,103
Interest	18,715	193,564
Total Revenues	\$4,963,913	\$11,400,667

Expenditures		
Transfers	\$261,345	\$6,597,953
Pay-as-you-go Projects		
Roads	30,263	827,284
Stormwater	1,052,419	820,942
Facilities	823,715	2,831,578
Technology	151,073	529,016
Total Expenditures	\$2,318,814	\$11,606,773

OLOST Positions Filled

Department	FY2021 YTD	FY2020
Police Department (110)	93	77
E911 (9)	9	6
Fire (20)	19	16
Sheriff's Office (26)	22	18
Marshal (5)	3	5
MCP (5)	5	5
Court Related (11)	6	8
Crime Prevention (1)	1	1

COLUMBUS CONSOLIDATED GOVERNMENT
UNAUDITED Monthly Expenditures Report Summary
FY2021 - NOVEMBER 2020

0101 - General Fund

Department	Adopted Budget	Purchase Order Carryovers	Pay Adjustment	Mid Year Amendment	Revised Budget	Total Obligations	Balance	% Remaining Goal = 58%	OK or Watch	Notes
City Council	\$331,274	\$0			\$331,274	\$138,443	\$192,831	58%	OK	
Clerk of Council	251,627	0			\$251,627	96,366	\$155,261	62%	OK	
Mayor's Office/Internal Audit	497,534	0			\$497,534	161,319	\$336,215	68%	OK	
City Attorney - Operating	398,693	0			\$398,693	145,650	\$253,043	63%	OK	
City Attorney - Litigation	325,000	0			\$325,000	422,086	(\$97,086)	-30%	Watch	Defending several million in claims
City Manager	1,541,475	0			\$1,541,475	570,408	\$971,067	63%	OK	
Finance	2,385,111	0			\$2,385,111	838,117	\$1,546,994	65%	OK	
Information Technology	5,572,060	252,098			\$5,824,158	4,775,054	\$1,049,104	18%	Watch	Annual fees for software lease/maintenance agreements/COVID equipment
Human Resources	918,392	9,347			\$927,739	327,877	\$599,862	65%	OK	
Employee Benefits	1,170,802	0			\$1,170,802	521,726	\$649,076	55%	Watch	Annual Death Benefit and Major Disability Payments
Inspections & Codes	1,933,648	303			\$1,933,951	679,645	\$1,254,306	65%	OK	
Planning	299,542	5,244			\$304,786	114,540	\$190,246	62%	OK	
Real Estate	148,131	0			\$148,131	48,009	\$100,122	68%	OK	
Engineering	1,651,861	89,840			\$1,741,701	841,684	\$900,017	52%	Watch	Annual payment to Motorola for radio maintenance
Public Works	8,587,856	110,895			\$8,698,751	3,551,649	\$5,147,102	59%	OK	
Parks & Recreation	11,083,154	143,034			\$11,226,188	3,042,591	\$8,183,597	73%	OK	
Cooperative Extension	137,865	0			\$137,865	52,042	\$85,823	62%	OK	
Tax Assessor	1,548,791	0			\$1,548,791	536,942	\$1,011,849	65%	OK	
Elections	989,618	0			\$989,618	713,803	\$275,815	28%	Watch	
Police	27,197,848	371,789			\$27,569,637	9,888,226	\$17,681,412	64%	OK	
Fire	25,250,124	44,508			\$25,294,632	9,553,197	\$15,741,435	62%	OK	
MCP	8,003,145	14,531			\$8,017,676	3,348,925	\$4,668,751	58%	OK	
Homeland Security	18,322	1,789			\$20,111	2,705	\$17,406	87%	OK	
Superior Court Judges	1,368,752	0			\$1,368,752	520,543	\$848,209	62%	OK	
District Attorney	2,401,245	0			\$2,401,245	854,699	\$1,546,546	64%	OK	
Juvenile Court	1,033,474	0			\$1,033,474	363,733	\$669,741	65%	OK	
Jury Manager	479,114	0			\$479,114	78,846	\$400,268	84%	OK	
Victim Witness	193,357	0			\$193,357	66,439	\$126,918	66%	OK	
Clerk of Superior Court	2,089,923	0			\$2,089,923	730,917	\$1,359,006	65%	OK	
State Court Judges	665,834	0			\$665,834	249,528	\$416,306	63%	OK	
State Court Solicitor	1,096,246	0			\$1,096,246	420,781	\$675,465	62%	OK	
Public Defender	2,049,299	4,332			\$2,053,631	817,721	\$1,235,910	60%	OK	
Municipal Court Judge	413,879	0			\$413,879	157,667	\$256,212	62%	OK	
Clerk of Municipal Court	772,442	0			\$772,442	284,292	\$488,150	63%	OK	
Marshal	1,089,875	0			\$1,089,875	375,334	\$714,541	66%	OK	
Probate Court	531,644	0			\$531,644	198,495	\$333,149	63%	OK	
Sheriff	26,697,221	69,813			\$26,767,034	9,123,661	\$17,643,373	66%	OK	
Tax Commissioner	1,703,192	0			\$1,703,192	629,045	\$1,074,147	63%	OK	
Coroner	350,423	0			\$350,423	130,548	\$219,875	63%	OK	
Recorder's Court	1,116,445	0			\$1,116,445	382,418	\$734,027	66%	OK	
Non-Categorical	10,908,641	116,846			\$11,025,487	3,367,067	\$7,658,420	69%	OK	
Parking Management	179,452	0			\$179,452	51,399	\$128,053	71%	OK	
	\$155,382,331	\$1,234,368	\$0	\$0	\$156,616,699	\$59,174,141	\$97,442,557	62%	OK	

Columbus Consolidated Government
UNAUDITED Monthly Revenue Report Summary
FY2021 - NOVEMBER 2020

	Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget	FY21 YTD Expenditures (including encumbrances)
Total General Fund	\$155,382,331	\$28,432,308	\$22,462,060	\$0	\$71,036,460	\$67,400,614	5.39%	45.72%	\$59,174,141
Total Other Local Option Sales Tax Fund	\$34,845,000	\$3,244,456	\$3,508,637	\$0	\$16,602,445	\$12,877,401	28.93%	47.65%	\$12,985,618
Total Stormwater (Sewer) Fund	\$5,617,620	\$702,058	\$2,033,147	\$0	\$3,006,937	\$2,965,276	1.40%	53.53%	\$1,424,988
Total Paving Fund	\$15,772,479	\$1,912,064	\$5,974,309	\$0	\$8,792,903	\$8,121,554	8.27%	55.75%	\$5,585,233
Total Medical Center Fund	\$14,081,063	\$1,785,099	\$5,215,208	\$0	\$7,545,322	\$7,432,173	1.52%	53.58%	\$7,628,143
Total Integrated Waste Fund	\$13,270,000	\$1,118,909	\$1,092,302	\$0	\$4,583,613	\$4,718,381	-2.86%	34.54%	\$4,603,240
Total Emergency Telephone Fund	\$4,000,627	\$322,207	\$326,983	\$0	\$982,777	\$1,057,534	-7.07%	24.57%	\$1,865,854
Total Economic Development Authority Fund	\$2,258,867	\$297,516	\$869,201	\$0	\$1,257,554	\$1,238,695	1.52%	55.67%	\$1,435,743
Total Debt Service Fund	\$12,157,347	\$265,778	\$697,172	\$0	\$1,179,024	\$9,282,048	-87.30%	9.70%	\$4,216,434
Total Transportation Fund	\$10,897,319	\$837,400	\$1,477,273	\$0	\$2,630,905	\$2,629,224	0.06%	24.14%	\$5,904,918
Total Trade Center Fund	\$3,018,339	\$190,566	\$161,108	\$0	\$710,718	\$1,019,985	-30.32%	23.55%	\$834,518
Total Bull Creek Golf Course Fund	\$1,207,000	\$126,674	\$98,790	\$0	\$686,566	\$551,219	24.55%	56.88%	\$572,296
Total Oxbow Creek Golf Course Fund	\$381,000	\$36,656	\$34,999	\$0	\$184,405	\$109,653	68.17%	48.40%	\$156,881
Total Civic Center Fund	\$5,972,000	\$88,764	\$84,303	\$0	\$353,955	\$1,617,462	-78.12%	5.93%	\$1,041,425
Health Insurance Fund	\$23,912,887	\$1,483,904	\$1,457,401	\$0	\$7,211,551	\$0	N/A	30.16%	\$10,175,110
Health Insurance Fund Difference									(\$2,963,559.90)

COLUMBUS CONSOLIDATED GOVERNMENT
UNAUDITED Monthly Revenue Report Summary
FY2021 - NOVEMBER 2020
GENERAL FUND SUMMARY

	Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
0101-General Fund								
General Property Taxes	\$41,384,532	\$5,594,586	\$14,931,224	\$0	\$24,040,743	\$23,439,170	2.57%	58.09%
Franchise Fees	18,315,000	1,387,826	543,310	0	1,926,519	1,897,924	1.51%	10.52%
Local Option Sales Tax	34,800,000	3,206,607	3,496,954	0	16,502,698	12,608,259	30.89%	47.42%
Occupational Tax	14,500,000	301,290	398,400	0	2,116,151	2,355,270	-10.15%	14.59%
Insurance Premium Tax	14,500,000	15,304,957	0	0	15,304,957	14,509,228	5.48%	105.55%
Culture & Recreation	1,919,900	51,138	35,546	0	196,220	823,349	-76.17%	10.22%
Fines & Forfeitures	4,355,000	160,220	324,530	0	1,187,569	1,781,979	-33.36%	27.27%
Other General Fund Revenues	25,607,899	2,425,684	2,732,097	0	9,761,603	9,985,434	-2.24%	38.12%
TOTAL GENERAL FUND	\$155,382,331	\$28,432,308	\$22,462,060	\$0	\$71,036,460	\$67,400,614	5.39%	45.72%

COLUMBUS CONSOLIDATED GOVERNMENT
UNAUDITED Monthly Revenue Report Summary
FY2021 - NOVEMBER 2020

		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
0101-General Fund									
4001	Real Property - Current Year	\$36,459,532	\$3,949,911	\$11,274,597	\$0	\$16,383,570	\$16,014,690	2.30%	44.94%
4002	Public Utility	0	0	0	0	0	47,177	-100.00%	N/A
4003	Timber	0	0	0	0	0	0	N/A	N/A
4005	Personal Property - Current Yr	0	767,130	2,569,960	0	3,559,355	3,601,017	-1.16%	N/A
4006	Personal Prop - Motor Vehicle	275,000	32,540	31,571	0	131,048	167,520	-21.77%	47.65%
4007	Mobile Homes	0	106	195	0	2,142	617	247.32%	N/A
4009	Title Ad Valorem Tax	4,000,000	844,900	842,899	0	3,584,513	3,296,944	8.72%	89.61%
4010	Alternative Ad Valorem Tax	0	0	0	0	0	0	N/A	N/A
4012	Not On Digest - Real & Personal	0	0	0	0	0	348	-100.00%	N/A
4015	Recording Intangibles	650,000	0	212,002	0	380,116	310,857	22.28%	58.48%
4016	Railroad Equip Car Taxes	0	0	0	0	0	0	N/A	N/A
4020	Georgia Power	10,000,000	0	0	0	0	0	N/A	0.00%
4021	Liberty Utilities	1,850,000	291,682	0	0	291,682	301,155	-3.15%	15.77%
4022	Southern Bell	225,000	0	51,744	0	51,744	56,107	-7.78%	23.00%
4023	Charter Communications	440,000	0	111,125	0	111,125	110,193	0.85%	25.26%
4024	TCI/Mediacom	740,000	0	194,377	0	194,377	184,569	5.31%	26.27%
4025	Knology	900,000	0	179,816	0	179,816	190,432	-5.57%	19.98%
4026	Diverse Electric	230,000	0	0	0	0	0	N/A	0.00%
4027	Flint Electric	135,000	0	0	0	0	0	N/A	0.00%
4028	Water Works - 6% Sales	3,750,000	1,090,044	0	0	1,090,044	1,057,541	3.07%	29.07%
4029	ROW Use Tax Fee	20,000	6,100	6,226	0	6,100	(4,988)	222.31%	30.50%
4030	Public Service Telephone Co	0	0	22	0	24	25	-4.81%	N/A
4032	Telephone Franchise Taxes	15,000	130	1,454	0	3,138	7,021	-55.31%	20.92%
4040	Local Option Sales Tax	34,800,000	3,206,607	3,496,954	0	16,502,698	12,608,259	30.89%	47.42%
4052	Beer Tax	1,520,000	142,315	140,152	0	570,920	555,584	2.76%	37.56%
4053	Wine Tax	333,000	35,774	38,453	0	143,137	120,270	19.01%	42.98%
4054	Liquor Tax	355,000	42,195	39,125	0	165,567	123,055	34.55%	46.64%
4058	Auto Rental Tax	437,000	103,127	38,688	0	195,138	154,443	26.35%	44.65%
4059	3% Alcohol Excise Tax	365,000	39,188	24,656	0	126,390	147,649	-14.40%	34.63%
4100	Occupation Tax	14,500,000	301,290	398,400	0	2,116,151	2,355,270	-10.15%	14.59%
4110	Insurance Premium Tax	14,500,000	15,304,957	0	0	15,304,957	14,509,228	5.48%	105.55%
4114	American Communication Service Inc	10,000	0	0	0	1,607	2,889	-44.38%	16.07%
4115	Knology Telephone Franchise	0	0	0	0	0	0	N/A	N/A
4117	Firework Excise Tax	0	1,608	0	0	1,608	1,338	20.21%	N/A
4140	Other Taxes	350,000	13,752	10,484	0	95,587	69,977	36.60%	27.31%
4150	Penalties & Interest - Ad Valorem	500,000	30,828	64,944	0	179,132	102,176	75.32%	35.83%
4151	Penalties & Interest - Auto	50,000	2,899	2,311	0	12,030	10,466	14.95%	24.06%
4154	FIFA's	32,000	8,636	9,199	0	30,911	24,818	24.55%	96.60%
4200	Beer License	104,000	1,750	3,550	0	7,450	45,075	-83.47%	7.16%

COLUMBUS CONSOLIDATED GOVERNMENT
UNAUDITED Monthly Revenue Report Summary
FY2021 - NOVEMBER 2020

		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4201	Wine License	48,000	1,275	1,650	0	3,825	21,500	-82.21%	7.97%
4202	Liquor License	570,000	5,250	13,000	0	26,750	98,094	-72.73%	4.69%
4204	Alcohol Application I.D. Card Permits	33,000	6,475	4,260	0	24,335	15,760	54.41%	73.74%
4210	Insurance License	85,000	326	329	0	2,772	1,084	155.78%	3.26%
4250	Animal Permits	140,000	10,097	5,402	0	35,738	47,698	-25.07%	25.53%
4251	Building Permits	1,200,000	245,042	56,857	0	902,061	768,217	17.42%	75.17%
4252	Certificates Of Occupancy	55,000	5,960	2,880	0	24,480	20,680	18.38%	44.51%
4253	Zoning Petition Permits	0	0	0	0	31	0	N/A	N/A
4254	PTV Permits	0	0	0	0	15	45	-66.67%	N/A
4255	Judge Of Probate - Licenses	140,000	7,459	18,532	0	54,928	31,534	74.19%	39.23%
4256	Burial Permits	50,000	4,550	3,675	0	26,324	29,925	-12.03%	52.65%
4257	Mobile Home Registration Permits	5,000	15	20	0	233	75	210.00%	4.65%
4259	Hazardous Materials Permits	10,000	0	0	0	(350)	0	N/A	-3.50%
4271	Penalties - Tag Fees	100,000	10,747	10,928	0	42,286	44,811	-5.63%	42.29%
4314	Social Security Administration Fee	25,000	0	0	0	800	15,100	-94.70%	3.20%
4315	Department of Justice	0	0	971	0	2,788	0	N/A	N/A
4343	Emergency Management Assist	32,171	0	0	0	0	0	N/A	0.00%
4359	Miscellaneous Revenues	390,000	23,655	24,746	0	97,633	104	93346.71%	25.03%
4376	Disaster Reimbursement	0	0	0	0	0	536	-100.00%	N/A
4400	Payt Lieu Taxes Housing Authority	50,000	0	0	0	0	0	N/A	0.00%
4402	Administrative Office Of Court	175,000	43,750	0	0	87,500	87,500	0.00%	50.00%
4414	Harris County	133,131	9,583	9,583	0	47,917	39,250	22.08%	35.99%
4422	Dept Of Public Health	0	0	0	0	0	0	N/A	N/A
4424	Misc Intergovernmental Revenue	0	0	0	0	0	0	N/A	N/A
4426	Talbot County	15,728	0	0	0	0	0	N/A	0.00%
4427	Marion County	17,038	0	0	0	0	0	N/A	0.00%
4428	Chattahoochee County	11,334	0	20,620	0	20,620	0	N/A	181.93%
4429	Taylor County	20,628	1,746	2,195	0	8,761	8,441	3.79%	42.47%
4430	Municipal Court - Court Fees	2,500	277	643	0	2,033	3,068	-33.75%	81.31%
4431	Recorders Court - Court Fees	0	0	0	0	0	200	-100.00%	N/A
4432	Magistrate Court - Court Fees	130,000	6,393	6,078	0	24,517	43,676	-43.87%	18.86%
4433	Superior Court - Court Fees	290,000	25,318	35,739	0	121,903	130,541	-6.62%	42.04%
4434	Superior Court - Misc. Fees	55,000	4,231	10,156	0	26,476	21,164	25.10%	48.14%
4435	Probate Court - Misc. Fees	80,000	4,740	5,624	0	22,930	47,361	-51.58%	28.66%
4436	Probate Court - Estates	190,000	18,420	16,963	0	89,843	71,722	25.27%	47.29%
4437	Adult Probation	0	0	0	0	0	0	N/A	N/A
4438	Recorders Court - Admin Fees	100,000	4,055	7,762	0	28,207	56,715	-50.27%	28.21%
4439	Juvenile Court - Court Fees	0	0	0	0	29	159	-81.70%	N/A
4440	D.U.I. Photo Fees	0	0	0	0	0	0	N/A	N/A
4442	District Attorney URESA Uniform	0	0	0	0	0	0	N/A	N/A
4443	Public Defenders Recovery	0	0	150	0	150	0	N/A	N/A

COLUMBUS CONSOLIDATED GOVERNMENT
UNAUDITED Monthly Revenue Report Summary
FY2021 - NOVEMBER 2020

		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4448	Recordings	325,000	52,764	53,547	0	214,109	126,169	69.70%	65.88%
4449	Real Estate Transfer Fees	650,000	90,455	81,897	0	301,009	264,674	13.73%	46.31%
4450	Auto Tag Fees	180,000	16,385	15,688	0	65,961	70,480	-6.41%	36.64%
4452	Auto Tag Postage Fees	50,000	7,786	7,101	0	31,982	23,172	38.02%	63.96%
4455	Damage to City Property	0	0	0	0	0	0	N/A	N/A
4456	Lot Cleaning/Maintenance Fees	0	0	0	0	0	0	N/A	N/A
4459	Data Services	0	90	100	0	455	845	-46.15%	N/A
4461	Cost Allocation Service Fees	2,857,296	0	0	0	714,324	711,024	0.46%	25.00%
4465	Insurance Fees	50,000	2,885	2,950	0	10,545	15,055	-29.96%	21.09%
4466	Circuitwide (CW) Public Defend - Admin Fees	0	0	0	0	0	0	N/A	N/A
4467	Noncompliance Fees - Juv Drug Court	0	0	0	0	118	25	372.00%	N/A
4470	Miscellaneous Fees	0	0	0	0	0	0	N/A	N/A
4471	Verification Fees	7,000	330	825	0	2,090	2,915	-28.30%	29.86%
4472	Council Variance Fees	0	0	0	0	0	0	N/A	N/A
4473	Subdivision Plat Fees	15,000	715	3,173	0	8,615	6,736	27.89%	57.43%
4474	Zoning Fees	30,000	150	2,250	0	9,700	14,000	-30.71%	32.33%
4477	Boarding Fees	0	0	0	0	0	0	N/A	N/A
4478	Salary Subsidy Pension	75,000	0	0	0	0	0	N/A	0.00%
4480	Family Drug Court Program Fees	0	0	200	0	510	225	126.67%	N/A
4483	Traffic Fines - Juvenile Court	0	0	1,937	0	3,232	6,145	-47.40%	N/A
4493	Drug Court Lab Fees	12,000	2,840	0	0	2,840	7,045	-59.69%	23.67%
4494	Adult Drug Court Admin Fees	0	3,892	2,800	0	12,192	7,593	60.58%	N/A
4496	Indigent Defense Fee	10,000	0	2,050	0	6,550	2,500	162.00%	65.50%
4497	BHAR Review Fees	2,000	0	100	0	250	1,120	-77.68%	12.50%
4498	Probate Court - Passports	10,000	0	0	0	35	7,306	-99.52%	0.35%
4501	Police False Alarm Fees	15,000	0	0	0	0	850	-100.00%	0.00%
4502	Fire False Alarm Fees	0	0	0	0	0	1,050	-100.00%	N/A
4504	Hydrant Flow Test Fee	0	0	0	0	0	0	N/A	N/A
4505	Hazmat Cleanup Fees	0	0	0	0	0	11,473	-100.00%	N/A
4506	EMS Collections	2,500,000	111,550	203,264	0	967,656	998,348	-3.07%	38.71%
4508	EMS Special Events	0	0	0	0	0	0	N/A	N/A
4512	Jail Fees	10,000	6,390	3,390	0	75,435	4,290	1658.39%	754.35%
4513	Alarm Registration	14,000	0	0	0	0	120	-100.00%	0.00%
4515	MCP Inmates - Subsidy	3,900,000	654,192	348,370	0	1,333,860	1,426,008	-6.46%	34.20%
4516	MCP Inmates - Releases	15,000	0	2,652	0	5,554	7,340	-24.33%	37.03%
4517	Muscogee County Jail Medical Reimbursement	0	9,757	0	0	9,757	0	N/A	N/A
4518	Coroner Transports	0	0	0	0	0	0	N/A	N/A
4520	Paramedic Program	0	680	0	0	5,880	17,450	-66.30%	N/A
4530	Sheriff - Fees	900,000	50,416	61,598	0	249,526	375,003	-33.46%	27.73%
4531	Qualifying Fees	0	0	0	0	0	2,882	-100.00%	N/A
4532	School Tax Commissions	2,600,000	344,612	1,040,360	0	1,514,358	1,476,201	2.58%	58.24%

COLUMBUS CONSOLIDATED GOVERNMENT
UNAUDITED Monthly Revenue Report Summary
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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4533	School Tax - Auto Commissions	250,000	22,647	22,546	0	95,636	91,622	4.38%	38.25%
4534	State Of GA - Commissions	0	1	1	0	13	73	-81.78%	N/A
4536	Bid - Commissions	14,000	2,129	9,227	0	12,384	11,261	9.97%	88.46%
4537	Juvenile Ct - Supervisory Fees	15,000	100	260	0	650	7,126	-90.88%	4.33%
4538	Title Ad Valorem Tax Fees	0	0	8,989	0	29,085	0	N/A	N/A
4558	Recycling Fees	5,000	5,263	400	0	6,443	3,039	112.02%	128.85%
4559	Sale of Recycled Materials	0	0	0	0	26	0	N/A	N/A
4568	Parking Fees	0	0	0	0	0	0	N/A	N/A
4569	Public Parking Fees	5,000	450	0	0	700	5,474	-87.21%	14.00%
4570	Spay/Neuter Voucher Fees	5,000	(1,250)	(100)	0	10,950	3,680	197.55%	219.00%
4571	Pound Fees	50,000	4,375	2,666	0	30,153	26,746	12.74%	60.31%
4572	Animal - Biomed	0	0	0	0	0	0	N/A	N/A
4582	Sale of Merchandise	10,000	0	0	0	0	0	N/A	
4591	Lot Cleaning/Maintenance Fees	80,000	6,840	27,630	0	49,322	211,272	-76.65%	61.65%
4594	Ordained Building Demolition	0	0	0	0	(17)	0	N/A	N/A
4595	Street Assess & Demo Interest	0	5,307	5,478	0	26,308	26,719	-1.54%	N/A
4599	Public Service Clean-Up Fees	0	0	0	0	0	0	N/A	N/A
4610	Bad Check Fees	2,000	0	0	0	349	(7)	5087.14%	17.46%
4611	Credit Card Service Fees	3,000	531	227	0	1,672	1,353	23.58%	55.73%
4620	Fuel Surcharge	40,000	1,916	1,655	0	7,200	15,947	-54.85%	18.00%
4654	Memorial Stadium	6,000	700	0	0	700	3,800	-81.58%	11.67%
4655	Golden Park	5,000	0	0	0	5,001	1,650	203.09%	100.02%
4658	Tennis Fees	130,000	15,155	7,956	0	56,746	59,639	-4.85%	43.65%
4659	Swimming Pools	25,000	0	0	0	(23)	13,333	-100.17%	-0.09%
4660	Concessions	15,000	665	371	0	2,835	5,543	-48.85%	18.90%
4661	Concessions - Memorial Stadium	3,000	135	225	0	360	2,865	-87.44%	12.00%
4664	Pool Concessions	15,000	0	0	0	0	8,560	-100.00%	0.00%
4665	Facilities Rental	0	0	0	0	0	0	N/A	N/A
4666	Facilities Rental - Promenade	15,000	(125)	(160)	0	(889)	10,764	-108.26%	-5.93%
4667	Facilities Rental - Community Center	25,000	0	0	0	(700)	4,272	-116.39%	-2.80%
4668	Facilities Rental - Rugby	400	0	0	0	400	400	0.00%	100.00%
4669	Facilities Rental -Lake Oliver Marina	0	0	0	0	0	0	N/A	N/A
4671	After School Program	1,250,000	19,214	11,297	0	37,225	502,888	-92.60%	2.98%
4674	Youth Program Fees	8,000	0	150	0	270	4,860	-94.44%	3.38%
4675	Therapeutics Program Fees	4,000	(17)	0	0	(17)	2,282	-100.74%	-0.43%
4676	Cultural Arts Program Fees	30,000	0	0	0	0	13,770	-100.00%	0.00%
4677	Sr. Citizens Program Fees	6,000	0	0	0	0	7,328	-100.00%	0.00%
4678	Athletic Program Fees	65,000	800	300	0	16,675	29,435	-43.35%	25.65%
4680	South Commons - Softball Complex	5,000	0	0	0	16,900	1,850	813.51%	338.00%
4681	Fee Based Program Fees	0	0	0	0	0	0	-100.00%	N/A
4682	Marina Concessions	85,000	3,967	4,088	0	23,489	44,385	-47.08%	27.63%

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4683	Marina Fees	25,000	864	2,069	0	7,232	10,430	-30.66%	28.93%
4684	South Commons - Concessions	7,000	1,400	1,400	0	3,874	9,025	-57.08%	55.34%
4685	Vending Machines	7,000	135	165	0	755	1,823	-58.60%	10.78%
4686	Aquatic Center - Gate	70,000	454	536	0	990	32,393	-96.94%	1.41%
4687	Aquatic Center - Concessions	7,000	0	0	0	0	3,643	-100.00%	0.00%
4688	Aquatic Center - Rentals	65,000	0	800	0	800	14,586	-94.52%	1.23%
4689	Aquatic Center - Program Fees	10,000	205	1,755	0	2,188	9,196	-76.21%	21.88%
4690	Aquatic Center - Sale of Merchandise	1,500	19	43	0	61	472	-87.06%	4.08%
4691	Whitewater	35,000	7,566	4,552	0	21,349	24,156	-11.62%	61.00%
4740	Recorders Court - Fines	3,100,000	102,645	264,649	0	844,194	1,253,610	-32.66%	27.23%
4741	Juvenile Court - Fines	0	0	0	0	0	0	N/A	N/A
4742	Superior Court - Fines	0	0	0	0	0	0	N/A	N/A
4743	Environmental Court - Fines	25,000	0	0	0	4,500	15,600	-71.15%	18.00%
4744	Tree Replacement Fines	0	0	0	0	0	0	N/A	N/A
4746	Other Fines/Forfeitures	0	0	0	0	0	0	N/A	N/A
4752	Parking Violation Tickets	115,000	4,105	7,330	0	24,710	66,550	-62.87%	21.49%
4753	Recorders Ct. - Muscogee Surcharge	140,000	4,509	7,797	0	32,044	61,601	-47.98%	22.89%
4754	Superior Ct. - Muscogee Surcharge	1,000	319	2,127	0	4,030	593	580.15%	402.99%
4755	State Ct.-Muscogee Surcharge	20,000	1,643	1,582	0	8,612	8,419	2.28%	43.06%
4756	Municipal Ct. - Muscogee Surcharge	1,000	136	158	0	788	296	166.24%	78.77%
4757	Harris County Surcharge	35,000	0	1,284	0	7,393	11,886	-37.79%	21.12%
4758	Talbot County Surcharge	7,000	86	368	0	1,031	2,282	-54.81%	14.73%
4759	Marion County Surcharge	6,000	767	541	0	2,306	2,036	13.26%	38.43%
4760	Chattahoochee County Surcharge	5,000	660	648	0	1,827	654	179.39%	36.54%
4761	Taylor County Surcharge	20,000	1,139	1,361	0	5,059	5,002	1.13%	25.29%
4762	Superior Ct - Fines & Forfeiture	155,000	3,174	3,493	0	43,278	35,230	22.84%	27.92%
4763	Municipal Ct - Fines & Forfeiture	235,000	13,403	15,482	0	61,563	86,519	-28.84%	26.20%
4764	State Ct - Fines & Forfeitures	490,000	27,635	17,713	0	146,234	231,702	-36.89%	29.84%
4767	Crime Victims-Adult Probation	0	0	0	0	0	0	N/A	N/A
4768	Forfeit/Condemnation Police	0	0	0	0	0	0	N/A	N/A
4769	Magistrate Court - Fines & Forfeitures	0	0	0	0	0	0	N/A	N/A
4772	Gains/Losses On Investments	0	0	0	0	0	1,250	-100.00%	N/A
4780	Investment Interest	250,000	43,354	40,124	0	151,203	162,435	-6.91%	60.48%
4802	Donations	0	0	0	0	0	0	N/A	N/A
4815	Pay Phone - Jail	270,000	28,992	28,994	0	108,847	141,569	-23.11%	40.31%
4816	Pay Phone - MCP	155,000	22,682	23,147	0	70,838	51,261	38.19%	45.70%
4821	Detox - Major Building Repairs	16,000	1,394	2,788	0	6,970	5,576	25.00%	43.56%
4822	Detox/Mental - Insurance	800	56	112	0	279	223	25.00%	34.92%
4824	Restitution	0	0	0	0	0	0	N/A	N/A
4826	Special Event Permits	5,000	425	300	0	1,075	2,275	-52.75%	21.50%
4837	Miscellaneous	100,000	6,955	8,500	0	32,786	74,138	-55.78%	32.79%

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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4838	Returned Check Recoveries	0	0	0	0	0	0	N/A	N/A
4840	Rebates	0	0	0	0	0	10,000	-100.00%	N/A
4842	Vendors Comp-Sales Tax	0	218	251	0	1,031	934	10.37%	N/A
4843	Naval Center Reimbursement	0	0	0	0	0	0	N/A	N/A
4844	Refund Bldg Maintenance Retardation Center	23,631	2,000	4,000	0	10,000	8,000	25.00%	42.32%
4848	Lake Oliver Fuel	25,000	388	171	0	10,702	16,494	-35.12%	42.81%
4851	Damage to City Property	0	0	32,618	0	50,297	14,766	240.63%	N/A
4852	Repairs To City Vehicles	0	0	33	0	33	289	-88.73%	N/A
4853	Claims/Settlements	0	4,534	6,082	0	24,047	10,643	125.95%	N/A
4854	Damaged/Lost Equipment Reimb	0	0	0	0	0	0	N/A	N/A
4861	Sale of Unclaimed Property	0	0	0	0	0	0	N/A	N/A
4862	Sale Of Salvage	0	0	1,358	0	1,358	0	N/A	N/A
4867	Sale Of Engineering Documents	0	0	0	0	0	0	N/A	N/A
4869	Sale Of Police Reports	200,000	18,444	14,855	0	75,634	103,672	-27.05%	37.82%
4870	Sale Of Fire Reports	40,000	4,020	3,175	0	12,410	15,750	-21.21%	31.03%
4871	Voter Lists	0	0	0	0	0	0	N/A	N/A
4873	Legacy Terrace Rental	100,000	8,096	0	0	25,343	37,006	-31.52%	25.34%
4877	Rental Of City Property	10,000	1,313	781	0	3,876	4,145	-6.50%	38.76%
4878	Rental/Lease Income	175,000	14,845	13,147	0	70,561	65,267	8.11%	40.32%
4879	Sale Of Planning & Development Documents	1,500	0	0	0	0	0	N/A	0.00%
4881	Sale Of Misc Coroner's Reports	0	0	0	0	0	39	-100.00%	N/A
4882	800 Mhz System Annual Maint.	0	0	0	0	0	0	N/A	N/A
4884	Signage Sales - Developers	3,000	375	1,375	0	4,875	3,375	44.44%	162.50%
4885	Sale Of Tax Comm. Reports	0	0	0	0	0	0	N/A	N/A
4888	Sale of Electricity - Charging Stations	0	0	0	0	0	31	-100.00%	N/A
4906	Property Sales	0	0	0	0	0	0	N/A	N/A
4907	Sale Of General Fixed Assets	0	0	0	0	0	195,246	-100.00%	N/A
4943	Transfer In-Hotel/Motel	0	0	0	0	0	0	N/A	N/A
4947	Transfer In-County Jail Penalty	800,000	0	0	0	0	0	N/A	0.00%
4950	Transfer In-Capital Projects	527,142	0	0	0	0	0	N/A	0.00%
4963	Transfer In-Pension Fund	0	0	0	0	0	0	N/A	N/A
4998	Transfer In-LOST	0	0	0	0	0	0	N/A	N/A
Total General Wide Government		\$155,382,331	\$28,430,475	\$22,456,780	\$0	\$71,010,980	\$67,298,741	5.52%	45.70%
110-1000 Mayor									
4801	Private Contributions	\$0	\$0	\$0	\$0	\$0	\$23,500	-100.00%	N/A
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Mayor		\$0	\$0	\$0	\$0	\$0	\$23,500	-100.00%	N/A
130-1000 City Manager									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A

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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
Total City Manager		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
220-1000 Human Resources									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$3,500	-100.00%	N/A
Total Human Resources		\$0	\$0	\$0	\$0	\$0	\$3,500	-100.00%	N/A
260-1000 Public Works Admin									
4681	Fee Based Program Fees	0	\$0	\$0	\$0	\$0	(\$70)	100.00%	N/A
4802	Donations	0	\$0	\$0	\$0	\$0	\$3,045	-100.00%	N/A
Total Public Works Admin		\$0	\$0	\$0	\$0	\$0	\$2,975	-100.00%	N/A
260-2400 Animal Control									
4802	Donations	\$0	\$0	\$187	\$0	\$879	\$11,495	-92.35%	N/A
Total Animal Control		\$0	\$0	\$187	\$0	\$879	\$11,495	-92.35%	N/A
260-2600 Cemetery									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Cemetery		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
270-2100 Parks Services									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$50,000	-100.00%	N/A
Total Aquatics		\$0	\$0	\$0	\$0	\$0	\$50,000	-100.00%	N/A
270-3410 Athletics									
4582	Sale of Merchandise	\$0	\$833	\$93	\$0	\$2,481	\$3,991	-37.82%	N/A
Total Athletics		\$0	\$833	\$93	\$0	\$2,481	\$3,991	-37.82%	N/A
270-4413 Aquatics									
4681	Fee Based Program Fees	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
4837	Miscellaneous		\$0	\$0			\$0		
Total Aquatics		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
270-4433 Therapeutics									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Therapeutics		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
270-4434 Pottery Shop									
4681	Fee Based Program Fees	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$412	-100.00%	N/A
Total Pottery Shop		\$0	\$0	\$0	\$0	\$0	\$412	-100.00%	N/A

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FY2021 - NOVEMBER 2020

		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
270-4048 Cooper Creek Tennis Center									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Cooper Creek Tennis Center		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
290-2000 Elections									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
4837	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Elections		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
400-1000 Chief of Police									
4802	Donations	\$0	\$1,000	\$5,000	\$0	\$22,120	\$6,000	268.67%	N/A
4837	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Chief of Police		\$0	\$1,000	\$5,000	\$0	\$22,120	\$6,000	268.67%	N/A
410-2800 Fire/EMS									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Fire/EMS		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
500-2200 Victim Witness Program									
4802	Donations	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Victim Witness Program		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
530-3000 Marshal									
4837	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total Marshal		\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
Total General Fund		\$155,382,331	\$28,432,308	\$22,462,060	\$0	\$71,036,460	\$67,400,614	5.39%	45.72%
0202 Stormwater Fund									
099-1999 Government Wide Revenue									
4001	Real Property - Current Year	\$5,214,463	\$563,873	\$1,609,515	\$0	\$2,338,822	\$2,288,601	2.19%	44.85%
4002	Public Utility	0	0	0	0	0	6,743	-100.00%	N/A
4003	Timber	0	0	0	0	0	0	N/A	N/A
4005	Personal Property - Current Yr	0	109,512	366,877	0	508,119	514,652	-1.27%	N/A
4006	Personal Prop - Motor Vehicle	57,657	4,644	4,506	0	18,704	24,056	-22.25%	32.44%
4007	Mobile Homes	0	16	30	0	325	94	247.30%	N/A
4012	Not On Digest - Real & Personal	0	0	0	0	0	50	-100.00%	N/A
4015	Recording Intangibles	95,000	0	30,264	0	54,264	44,427	22.14%	57.12%
4150	Penalties & Interest - Ad Valorem	75,000	4,401	9,271	0	25,572	14,603	75.12%	34.10%
4151	Penalties & Interest - Auto	7,500	414	330	0	1,717	1,503	14.25%	22.89%
4359	Miscellaneous State Revenues	0	0	0	0	0	0	N/A	N/A

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4400	Payt Lieu Taxes Housing Authority	10,000	0	0	0	0	0	N/A	0.00%
4464	Land Disturbance Fees	8,000	1,248	956	0	3,376	2,508	34.61%	42.20%
4593	Street Repair Reimbursement	0	0	0	0	0	0	N/A	N/A
4596	Erosion Control	100,000	11,640	8,913	0	43,125	37,665	14.50%	43.13%
4772	Gains/Losses on Investments	0	0	0	0	0	0	N/A	N/A
4780	Investment Interest	50,000	6,310	2,485	0	12,913	30,375	-57.49%	25.83%
4837	Miscellaneous	0	0	0	0	0	0	N/A	N/A
4862	Sale of Salvage	0	0	0	0	0	0	N/A	N/A
Total Stormwater Fund		\$5,617,620	\$702,058	\$2,033,147	\$0	\$3,006,937	\$2,965,276	1.40%	53.53%

0203 Paving Fund

099-1999 Government Wide Revenue									
4001	Real Property - Current Year	\$14,446,463	\$1,564,065	\$4,464,456	\$0	\$6,487,400	\$6,348,117	2.19%	44.91%
4002	Public Utility	0	0	0	0	0	18,702	-100.00%	N/A
4003	Timber	0	0	0	0	0	0	N/A	N/A
4005	Personal Property - Current Yr	0	303,764	1,017,639	0	1,409,415	1,427,541	-1.27%	N/A
4006	Personal Prop - Motor Vehicle	278,121	12,882	12,499	0	51,882	66,728	-22.25%	18.65%
4007	Mobile Homes	0	45	82	0	901	259	247.32%	N/A
4012	Not On Digest - Real & Personal	0	0	0	0	0	138	-100.00%	N/A
4015	Recording Intangibles	265,000	0	83,947	0	150,516	123,232	22.14%	56.80%
4150	Penalties & Interest - Ad Valorem	200,000	12,207	25,716	0	70,932	40,505	75.12%	35.47%
4151	Penalties & Interest - Auto	20,000	1,148	915	0	4,763	4,169	14.25%	23.81%
4376	Disaster Reimbursement	0	0	0	0	193,013	0	N/A	N/A
4394	Georgia Emergency Management Agency	0	0	269,456	0	269,456	0	N/A	N/A
4400	Payt Lieu Taxes Housing Authority	20,000	0	0	0	0	0	N/A	0.00%
4593	Street Repair Reimbursement	25,000	2,900	2,150	0	17,100	8,950	91.06%	68.40%
4595	Street Assess & Demo Interest	0	0	0	0	0	0	N/A	N/A
4597	Maintaining State Highways	342,895	0	85,724	0	85,724	28,575	200.00%	25.00%
4772	Gains/Losses on Investments	0	0	0	0	0	0	N/A	N/A
4780	Investment Interest	175,000	14,984	11,709	0	51,672	54,418	-5.05%	29.53%
4837	Miscellaneous	0	0	0	0	0	0	N/A	N/A
4853	Claims/Settlements	0	0	0	0	0	0	N/A	N/A
4879	Sale of Planning & Devel Doc	0	70	15	0	130	220	-40.91%	N/A
4907	Sale of General Fixed Assets	0	0	0	0	0	0	N/A	N/A
Total Paving Fund		\$15,772,479	\$1,912,064	\$5,974,309	\$0	\$8,792,903	\$8,121,554	8.27%	55.75%

0204 Medical Center Fund

099-1999 Government Wide Revenue									
4001	Real Property - Current Year	\$13,355,201	\$1,484,515	\$4,237,389	\$0	\$6,157,550	\$6,016,359	2.35%	46.11%
4003	Timber	0	0	0	0	0	0	N/A	N/A
4005	Personal Property - Current Yr	0	288,314	965,881	0	1,337,730	1,352,776	-1.11%	N/A

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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4006	Personal Prop - Motor Vehicle	125,862	12,230	11,866	0	49,256	62,812	-21.58%	39.13%
4007	Mobile Homes	0	39	72	0	786	226	247.32%	N/A
4837	Miscellaneous	0	0	0	0	0	0	N/A	N/A
4931	Transfer In-General Fund	600,000	0	0	0	0	0	N/A	0.00%
Total Medical Center Fund		\$14,081,063	\$1,785,099	\$5,215,208	\$0	\$7,545,322	\$7,432,173	1.52%	53.58%

0207 Integrated Waste Management Fund

099-1999 Government Wide Revenue									
4376	Disaster Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
4550	Inert Landfill Fees-Granite Bluff	75,000	2,083	318	0	4,517	2,367	90.82%	6.02%
4552	Commercial Solid Waste Collect Fees	60,000	4,375	3,881	0	12,591	61,330	-79.47%	20.99%
4553	Residential Solid Waste Collect Fees	11,934,000	1,013,055	978,942	0	4,030,127	4,013,161	0.42%	33.77%
4556	Inert Landfill Fees - Oxbow Meadows	0	0	0	0	0	0	N/A	N/A
4557	Pine Grove Landfill	450,000	46,701	42,784	0	277,758	322,836	-13.96%	61.72%
4558	Recycling Fees	561,000	30,304	43,848	0	176,146	184,419	-4.49%	31.40%
4588	Tree Fee	30,000	7,754	8,286	0	35,433	17,083	107.42%	118.11%
4772	Gains/Losses On Investments	0	0	0	0	0	0	N/A	N/A
4780	Investment Interest	160,000	14,637	14,242	0	47,040	117,136	-59.84%	29.40%
4840	Rebates	0	0	0	0	0	0	N/A	N/A
4852	Repairs to City Vehicles	0	0	0	0	0	0	N/A	N/A
4853	Claims/Settlements	0	0	0	0	0	0	N/A	N/A
4906	Property Sales	0	0	0	0	0	0	N/A	N/A
4908	Gain Sale of Assets	0	0	0	0	0	0	N/A	N/A
4837	Miscellaneous	0	0	0	0	0	49	-100.00%	N/A
0207 Total Integrated Waste Fund		\$13,270,000	\$1,118,909	\$1,092,302	\$0	\$4,583,613	\$4,718,381	-2.86%	34.54%

0209 Emergency Telephone Fund

099-1999 Government Wide Revenue									
4500	Non-Prepaid E911 Surcharge	\$1,050,000	\$87,059	\$86,317	\$0	\$254,007	\$283,436	-10.38%	24.19%
4514	Wireless Surcharge	1,700,000	163,113	168,250	0	510,276	569,881	-10.46%	30.02%
4519	Prepaid Wireless Surcharge	650,000	72,035	72,416	0	218,494	204,218	6.99%	33.61%
4802	Donations	0	0	0	0	0	0	N/A	N/A
4931	Transfer In-General Fund	0	0	0	0	0	0	N/A	N/A
4998	Transfer In-Other LOST	600,627	0	0	0	0	0	N/A	0.00%
Total Emergency Telephone Fund		\$4,000,627	\$322,207	\$326,983	\$0	\$982,777	\$1,057,534	-7.07%	24.57%

0230 Economic Development Authority Fund

099-1999 Government Wide Revenue									
4001	Real Property - Current Year	\$2,237,890	\$247,419	\$706,232	\$0	\$1,026,258	\$1,002,727	2.35%	45.86%
4003	Timber	0	0	0	0	0	0	N/A	N/A

COLUMBUS CONSOLIDATED GOVERNMENT
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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4005	Personal Property - Current Yr	0	48,052	160,980	0	222,955	225,463	-1.11%	N/A
4006	Personal Prop - Motor Vehicle	20,977	2,038	1,978	0	8,209	10,469	-21.58%	39.13%
4007	Mobile Homes	0	6	12	0	131	38	247.37%	N/A
Total Economic Development Authority Fund		\$2,258,867	\$297,516	\$869,201	\$0	\$1,257,554	\$1,238,695	1.52%	55.67%

0405 Debt Service Fund

099-1999 Government Wide Revenue									
4001	Real Property - Current Year	\$1,663,250	\$181,851	\$519,074	\$0	\$754,290	\$1,020,694	-26.10%	45.35%
4002	Public Utility	0	0	0	0	0	3,007	-100.00%	N/A
4003	Timber	0	0	0	0	0	0	N/A	N/A
4005	Personal Property - Current Yr	0	35,318	118,319	0	163,870	229,507	-28.60%	N/A
4006	Personal Prop - Motor Vehicle	14,265	1,916	1,859	0	7,717	9,840	-21.58%	54.10%
4007	Mobile Homes	0	6	11	0	123	35	247.35%	N/A
4012	Not On Digest - Real & Personal	0	0	0	0	0	22	-100.00%	N/A
4015	Recording Intangibles	46,474	0	9,760	0	17,500	19,812	-11.67%	37.66%
4150	Penalties & Interest - Ad Valorem	21,000	1,419	2,990	0	8,247	6,512	26.64%	39.27%
4151	Penalties & Interest - Auto	3,575	171	136	0	708	615	15.23%	19.82%
4305	Dept of Treasury - BAB Subsidy	0	0	0	0	0	712,234	-100.00%	N/A
4400	Payt Lieu Taxes Housing Authority	4,500	0	0	0	0	0	N/A	0.00%
4415	Columbus Water Works	0	0	0	0	0	0	N/A	N/A
4779	Other Interest Income	0	0	0	0	0	194	-100.00%	N/A
4780	Investment Interest	38,737	235	160	0	2,259	31,770	-92.89%	5.83%
4837	Miscellaneous	538,347	44,862	44,862	0	224,310	175,932	27.50%	41.67%
4932	Transfer In - Paving Fund	255,944	0	0	0	0	0	N/A	0.00%
4936	Transfer In - Integrated Waste Fund	1,643,712	0	0	0	0	0	N/A	0.00%
4976	Transfer In - CBA, 2019 Refunding	0	0	0	0	0	0	N/A	N/A
4992	Transfer In - CBA, Series 2019	0	0	0	0	0	7,071,873	-100.00%	N/A
4998	Transfer In - Other LOST	7,927,543	0	0	0	0	0	N/A	0.00%
Total Debt Service Fund		\$12,157,347	\$265,778	\$697,172	\$0	\$1,179,024	\$9,282,048	-87.30%	9.70%

0751 Transportation Fund

099-1999 Government Wide Revenue									
4001	Real Property - Current Year	\$3,680,611	\$405,767	\$1,158,220	\$0	\$1,683,064	\$1,644,472	2.35%	45.73%
4003	Timber	0	0	0	0	0	0	N/A	N/A
4005	Personal Property - Current Yr	0	78,806	264,007	0	365,646	369,759	-1.11%	N/A
4006	Personal Prop - Motor Vehicle	31,352	3,343	3,244	0	13,463	17,168	-21.58%	42.94%
4007	Mobile Homes	0	11	20	0	215	62	247.30%	N/A
4044	TSPLOST Projects	3,303,283	0	0	0	11,688	150,364	-92.23%	0.35%
4301	FTA Capital Grant	2,581,062	251,356	0	0	251,354	0	N/A	9.74%
4302	FTA Section 9 - Planning	154,106	43,064	0	0	43,064	0	N/A	27.94%

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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4330	DOT Capital Grant	0	0	0	0	0	0	N/A	N/A
4331	DOT Planning	0	0	0	0	0	0	N/A	N/A
4337	DOT Section 9 - Planning	66,330	0	0	0	(0)	(11,167)	100.00%	0.00%
4400	Payt Lieu Taxes Housing Authority	7,000	0	0	0	0	0	N/A	0.00%
4540	Handicap I.D. Fees	8,000	217	283	0	2,043	1,966	3.90%	25.53%
4558	Recycling Fees	0	0	0	0	0	0	N/A	N/A
4560	Subscription Farebox Revenue	5,000	0	0	0	1,815	1,905	-4.72%	36.30%
4561	Passenger Services	890,575	52,176	49,023	0	237,310	382,272	-37.92%	26.65%
4562	Dial-A-Ride	100,000	895	915	0	15,773	27,971	-43.61%	15.77%
4563	Advertising	20,000	0	0	0	0	6,060	-100.00%	0.00%
4564	Miscellaneous-Operations	0	0	0	0	501	8,673	-94.22%	N/A
4772	Gain/Loss on Investments	0	0	0	0	(1,604)	(187)	-757.86%	N/A
4780	Investment Interest	50,000	1,765	1,562	0	6,574	29,908	-78.02%	13.15%
4837	Miscellaneous	0	0	0	0	0	0	N/A	N/A
4906	Property Sales	0	0	0	0	0	0	N/A	N/A
4907	Sale Of General Fixed Assets	0	0	0	0	0	0	N/A	N/A
4908	Gain Sale of Assets	0	0	0	0	0	0	N/A	N/A
Total Transportation Fund		\$10,897,319	\$837,400	\$1,477,273	\$0	\$2,630,905	\$2,629,224	0.06%	24.14%
0753 Cols Ironworks Trade Center									
099-1999 Government Wide Revenue									
4052	Beer Tax	\$646,000	\$60,992	\$60,065	\$0	\$244,680	\$238,107	2.76%	37.88%
4568	Parking Fees	14,476	0	980	0	2,708	8,481	-68.07%	18.71%
4573	Ticket Sales	10,000	0	0	0	7,427	8,977	-17.27%	74.27%
4579	Client Electrical Usage Fee	30,000	4,529	4,478	0	15,922	25,481	-37.51%	
4580	Convention Services Revenue	15,000	26,569	0	0	39,073	7,420	426.59%	260.49%
4581	Food Service Contract - Events	980,713	0	0	0	0	76,815	-100.00%	0.00%
4582	Sale of Merchandise	850	0	0	0	699	991	-29.49%	82.20%
4772	Gain/Loss on Investments	0	0	0	0	0	0	N/A	N/A
4780	Investment Interest	50,000	1,183	1,160	0	8,760	19,023	-53.95%	17.52%
4827	Outside Personnel Services	0	0	0	0	0	0	N/A	N/A
4828	Copy Work	1,000	0	0	0	0	36	-100.00%	0.00%
4837	Miscellaneous	5,000	0	0	0	98	1,734	-94.34%	1.96%
4842	Vendors Comp. - Sales Tax	300	6	7	0	52	130	-59.77%	17.39%
4874	Equipment Rental	140,000	2,624	3,169	0	13,924	49,970	-72.14%	9.95%
4875	Space Rental	675,000	55,643	54,766	0	228,646	339,975	-32.75%	33.87%
4943	Transfer In-Hotel/Motel	450,000	39,020	36,483	0	148,730	242,846	-38.76%	33.05%
Total Trade Center Fund		\$3,018,339	\$190,566	\$161,108	\$0	\$710,718	\$1,019,985	-30.32%	23.55%

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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
0755 Bull Creek Golf Course Fund									
099-1999 Government Wide Revenue									
4541	Golf Course Handicap Fees	\$500	\$30	\$10	\$0	\$465	\$0	N/A	93.00%
4542	Operations - Golf Course	850,000	102,040	83,433	0	558,154	430,673	29.60%	65.67%
4543	Golf Range Fees	25,000	4,069	2,588	0	19,218	9,562	100.99%	76.87%
4544	Snack Bar- Golf Course	105,000	6,109	5,128	0	40,460	40,768	-0.75%	38.53%
4582	Sale Of Merchandise	90,000	13,583	5,238	0	58,472	35,005	67.04%	64.97%
4681	Fee Based Program Fees	0	690	405	0	3,125	0	N/A	N/A
4802	Donations	0	0	0	0	1,500	0	N/A	N/A
4832	Special Events Sponsors	0	0	1,800	0	1,800	0	N/A	N/A
4837	Miscellaneous	0	0	0	0	0	0	N/A	N/A
4840	Rebates	0	23	65	0	1,268	0	N/A	N/A
4842	Vendor's Comp-Sales Tax	1,500	130	123	0	672	593	13.28%	44.77%
4851	Damage to City Property	0	0	0	0	1,432	0	N/A	N/A
4878	Rental/Lease Income	85,000	0	0	0	0	34,618	-100.00%	0.00%
4908	Gain Sale of Assets	0	0	0	0	0	0	N/A	N/A
4931	Transfer In-General Fund	50,000	0	0	0	0	0	N/A	0.00%
Total Bull Creek Golf Course Fund		\$1,207,000	\$126,674	\$98,790	\$0	\$686,566	\$551,219	24.55%	56.88%
0756 Oxbow Creek Golf Course Fund									
099-1999 Government Wide Revenue									
4541	Golf Course Handicap Fees	\$0	\$0	\$0	\$0	\$0	\$9	-100.00%	N/A
4542	Operations - Golf Course	185,000	29,961	25,111	0	145,815	90,030	61.96%	78.82%
4543	Golf Range Fees	20,000	2,931	2,531	0	13,950	8,486	64.39%	69.75%
4544	Snack Bar- Golf Course	18,000	2,404	1,799	0	12,334	6,612	86.55%	68.52%
4582	Sale Of Merchandise	8,000	1,277	1,474	0	7,877	4,212	87.01%	98.47%
4826	Special Events Permits	0	0	4,000	0	4,000	0	N/A	N/A
4837	Miscellaneous	0	0	0	0	0	0	N/A	N/A
4842	Vendor's Comp-Sales Tax	0	82	83	0	428	303	41.07%	N/A
4931	Transfer In-General Fund	150,000	0	0	0	0	0	N/A	0.00%
Total Oxbow Creek Golf Course Fund		\$381,000	\$36,656	\$34,999	\$0	\$184,405	\$109,653	68.17%	48.40%
0757 Civic Center Fund									
099-1999 Government Wide Revenue									
4772	Gains/Losses on Investments	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
4780	Investment Interest	0	0	0	0	0	0	N/A	N/A
4801	Private Contribution	0	0	0	0	0	0	N/A	N/A
4802	Donations	0	0	0	0	0	0	N/A	N/A
4837	Miscellaneous	15,000	1,081	1,061	0	5,264	5,055	4.15%	35.09%
4842	Vendor's Comp-Sales Tax	2,000	0	0	0	0	643	-100.00%	0.00%

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		Current Budget	October	November	December	Total Second Quarter FY2021 (July 2020 - December 2020)	Total Second Quarter FY2020 (July 2019 - December 2019)	% Change from Last Year Actuals (FY21 Q2 to FY20 Q2)	FY21 Qtr 2 Percent of Current Budget
4862	Sale Of Salvage	0	0	0	0	0	247	-100.00%	N/A
4872	Sale Of Advertisements	20,000	0	0	0	0	11,000	-100.00%	0.00%
4880	Rent - Civic Center	25,000	0	0	0	5,780	0	N/A	23.12%
4906	Property Sales	0	0	0	0	0	0	N/A	N/A
4908	Gain Sale of Assets	0	0	0	0	0	0	N/A	N/A
4931	Transfer In - General Fund	0	0	0	0	0	0	N/A	N/A
4943	Transfer In - Hotel / Motel	900,000	78,039	72,966	0	297,460	485,692	-38.76%	33.05%
Total Government Wide Revenue		\$962,000	\$79,120	\$74,026	\$0	\$308,504	\$502,636	-38.62%	32.07%
160-2100 Hockey									
4573	Ticket Sales	\$300,000	\$0	\$0	\$0	(\$66)	\$39,076	-100.17%	-0.02%
4576	Catering	0	0	0	0	0	0	N/A	N/A
4587	Food Service Contract - Civic Ctr	0	0	0	0	0	0	N/A	N/A
4837	Miscellaneous	40,000	0	0	0	(91)	14,620	-100.62%	-0.23%
4880	Rent - Civic Center	80,000	0	0	0	0	10,800	-100.00%	0.00%
Total Hockey		\$420,000	\$0	\$0	\$0	(\$157)	\$64,496	-100.24%	-0.04%
160-2200 Football									
4573	Ticket Sales	\$50,000	\$0	\$0	\$0	\$0	\$24,336	-100.00%	0.00%
4574	Facility Fee	0	0	0	0	0	0	N/A	N/A
4575	Box Office Fees	0	0	0	0	0	0	N/A	N/A
4576	Catering	0	0	0	0	0	0	N/A	N/A
4587	Food Service Contract - Civic	0	0	0	0	0	0	N/A	N/A
4837	Miscellaneous	12,000	0	0	0	0	5,748	-100.00%	0.00%
4880	Rent - Civic Center	20,000	0	0	0	0	6,750	-100.00%	0.00%
Total Football		\$82,000	\$0	\$0	\$0	\$0	\$36,834	-100.00%	0.00%
160-2500 Other Events									
4568	Parking Fees	\$85,000	\$0	\$0	\$0	\$0	\$10,930	-100.00%	0.00%
4573	Ticket Sales	2,550,000	239	2,442	0	7,349	417,645	-98.24%	0.29%
4574	Facility Fee	180,000	23	412	0	435	22,743	-98.09%	0.24%
4575	Box Office Fees	0	0	0	0	0	0	N/A	N/A
4576	Catering	0	0	0	0	0	0	N/A	N/A
4582	Sale Of Merchandise	20,000	0	0	0	0	8,317	-100.00%	0.00%
4587	Food Service Contract - Civic Ctr	0	0	0	0	0	0	N/A	N/A
4837	Miscellaneous	600,000	7,815	7,074	0	30,455	216,029	-85.90%	5.08%
4880	Rent - Civic Center	280,000	1,500	0	0	4,200	96,305	-95.64%	1.50%
Total Other Events		\$3,715,000	\$9,577	\$9,929	\$0	\$42,439	\$771,969	-94.50%	1.14%
160-2750 Ice Rink Events									
4573	Ticket Sales	\$100,000	\$0	\$0	\$0	\$0	\$18,117	-100.00%	0.00%

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FY2021 - NOVEMBER 2020

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4574	Facility Fee	0	0	0	0	0	0	N/A	N/A
4587	Food Service Contract	20,000	0	0	0	0	4,666	-100.00%	0.00%
4837	Miscellaneous	9,500	0	0	0	0	6,412	-100.00%	0.00%
4872	Sale of Advertisements	4,000	0	0	0	0	1,200	-100.00%	0.00%
4880	Rent - Civic Center	180,000	0	0	0	2,160	64,674	-96.66%	1.20%
Total Ice Rink Events		\$313,500	\$0	\$0	\$0	\$2,160	\$95,068	-97.73%	0.69%
160-2800 Concessions/Catering									
4574	Facility Fee	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A
4576	Catering	65,000	0	0	0	0	12,594	-100.00%	0.00%
4582	Sale of Merchandise	300,000	67	348	0	1,009	119,136	-99.15%	0.34%
4587	Food Service Contract	95,000	0	0	0	0	10,853	-100.00%	0.00%
4837	Miscellaneous	0	0	0	0	0	0	N/A	N/A
4880	Rent - Civic Center	19,500	0	0	0	0	3,875	-100.00%	0.00%
Total Concessions/Catering		\$479,500	\$67	\$348	\$0	\$1,009	\$146,458	-99.31%	0.21%
Total Civic Center Fund									
Total Civic Center Fund		\$5,972,000	\$88,764	\$84,303	\$0	\$353,955	\$1,617,462	-78.12%	5.93%

OTHER LOCAL OPTION SALES TAX (OLOST)

Nov-20

	FY2021 YTD	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015	FY2014	FY2013	FY2012	FY2011	FY2010	FY2009
POSITIONS FILLED													
Police Department (110)	93	77	97	104	104	96	103	107	93	95	95	98	78
E911 (9)	9	6	9	9	9	7	8	8	8	9	9	7	0
Fire (20)	19	16	18	20	20	20	20	20	6	6	0	0	0
Sheriff's Office (26)	22	18	23	21	21	26	25	24	23	23	6	0	0
Marshal (5)	3	5	5	5	5	5	5	4	5	5	3	0	0
MCP (5)	5	5	5	5	5	3	3	3	3	3	3	0	0
Court Related (11)	6	8	11	11	10	10	10	10	9	9	5	1	0
Crime Prevention (1)	1	1	1	1	1	1	1	1	1	1	1	1	0
PUBLIC SAFETY REVENUES (70%)													
LOST - Public Safety	\$11,538,794.51	\$26,149,905.91	\$25,501,004.17	\$24,175,236.92	\$23,224,035.46	\$23,931,657.63	\$24,287,248.97	\$23,789,962.00	\$23,695,361.50	\$24,342,815.86	\$22,752,776.53	\$22,323,120.77	\$9,486,592.94
Interest	99,738.26	462,909.38	587,222.67	62,181.58	67,288.63	100,554.56	51,898.95	68,427.75	(46,659.30)	6,000.24	61,438.99	246,749.28	2,873.74
TOTAL	<u>\$11,638,532.77</u>	<u>\$26,612,815.29</u>	<u>\$26,088,226.84</u>	<u>\$24,237,418.50</u>	<u>\$23,291,324.09</u>	<u>\$24,032,212.19</u>	<u>\$24,339,147.92</u>	<u>\$23,858,389.75</u>	<u>\$23,648,702.20</u>	<u>\$24,348,816.10</u>	<u>\$22,814,215.52</u>	<u>\$22,569,870.05</u>	<u>\$9,489,466.68</u>
PUBLIC SAFETY EXPENDITURES (including Encumbrances)													
Police Department													
Personal Services	\$2,597,516.75	\$5,436,754.97	\$7,368,214.80	\$7,292,210.77	\$7,288,949.24	\$7,220,258.58	\$7,564,393.18	\$7,649,091.87	\$6,788,067.71	\$6,570,790.43	\$6,603,047.26	\$5,875,688.54	\$1,606,055.34
Operating	0.00	300,759.05	304,654.06	299,744.77	280,850.27	315,811.50	353,714.12	382,940.73	454,068.85	422,247.74	406,652.75	101,161.75	200,589.32
Capital	34,332.44	100,473.55	658,895.06	1,060,275.09	1,348,647.41	2,328,505.73	269,255.90	393,988.84	2,710,108.37	2,240,301.80	1,316,040.64	2,769,517.91	385,752.00
TOTAL	<u>\$2,631,849.19</u>	<u>\$5,837,987.57</u>	<u>\$8,331,763.92</u>	<u>\$8,652,230.63</u>	<u>\$8,918,446.92</u>	<u>\$9,864,575.81</u>	<u>\$8,187,363.20</u>	<u>\$8,426,021.44</u>	<u>\$9,952,244.93</u>	<u>\$9,233,339.97</u>	<u>\$8,325,740.65</u>	<u>\$8,746,368.20</u>	<u>\$2,192,396.66</u>
Police E911													
Personal Services	\$120,236.35	\$313,800.35	\$294,170.07	\$329,283.05	\$360,736.87	\$356,337.18	\$346,497.39	\$364,311.52	\$379,916.11	\$344,520.14	\$325,441.99	\$177,016.99	\$0.00
Operating	256,111.50	85,370.50	352,477.40	1,219,000.89	1,266,875.19	1,215,436.57	1,085,598.76	731,816.33	933,927.13	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	<u>\$376,347.85</u>	<u>\$399,170.85</u>	<u>\$646,647.47</u>	<u>\$1,548,283.94</u>	<u>\$1,627,612.06</u>	<u>\$1,571,773.75</u>	<u>\$1,432,096.15</u>	<u>\$1,096,127.85</u>	<u>\$1,313,843.24</u>	<u>\$344,520.14</u>	<u>\$325,441.99</u>	<u>\$177,016.99</u>	<u>\$0.00</u>
Fire Department													
Personal Services	\$898,089.59	\$1,788,556.23	\$2,659,954.49	\$2,550,850.74	\$2,543,402.12	\$2,573,346.52	\$2,612,696.58	\$2,664,151.12	\$1,784,958.17	\$1,557,101.58	\$1,405,836.51	\$1,394,153.08	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	77,389.80	193,198.76	298,096.17	319,552.96	277,718.85	736,660.27	126,730.73	213,336.89	1,049,034.94	707,652.27	1,094,303.76	182,592.00	0.00
TOTAL	<u>\$975,479.39</u>	<u>\$1,981,754.99</u>	<u>\$2,958,050.66</u>	<u>\$2,870,403.70</u>	<u>\$2,821,120.97</u>	<u>\$3,310,006.79</u>	<u>\$2,739,427.31</u>	<u>\$2,877,488.01</u>	<u>\$2,833,993.11</u>	<u>\$2,264,753.85</u>	<u>\$2,500,140.27</u>	<u>\$1,576,745.08</u>	<u>\$0.00</u>
MCP													
Personal Services	\$253,130.09	\$638,334.61	\$689,671.94	\$667,790.33	\$629,316.97	\$579,617.22	\$596,068.42	\$604,492.79	\$596,846.46	\$573,828.46	\$522,968.24	\$398,809.73	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,827.00	10,000.00	0.00	0.00
Capital	0.00	30,208.80	0.00	56,805.15	43,632.21	107,632.53	94,382.17	241,955.82	124,614.81	447,156.30	95,616.50	184,536.75	0.00
TOTAL	<u>\$253,130.09</u>	<u>\$668,543.41</u>	<u>\$689,671.94</u>	<u>\$724,595.48</u>	<u>\$672,949.18</u>	<u>\$687,249.75</u>	<u>\$690,450.59</u>	<u>\$846,448.61</u>	<u>\$721,461.27</u>	<u>\$1,045,811.76</u>	<u>\$628,584.74</u>	<u>\$583,346.48</u>	<u>\$0.00</u>
Sheriff's Office													
Personal Services	\$914,235.55	\$2,428,448.06	\$2,596,801.56	\$2,942,002.06	\$2,457,950.51	\$2,563,964.18	\$2,703,317.46	\$2,630,325.05	\$2,473,666.16	\$2,273,936.39	\$1,523,366.30	\$1,142,176.63	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.68	10,316.83	240,512.19	86,982.54	0.00	0.00
Capital	80,000.00	80,000.00	237,317.11	465,266.06	211,399.23	174,289.91	0.00	0.00	1,199,074.40	1,325,044.04	274,191.81	0.00	0.00
TOTAL	<u>\$994,235.55</u>	<u>\$2,508,448.06</u>	<u>\$2,834,118.67</u>	<u>\$3,407,268.12</u>	<u>\$2,669,349.74</u>	<u>\$2,738,254.09</u>	<u>\$2,703,317.46</u>	<u>\$2,630,403.73</u>	<u>\$3,683,057.39</u>	<u>\$3,839,492.62</u>	<u>\$1,884,540.65</u>	<u>\$1,142,176.63</u>	<u>\$0.00</u>
Marshal's Office													
Personal Services	\$108,596.97	\$304,932.51	\$325,834.26	\$319,323.85	\$311,245.37	\$325,764.51	\$331,006.06	\$334,406.46	\$329,946.41	\$316,064.55	\$213,798.59	\$58,277.64	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,180.94	26,664.66	0.00	0.00
Capital	0.00	0.00	0.00	49,436.50	0.00	0.00	0.00	8,836.00	111,023.39	144,237.43	130,579.21	0.00	0.00
TOTAL	<u>\$108,596.97</u>	<u>\$304,932.51</u>	<u>\$325,834.26</u>	<u>\$368,760.35</u>	<u>\$311,245.37</u>	<u>\$325,764.51</u>	<u>\$331,006.06</u>	<u>\$343,242.46</u>	<u>\$440,969.80</u>	<u>\$473,482.92</u>	<u>\$371,042.46</u>	<u>\$58,277.64</u>	<u>\$0.00</u>
Court Related													
PUBLIC DEFENDER													
Personal Services	\$68,482.90	\$174,793.92	\$173,863.92	\$157,653.00	\$146,710.08	\$144,846.00	\$128,712.00	\$128,712.00	\$124,974.00	\$58,251.00	\$61,824.96	\$61,825.68	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	<u>\$68,482.90</u>	<u>\$174,793.92</u>	<u>\$173,863.92</u>	<u>\$157,653.00</u>	<u>\$146,710.08</u>	<u>\$144,846.00</u>	<u>\$128,712.00</u>	<u>\$128,712.00</u>	<u>\$124,974.00</u>	<u>\$58,251.00</u>	<u>\$61,824.96</u>	<u>\$61,825.68</u>	<u>\$0.00</u>
STATE COURT SOLICITOR													
Personal Services	\$80,519.03	\$187,101.53	\$210,967.99	\$207,757.42	\$185,730.76	\$210,377.32	\$225,865.34	\$228,308.46	\$203,947.80	\$212,060.53	\$97,707.26	\$73,218.27	\$0.00
Operating	2,185.85	2,244.23	13,463.92	11,649.19	16,892.96	9,443.48	10,749.67	7,235.37	7,502.17	10,938.58	0.00	0.00	0.00
Capital	0.00	4,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	<u>\$82,704.88</u>	<u>\$194,295.76</u>	<u>\$224,431.91</u>	<u>\$219,406.61</u>	<u>\$202,623.72</u>	<u>\$219,820.80</u>	<u>\$236,615.01</u>	<u>\$235,543.83</u>	<u>\$211,449.97</u>	<u>\$222,999.11</u>	<u>\$97,707.26</u>	<u>\$73,218.27</u>	<u>\$0.00</u>
DISTRICT ATTORNEY													
Personal Services	\$71,634.12	\$192,194.76	\$194,015.30	\$188,599.63	\$165,611.98	\$133,468.55	\$137,800.44	\$103,934.29	\$68,085.62	\$65,045.65	\$59,307.85	\$0.00	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	<u>\$71,634.12</u>	<u>\$192,194.76</u>	<u>\$194,015.30</u>	<u>\$188,599.63</u>	<u>\$165,611.98</u>	<u>\$133,468.55</u>	<u>\$137,800.44</u>	<u>\$103,934.29</u>	<u>\$68,085.62</u>	<u>\$65,045.65</u>	<u>\$59,307.85</u>	<u>\$0.00</u>	<u>\$0.00</u>
CLERK OF SUPERIOR COURT													
Personal Services	\$16,925.83	\$43,359.39	\$47,296.49	\$39,059.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

													Item #C.
Subtotal	\$16,925.83	\$43,359.39	\$47,296.49	\$39,059.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CLERK OF MUNICIPAL COURT													
Personal Services	\$11,525.22	\$69,653.95	\$73,753.89	\$96,016.22	\$93,331.10	\$86,306.91	\$96,337.11	\$99,898.25	\$92,354.73	\$91,452.18	\$86,854.17	\$0.00	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,565.84	0.00	0.00
Subtotal	\$11,525.22	\$69,653.95	\$73,753.89	\$96,016.22	\$93,331.10	\$86,306.91	\$96,337.11	\$99,898.25	\$92,354.73	\$91,452.18	\$89,420.01	\$0.00	\$0.00
RECORDER'S COURT													
Personal Services	\$23,816.17	\$83,806.88	\$149,194.63	\$113,979.60	\$68,152.92	\$78,662.04	\$81,822.78	\$83,648.73	\$79,956.96	\$65,414.86	\$0.00	\$0.00	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	\$23,816.17	\$83,806.88	\$149,194.63	\$113,979.60	\$68,152.92	\$78,662.04	\$81,822.78	\$83,648.73	\$79,956.96	\$65,414.86	\$0.00	\$0.00	\$0.00
PROBATE COURT													
Personal Services	\$17,236.13	\$44,270.86	\$44,562.84	\$43,484.11	\$43,435.47	\$43,769.29	\$44,844.31	\$49,577.72	\$36,353.97	\$14,155.84	\$0.00	\$0.00	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	\$17,236.13	\$44,270.86	\$44,562.84	\$43,484.11	\$43,435.47	\$43,769.29	\$44,844.31	\$49,577.72	\$36,353.97	\$14,155.84	\$0.00	\$0.00	\$0.00
JUVENILE COURT													
Personal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,642.61	\$0.00	\$0.00	\$0.00	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,642.61	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$292,325.25	\$802,375.52	\$907,118.98	\$858,198.20	\$719,865.27	\$706,873.59	\$726,131.65	\$701,314.82	\$618,817.86	\$517,318.64	\$308,260.08	\$135,043.95	\$0.00
Civic Center													
Personal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,084.47	\$3,990.77	\$3,926.03	\$3,853.13	\$3,883.10	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,084.47	\$3,990.77	\$3,926.03	\$3,853.13	\$3,883.10	\$0.00
Public Works													
Personal Services	\$43,385.54	\$121,305.68	\$122,401.31	\$112,448.46	\$116,812.63	\$124,891.91	\$121,158.83	\$124,257.16	\$111,669.24	\$113,359.23	\$105,808.38	\$101,397.38	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$43,385.54	\$121,305.68	\$122,401.31	\$112,448.46	\$116,812.63	\$124,891.91	\$121,158.83	\$124,257.16	\$111,669.24	\$113,359.23	\$105,808.38	\$101,397.38	\$0.00
Parks & Recreation													
Personal Services	\$15,355.30	\$40,805.77	\$46,220.73	\$41,252.57	\$45,671.29	\$47,924.85	\$50,428.45	\$51,542.52	\$45,113.65	\$51,087.84	\$47,984.20	\$49,611.32	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$15,355.30	\$40,805.77	\$46,220.73	\$41,252.57	\$45,671.29	\$47,924.85	\$50,428.45	\$51,542.52	\$45,113.65	\$51,087.84	\$47,984.20	\$49,611.32	\$0.00

Homeland Security													
Personal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,881.99	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,881.99	\$0.00	\$0.00	\$0.00
Coroner													
Personal Services	\$4,228.53	\$9,191.27	\$7,841.20	\$7,759.87	\$7,927.24	\$8,046.38	\$8,108.75	\$8,159.15	\$7,969.96	\$7,841.20	\$7,478.79	\$6,754.17	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	24,164.00	26,158.00	0.00	33,567.00	0.00	0.00	0.00
TOTAL	\$4,228.53	\$9,191.27	\$7,841.20	\$7,759.87	\$7,927.24	\$8,046.38	\$32,272.75	\$34,317.15	\$7,969.96	\$41,408.20	\$7,478.79	\$6,754.17	\$0.00
METRA													
Personal Services	\$989.60	\$3,483.98	\$3,776.21	\$4,168.89	\$3,966.53	\$3,978.45	\$4,022.17	\$4,065.16	\$3,970.40	\$3,907.80	\$3,907.12	\$3,846.25	\$0.00
Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$989.60	\$3,483.98	\$3,776.21	\$4,168.89	\$3,966.53	\$3,978.45	\$4,022.17	\$4,065.16	\$3,970.40	\$3,907.80	\$3,907.12	\$3,846.25	\$0.00
Crime Prevention Admin													
Personal Services	\$31,193.37	\$81,596.04	\$82,295.67	\$80,438.77	\$79,875.00	\$80,941.75	\$83,403.56	\$84,506.30	\$80,299.81	\$76,124.04	\$78,468.52	\$13,904.79	\$0.00
Operating	55.81	136.69	0.00	898.08	412.61	1,352.81	706.45	1,802.22	15.00	235.06	5,331.49	110.00	0.00
Capital	0.00	0.00	0.00	0.00	1,967.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	\$31,249.18	\$81,732.73	\$82,295.67	\$81,336.85	\$82,254.61	\$82,294.56	\$84,110.01	\$86,308.52	\$80,314.81	\$76,359.10	\$83,800.01	\$14,014.79	\$0.00
Crime Prevention Program													
Program	558,000.00	702,929.74	712,208.01	658,618.60	721,134.16	869,679.20	673,837.46	822,477.42	753,652.75	444,960.50	107,669.55	0.00	0.00
TOTAL	\$558,000.00	\$702,929.74	\$712,208.01	\$658,618.60	\$721,134.16	\$869,679.20	\$673,837.46	\$822,477.42	\$753,652.75	\$444,960.50	\$107,669.55	\$0.00	\$0.00
Non-Categorical/Transfers													
Debt Service	0.00	1,370,139.80	1,100,498.75	1,081,818.92	678,703.75	120,273.11	120,284.73	120,485.84	117,997.18	72,560.00	67,118.48	0.00	0.00
CIP**	0.00	3,641,124.42	1,376,500.00	527,390.00	771,369.21	1,810,000.00	0.00	400,000.00	0.00	3,501,977.89	0.00	0.00	0.00
Motorola Upgrades	3,117,099.21	2,901,173.71	946,865.70	946,865.70	946,865.70	842,490.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Court Management System	845,898.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Risk Mgmt/Worker's Comp	348,389.55	637,543.00	249,987.00	515,295.00	520,494.00	559,307.00	544,373.00	490,459.00	262,533.00	0.00	0.00	0.00	0.00
Cost Allocation	70,243.75	306,460.00	304,340.00	342,351.75	288,674.00	247,691.00	242,106.00	225,807.00	190,583.00	187,825.00	0.00	0.00	0.00
TOTAL	\$4,381,630.83	\$8,856,440.93	\$3,978,191.45	\$3,413,721.37	\$3,206,106.66	\$3,579,761.11	\$906,763.73	\$1,236,751.84	\$571,113.18	\$3,762,362.89	\$67,118.48	\$0.00	\$0.00
Transfer to General Fund													
Transfer to General Fund-Sheriff	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,792,847.34	2,024,576.00	0.00	0.00	0.00	0.00
Transfer for Rollback	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,102,094.00	0.00	0.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,792,847.34	\$2,024,576.00	\$0.00	\$21,102,094.00	\$0.00	\$0.00
GRAND TOTAL	\$10,666,803.27	\$22,319,103.01	\$21,646,140.48	\$22,749,047.03	\$21,924,462.63	\$23,921,074.75	\$18,682,385.82	\$21,077,698.50	\$23,166,758.36	\$22,221,973.48	\$35,873,464.50	\$12,598,481.98	\$2,192,396.66

* Advanced from the Continental Carbon Settlement, repaid from LOST.

**Includes: High Performance Data System and E911 Console Upgrade projects advanced from the General Fund will be repaid from LOST, up to \$4,021,000 in FY2012. Jail Generator Replacement in FY2020.

INFRASTRUCTURE REVENUES (30%)

LOST - Infrastructure	\$4,945,197.66	\$11,207,102.55	\$10,929,001.80	\$10,360,690.71	\$9,953,158.07	\$10,256,424.79	\$10,408,820.99	\$10,195,698.01	\$10,155,154.94	\$10,432,635.38	\$9,751,189.92	\$9,567,051.80	\$4,065,682.68
Interest	18,714.85	193,564.11	164,541.74	40,197.69	1,705.02	36,791.63	26,985.89	41,029.63	-18,987.29	14,329.91	45,824.95	133,829.30	1,655.42
TOTAL	<u>\$4,963,912.51</u>	<u>\$11,400,666.66</u>	<u>\$11,093,543.54</u>	<u>\$10,400,888.40</u>	<u>\$9,954,863.09</u>	<u>\$10,293,216.42</u>	<u>\$10,435,806.88</u>	<u>\$10,236,727.64</u>	<u>\$10,136,167.65</u>	<u>\$10,446,965.29</u>	<u>\$9,797,014.87</u>	<u>\$9,700,881.10</u>	<u>\$4,067,338.10</u>

INFRASTRUCTURE EXPENDITURES (including Encumbrances)

Transfers													
Debt Service	\$0.00	\$6,333,417.50	\$6,000,196.06	\$6,000,098.32	\$6,004,909.17	\$5,964,117.06	\$5,379,734.68	\$5,388,887.83	\$5,274,722.14	\$4,270,158.96	\$3,024,896.88	\$11,317.37	\$0.00
Motorola Upgrade	\$260,480.00	\$260,480.00	\$260,480.00	\$260,480.00	\$260,480.00	\$260,480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cost Allocation	\$865.00	\$4,055.00	\$5,226.00	\$38,960.00	\$62,258.00	\$80,723.00	\$100,981.00	\$28,741.00	\$44,638.00	\$10,309.00	\$0.00	\$0.00	\$0.00
CIP	\$0.00	\$0.00	\$413,000.00										
TOTAL	<u>\$261,345.00</u>	<u>\$6,597,952.50</u>	<u>\$6,678,902.06</u>	<u>\$6,299,538.32</u>	<u>\$6,327,647.17</u>	<u>\$6,305,320.06</u>	<u>\$5,480,715.68</u>	<u>\$5,417,628.83</u>	<u>\$5,319,360.14</u>	<u>\$4,280,467.96</u>	<u>\$3,024,896.88</u>	<u>\$11,317.37</u>	<u>\$0.00</u>
Transfer to General Fund													
Transfer for Rollback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,043,754.00	\$0.00	\$0.00
TOTAL	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$9,043,754.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Pay - as - you - go Projects													
Roads	\$30,263.12	\$827,283.70	\$609,459.40	\$103,521.00	\$834,102.11	\$1,117,096.82	\$2,158,376.09	\$3,206,852.80	\$3,206,461.41	\$3,847,231.15	\$2,923,114.97	\$42,318.11	\$0.00
Stormwater	1,052,418.50	820,942.39	1,755,765.08	913,455.80	1,074,429.98	1,107,157.36	770,692.31	1,984,488.70	2,063,826.68	1,947,076.71	9,658.34	0.00	0.00
Facilities	823,714.65	2,831,578.11	691,351.40	1,026,034.77	1,138,855.19	727,722.64	988,647.41	560,874.41	1,885,262.69	160,004.09	267,317.23	55,710.17	0.00
Technology	151,072.98	529,015.98	1,530,068.48	949,548.00	1,106,158.07	512,892.53	316,817.26	945,780.87	256,073.43	388,203.60	99,219.62	250,000.00	0.00
TOTAL	<u>\$2,057,469.25</u>	<u>\$5,008,820.18</u>	<u>\$4,586,644.36</u>	<u>\$2,992,559.57</u>	<u>\$4,153,545.35</u>	<u>\$3,464,869.35</u>	<u>\$4,234,533.07</u>	<u>\$6,697,996.78</u>	<u>\$7,411,624.21</u>	<u>\$6,342,515.55</u>	<u>\$3,299,310.16</u>	<u>\$348,028.28</u>	<u>\$0.00</u>
GRAND TOTAL	<u>\$2,318,814.25</u>	<u>\$11,606,772.68</u>	<u>\$11,265,546.42</u>	<u>\$9,292,097.89</u>	<u>\$10,481,192.52</u>	<u>\$9,770,189.41</u>	<u>\$9,715,248.75</u>	<u>\$12,115,625.61</u>	<u>\$12,730,984.35</u>	<u>\$10,622,983.51</u>	<u>\$15,367,961.04</u>	<u>\$359,345.65</u>	<u>\$0.00</u>

OTHER LOCAL OPTION SALES TAX - INFRASTRUCTURE PROJECTS

As of 12/10/2020

	<u>BUDGET</u>	<u>ENCUMBRANCE</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
ROADS				
Resurfacing*	\$ 17,014,657	\$ 36,353	\$ 15,037,851	\$ 1,940,453
Brown Avenue Bridge	362,306	-	340,309	21,997
Mobley Road	50,000	-	50,000	-
St Elmo Bridge	19,500	-	19,500	-
Cemetery Road Resurfacing	36,068	-	36,068	-
Public Services Repairs	15,070	-	15,070	-
Bridge Repair Design/Evaluation	108,800	-	108,800	-
Cusseta Rd / Old Cusseta Rd	75,025	-	75,025	-
Flat Rock Road Traffic Study	46,000	-	46,000	-
South Lumpkin Road Improvements	586,452	-	586,452	-
Williams Road Phase I	60,000	-	53,891	6,109
Standing Boy Creek State Park Access	202,297	-	202,297	-
MLK Resurfacing	850,000	-	602,446	247,554
Veterans Civic Center Median	42,310	-	42,310	-
Sidewalk and Brick Paver	100,753	-	88,304	12,449
Veterans Double Churches	458,907	-	458,907	-
Yarbrough Road Sidewalks	77,287	-	77,287	-
MLK Intersection Enhancements	250,000	-	44,093	205,907
Broadway Rehabilitation	500,000	-	-	500,000
Cooper Creek ADA	30,585	-	30,585	-
Steam Mill Rd Sidewalk Concept	200,000	29,337	96,197	74,466
Park ADA Upgrades	300,000	-	-	300,000
Fiber Interconnect	300,000	-	4,565	295,435
City Mills Parking & Lighting	283,000	-	258,000	25,000
Riverwalk/Westville Parking	266,960	-	266,960	-
Bull Creek Golf Course Parking Lot	98,085	-	98,085	-
River Road Roundabout	1,310,155	-	1,310,155	-
JR Allen Pkwy/US 80 Corridor Study GDOT	40,000	-	39,600	400
Second Avenue Streetscape Study GDOT	40,000	-	37,750	2,250
Traffic Signalization	200,000	18,010	171,700	10,290
Wynnton Road Wall Repair	80,000	51,927	27,073	1,000
Old Double Churches Road	100,000	-	-	100,000
South Lumpkin Rd Streetscapes Study	200,000	-	-	200,000
Brennan Rd Streetscapes Study	200,000	-	-	200,000
Virginia College Parking Lot Improvements	315,233	-	289,196	26,037
TOTAL	\$ 24,819,450	\$ 135,626	\$ 20,514,476	\$ 4,169,347

STORMWATER

Stormwater Rehab*	\$ 2,356,387	\$ 313	\$ 1,911,790	\$ 444,285
17th Ave Rehab	296,339	-	296,339	-
Riverwalk Bank Stabilization	1,463,969	-	1,463,969	-
Riverwalk Renovations	1,841,607	-	1,841,607	-
Blanchard Blvd Pipe Replacement	112,250	-	112,250	-
Pipe Rehabilitation	1,105,370	-	1,105,370	-
Milgen Road - Wells Fargo	179,170	-	179,170	-
35th St Replacement	80,422	-	80,422	-
25th St Pipe Replacement	81,017	-	81,017	-
Pipe Rehab - Engineering Services	135,000	-	97,754	37,246
County Line Rd Pipe Failure	200,950	-	200,950	-
Talbotton Rd Stormwater	170,800	17,278	153,522	-
11th Street Emergency Repair	336,719	-	336,719	-
Watershed Dams Emergency Action Plan	115,000	-	115,000	-
Calumet Drive Culvert Repair	680,000	296,523	755,895	(372,419)

*Main project account for category.

OTHER LOCAL OPTION SALES TAX - INFRASTRUCTURE PROJECTS

As of 12/10/2020

	BUDGET	ENCUMBRANCE	EXPENDITURES	BALANCE
North Precinct Sewer Connection OLOST	20,000	5,007	15,900	(907)
North Highland Bathroom Sewer	200,000	-	-	200,000
TOTAL	\$ 9,375,000	\$ 319,121	\$ 8,747,673	\$ 308,205

INFORMATION TECHNOLOGY

IT Storage/Equipment*	\$ 4,108,551	\$ 109,461	\$ 3,797,480	\$ 201,610
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OTHER

800 MHz Digital Upgrade	\$ 697,465	\$ -	\$ 697,465	\$ -
Asset Management Software	-	-	-	-
Radio System Maintenance	100,000	-	100,000	-
Advantage360 Financial/HR Upgrade	2,576,803	-	2,058,134	518,669
311 Constituent Management System	457,356	4,300	118,152	334,904
Energov Upgrade	359,070	-	281,121	77,949
TOTAL	\$ 4,190,694	\$ 4,300	\$ 3,254,871	\$ 931,523

FACILITY IMPROVEMENTS

Facilities*	\$ 600,000	\$ -	\$ -	\$ 600,000
Public Safety Bldg Roof	69,984	-	69,984	-
MRTC Roof	29,551	-	29,551	-
Stockade Roof	20,940	-	20,940	-
Keep Columbus Beautiful Bldg	27,403	-	27,403	-
Annex Roof	78,001	-	78,001	-
Public Services Bldg	26,451	-	26,451	-
Gallops Pottery Room	23,967	-	23,967	-
Civic Center Patio	63,947	-	63,947	-
Garfiel Tower Upgrade	21,932	-	21,932	-
11th St Viaduct Lighting	21,175	-	21,175	-
Tillis Gym HVAC	70,714	-	70,714	-
Gallops Center Restoration	53,651	-	53,651	-
Boxwood Renovations	83,522	-	83,522	-
River Road Radio Tower HVAC	9,750	-	9,750	-
Comer Gym	1,754,186	-	1,754,186	-
Double Churches Tennis Court Lights	66,321	-	66,321	-
Old MCP Roof	248,112	-	248,112	-
Government Center Generator	149,570	-	149,570	-
South Commons Memorial	49,947	-	49,947	-
Government Center Elevator	468,000	-	467,800	200
High Speed Fuel Dispenser	28,104	-	28,104	-
Security Cameras Skateboard Park	6,693	-	6,693	-
KCB Office Renov - Recycling Center	2,195	-	2,195	-
Jail Fire Alarm and AC Upgrade	34,898	-	34,898	-
Comer Gym Roof	56,500	-	56,500	-
Memorial Stadium Structural Assessment	2,000	-	2,000	-
High Speed Unleaded Fuel Dispenser	14,052	-	14,052	-
Jail Water Heater w/ Gas Pkg	76,712	-	76,712	-
Fire Station #2 Netting	5,625	-	5,625	-
Pop Austin Fire Alarm	14,782	-	14,782	-
Front Ave Parking Garage Lighting	49,875	-	49,875	-
Shirley Winston Pool	207,582	-	207,582	-
Rigdon Road Pool	196,098	-	196,098	-
Psalmnd Road Pool	193,581	-	193,581	-

OTHER LOCAL OPTION SALES TAX - INFRASTRUCTURE PROJECTS

As of 12/10/2020

	<u>BUDGET</u>	<u>ENCUMBRANCE</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
Double Churches Pool	2,739	-	2,739	-
Cooper Creek Tennis Expansion (3 of 3)	1,500,000	-	1,500,000	-
North Police Station HVAC Replacement	18,831	-	18,831	-
Carver Park Gym HVAC Upgrade	27,000	-	27,000	-
Fleet Maint Energy Upgrades	74,738	-	74,738	-
Fire Station #4 Roof Replacement	106,728	-	106,728	-
MCP Air Handler Replacement	72,000	-	71,970	30
Jail Water Heater Storage Tank	60,000	-	59,707	293
Jail Structure Assessment	28,645	-	28,645	-
Golden Park Refurbishment	127,017	-	85,685	41,332
Public Works Building Roof Replacement - 11th Ave	62,520	-	62,520	-
Government Ctr Pipe Repair	329,290	-	329,290	-
MCP Air Conditioner Replacement	70,000	-	31,500	38,500
Benning Park Transformer Replacement	94,024	-	94,024	-
North Precinct Roof Repair	81,447	-	81,447	-
Govt Ctr Uninterruptible Power Supply Replacement	68,000	-	67,563	437
Replace 4 A/C Units at Jail	110,001	-	109,205	796
Roof Repair on MCP	-	-	-	-
New Gas Pumps and Generators	250,000	250,000	-	-
New Roof Bull Creek	179,164	-	178,701	463
Roof Repaid on Linwood Gatehouse	24,000	-	24,000	-
Gallops Center A/C Replacement	61,265	-	59,485	1,780
MCP Hot Water Tank Replacement	80,000	-	79,797	203
Cooling Tower Govt Center Repairs	50,000	-	49,900	100
Design A/C for County Jail	-	-	-	-
Boiler Repair Government Center	85,485	22,000	63,485	-
Britt David Pottery Studio Roof Repair	59,246	-	59,246	-
Riverdale Cemetery Building Roof Repair	43,325	-	43,325	-
Mandatory R-22 AC Replacement	343,728	-	167,451	176,277
Aquatic Center Pool Pak Repairs	125,787	36,331	34,000	55,456
Virginia College Building Renovations	2,557,185	-	2,558,271	(1,086)
Fire Station #1 Boiler Replacement	60,976	-	56,800	4,176
Govt Center Life Safety Improvements	482,233	481,752	15,427	(14,946)
Courtroom Carpet Replacement	40,000	-	40,000	-
Fire Station #11 Vent Hood Replacement	9,999	9,996	-	3
TOTAL	\$ 12,111,195	\$ 800,079	\$ 10,407,102	\$ 904,013
 GRAND TOTAL	 \$ 54,604,890	 \$ 1,368,588	 \$ 46,721,603	 \$ 6,514,699

File Attachments for Item:

December 16, 2020

Fuel Pumps and Control – RFP No. 21-0017

A Recommended Non-Mandatory Pre-Proposal Site Inspection will be held on Wednesday, December 16, 2020 beginning at 9:00 AM, and continuing until all locations have been toured. Those interested in attending should complete the Attendance Confirmation Form found on page 12. Those not interested in attending due to Covid-19 are still encouraged to submit their proposals. For those attending the site inspection, masks will be required, and social distancing will be mandatory.

December 18, 2020

Employee Physicals (Annual Contract) – RFP No. 21-0013

Scope of RFP

Columbus Consolidated Government (the City) invites qualified firms to submit proposals for employee physicals on an “as needed” basis. The requested services include, but are not limited to pre-employment physicals, periodic employee physical and related health services for use by the Human Resources Department and the Public Safety Departments.

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

Pre-employment and Fitness-for-Duty Psychological Evaluation Services (Annual Contract) – RFP No. 21-0020

Scope of RFP

Columbus Consolidated Government (the City) is soliciting competitive sealed proposals from experienced, qualified individuals or firms to provide pre-employment and fitness-for-duty psychological evaluation services for the Columbus Police Department and the Muscogee County Sheriff's Office.

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

Transit Bus Wash System – RFB No. 21-0010

A Non-Mandatory Site Visit is scheduled for 10:00 AM on Friday, December 18, 2020. Vendors convene at the METRA Administrative Building located at 814 Linwood Boulevard, Columbus, GA.

January 6, 2021

Pursuit Car Build Out – RFP No. 21-0006

Scope of RFP

The Columbus Consolidated Government (The City) requires the services of a qualified provider, on an “as needed” basis, to acquire and install the specified equipment into the pursuit vehicles purchased by the City and prepare them for delivery to the Fleet Maintenance Shop, as a fully functional pursuit vehicle, for use by one of the Law Enforcement Agencies of the City of Columbus.

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

January 8, 2021

Columbus Dragonfly Trails - Riverwalk to Martin Luther King, Jr. Connector – RFB No. 21-0017

Scope of Bid

This project includes a new concrete multi-use trail that will connect the Riverwalk to the Martin Luther King, Jr. Trail. The new trail will run along 10th Avenue, 11th Street, 6th Avenue, and 10th Street. The work includes reconstruction of existing ramps to the Riverwalk to provide for better pedestrian and cyclist access; curb and gutter; landscaping; signage; and striping

January 13, 2021

Transit Bus Wash System – RFB No. 21-0010

Scope of Bid

The Consolidated Government of Columbus, Georgia, is seeking vendors to furnish a completely automatic, friction and touchless combination heavy-duty vehicle wash which washes all types of transit vehicles used by fleet owners for front, roof, chassis, rear and both sides in drive-thru mode. The

successful vendor will be required to remove the existing bus wash system before installing the new bus wash system.

Fuel Pumps and Control – RFP No. 21-0017

Scope of RFP

The City of Columbus, Georgia is seeking proposals for the supply and installation of fuel pumps and fuel controls for City operations. All pumps should be able to continue operation in the event of a loss of electrical power (generator).

**Columbus Consolidated Government
Bid Advertisement - Agenda Item**

December 16, 2020

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January 13, 2021

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Scope of Bid

The Consolidated Government of Columbus, Georgia, is seeking vendors to furnish a completely automatic, friction and touchless combination heavy-duty vehicle wash which washes all types of transit vehicles used by fleet owners for front, roof, chassis, rear and both sides in drive-thru mode. The successful vendor will be required to remove the existing bus wash system before installing the new bus wash system.

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Scope of RFP

The City of Columbus, Georgia is seeking proposals for the supply and installation of fuel pumps and fuel controls for City operations. All pumps should be able to continue operation in the event of a loss of electrical power (generator).

File Attachments for Item:

1. RESOLUTION: A Resolution changing the meeting schedule for the month of January 2021 by cancelling the January 5, 2021 Proclamation Session and, in lieu of, hold a Regular Council Meeting on January 5, 2021 at 9:00 a.m. and to cancel the January 12, 2021 Regular Council Meeting.

RESOLUTION

NO. _____

A Resolution changing the regular scheduled Council meetings for the month of January 2021.

WHEREAS, the Council desires to make changes in its regular meeting schedule by cancelling the January 5, 2021 Proclamation Session and, in lieu of, hold a Regular Council Meeting on January 5, 2021 at 9:00 a.m. and to cancel the January 12, 2021 Regular Council Meeting; 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 2021 Meeting schedule by cancelling the January 5, 2021 Proclamation Session and, in lieu of, hold a Regular Council Meeting on January 5, 2021 at 9:00 a.m. and to cancel the January 12, 2021 Regular Council Meeting.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 15th day of December, 2020 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Pugh	voting _____
Councilor Woodson	voting _____

Sandra T. Davis
 Clerk of Council

B.H. "Skip" Henderson, III
 Mayor

File Attachments for Item:

2. FINANCE REPORT RESOLUTION: A resolution receiving the report of the Director of Finance concerning certain alcoholic beverage licenses processed during the month of November 2020 and approving the same.

RESOLUTION**NO.** _____

A resolution receiving the report of the Director of Finance concerning certain alcoholic beverage licenses and approving the same.

WHEREAS, the Director of Finance has presented a report listing the alcoholic beverage applications processed and licenses that have been issued or denied; and,

WHEREAS, the director of finance is to administer issuance of alcoholic beverage licenses and to report to Council pursuant to Section 3-2(c)(d)(e) of the Columbus Code of Ordinances.

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

That the November 2020 Alcoholic Beverage Report of the Director of Finance be and the same is hereby received and approved.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 15th day of December, 2020 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

Sandra T. Davis
 Clerk of Council

B. H. "Skip" Henderson, III
 Mayor

MEMORANDUM

TO: Mayor and Council Members

DATE: December 10, 2020

THROUGH: Sandra Davis
Clerk of Council

SUBJECT: ALCOHOLIC BEVERAGE
REPORT

FROM: Angelica Alexander
Finance Director

The following report lists the alcoholic beverage applications processed during the month of November 2020 and is submitted to Council pursuant to the Columbus Code, Section 3-2(c)(d)(e).

NEW:

MIXED DRINKS, BEER & WINE OFF PREMISES

Jossy L. Velez Rivera
Bodega 1205
1205 1st Avenue, Ste. 102
(Restaurant)

Tabatha Williams
Daiquiris & Poboys of New Orleans, LLC
3709 Gentian Blvd., Ste. 17
(Restaurant)

Walter Hardrick, Jr.
Saffron
5300 Sidney Simons Blvd., Ste. 27
(Restaurant)

Alcoholic Beverage Report for November 2020

Page 2 of 7

NEW (con't):

LIQUOR, BEER & WINE OFF PREMISES

KinjalbenM. Patel
Cross Country Package Store
3201 Macon Road, Ste. 149
(Liquor/Package Store)

BEER & WINE OFF PREMISES

Rakeshkumar G. Shah
Buena Vista Corner Convenience Store
4900 Buena Vista Road
(Convenience Store)

Christopher T. Carey
Lotto Mart
3580 Buena Vista Road, Unit A
(Convenience Store)

TRANSFERS:

MIXED DRINKS, BEER & WINE ON PREMISES

FROM: **Lihua Ouyang**
The Juicy Seafood
6780 Veterans Parkway
(Restaurant)

TO: **Lilin Ouyang**
The Juicy Seafood
6780 Veterans Parkway
(Restaurant)

Alcoholic Beverage Report for November 2020**Page 3 of 7****TRANSFERS (con't):****MIXED DRINKS, BEER & WINE ON PREMISES**

FROM: Lihua Ouyang
Wasabi Sushi & Bar
5413 Whittlesey Blvd., Ste. E-500
(Restaurant)

TO: Lilin Ouyang
Wasabi Sushi & Bar
5413 Whittlesey Blvd., Ste. E-500
(Restaurant)

FROM: Lihua Ouyang
Wasabi Sushi & Thai
1639 Bradley Park Dr., Unit 800
(Restaurant)

TO: Lilin Ouyang
Wasabi Sushi & Thai
1639 Bradley Park Dr., Unit 800
(Restaurant)

FROM: Lora Carter
TRS Lounge
3473 North Lumpkin Road, Ste. F
(Bar/Pub)

(Ownership Change)

TO: Lora Carter
TRS Lounge
3473 North Lumpkin Road, Ste. F
(Bar/Pub)

Alcoholic Beverage Report for November 2020**Page 4 of 7****TRANSFERS (con't):****MIXED DRINKS, BEER & WINE ON PREMISES**

FROM: Sanjay Choudhury
Hideaway
7466 Blackmon Road, Ste. C
(Bar/Pub)

TO: Sanjay Choudhury
Hideaway
7466 Blackmon Road, Ste. B-C
(Bar/Pub)

(Suite Expansion)

BEER & WINE ON PREMISES

FROM: Glenn Dyer
Chili Thai - Uptown
19 West 10th Street
(Restaurant)

TO: Tanistha W. Dyer
Chili Thai - Uptown
19 West 10th Street
(Restaurant)

LIQUOR, BEER & WINE OFF PREMISES

FROM: Kusum Bhalodi
2nd Avenue Package Store
2206 2nd Avenue, Ste., B
(Liquor/Package Store)

TO: Mitul Bhalodi
2nd Avenue Package Store
2206 2nd Avenue, Ste., B
(Liquor/Package Store)

Alcoholic Beverage Report for November 2020**Page 5 of 7****TRANSFERS (con't):****LIQUOR, BEER & WINE OFF PREMISES**

FROM: Dhruv Patel
M & N Package Store
2821 Cusseta Road
(Liquor/Package Store)

TO: Ronak Patel
M & N Package Store
2821 Cusseta Road
(Liquor/Package Store)

FROM: Paresh Patel
Benning Package Store
1628 Fort Benning Road, Ste. E
(Liquor/Package Store)

TO: Mahendrakumar N. Patel
Fort Benning Package Store
1628 Fort Benning Road, Ste. E
(Liquor/Package Store)

BEER & WINE OFF PREMISES

FROM: Rajeshkumar B. Chauhan
Liberty At Fort Benning
1103 Fort Benning Road
(Convenience Store with Gasoline Sales)

TO: Kabindra Luintel
Liberty At Fort Benning
1103 Fort Benning Road
(Convenience Store with Gasoline Sales)

Alcoholic Beverage Report for November 2020**Page 6 of 7****TRANSFERS (con't):****BEER & WINE OFF PREMISES**

FROM: Kantilal Patel
M.K. Mart
1100 Farr Road
(Convenience Store)

TO: Mohammad A. Rupani
MK Foodmart
1100 Farr Road
(Convenience Store)

FROM: Manjit Singh
Reese Food Mart
2689 Reese Road
(Convenience Store)

TO: Sanjoy Sarkar
Reese Food Mart
2689 Reese Food Mart
(Convenience Store)

FROM: Vipulkumar R. Patel
Corner Store
3475 Victory Drive
(Convenience Store with Gasoline)

TO: Amit Jayantilal Bhatt
Corner Store
3475 Victory Drive
(Convenience Store with Gasoline)

Alcoholic Beverage Report for November 2020**Page 7 of 7****TRANSFERS (con't):****BEER & WINE OFF PREMISES**

FROM: Ilaben Lakdawala
Country Corner
2117 Morris Road
(Convenience Store with Gasoline)

TO: Rakeshkumar Shah
Country Corner
2117 Morris Road
(Convenience Store with Gasoline)

WITHDRAWN:

NONE

DENIED:

NONE

File Attachments for Item:

3.

Minutes of the following boards:

-

Board of Tax Assessors, #42-20

Keep Columbus Beautiful Commission, December 3 and 8, 2020



Columbus, Georgia, Board of Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #3.

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

Chester Randolph
Chairman

Pat Bettis Hunter
Assessor

Trey Carmack
Assessor

Todd A. Hammonds
Assessor

Jayne Govar
Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #42-20

CALL TO ORDER: Chairman Chester Randolph calls the Columbus, Georgia Board of Assessors' meeting to order on Monday, November 30, 2020, at 9:00 AM.

PRESENT ARE:

Chairman Chester Randolph
Vice Chairman Jayne Govar
Assessor Patricia Hunter
Assessor Trey Carmack
Assessor Todd Hammonds
Chief Appraiser/Secretary Suzanne Widenhouse
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Hunter motions to accept Agenda with one correction. Assessor Carmack seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Carmack motions to accept Minutes #41-20. Assessor Hunter seconds and the motion carries.

At 9:05, Administrative Manager Leilani Floyd presents to the Board:

- 35 Commercial and 82 Residential appeals certified to the BOE. Placed into record.
- Disability Exemption for 2020 #180 019 024 – Signed and Approved.
- Homestead Exemption # 182 002 001 – 3 out of 5 voted not to reinstate

At 9:22, Personal Property Manager Stacy Pollard presents to the Board:

- Appeals/Initial Valuation Accounts – Signed and Approved.

At 9:26, Chief Appraiser Widenhouse presents for Residential Division to the Board:

- Appeal Waiver & Release – Assessor Hammonds motions to accept. Assessor Hunter seconds and the motion carries.

At 9:30, Chief Appraiser Widenhouse requests Executive Session. No votes were taken.

At 9:41, Chairman Randolph adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED: _____

MIN# 4 3 - 2 0 DEC 7 2020


C. RANDOLPH
CHAIRMAN


P.B. HUNTER
ASSESSOR


T. CARMACK
ASSESSOR


T.A. HAMMONDS
ASSESSOR


J. GOVAR
VICE CHAIRMAN

KCGBC Executive Board Meeting December 3rd, 2020

The virtual meeting was called to order by William Kent at **9:06 AM**. Dial-In Participants were Charnae Ware, William Kent, Jeremy Ackles, John Brent, Jason Cooper, Sharon Baker and Carolyn Tigner.

INTRODUCTION & MINUTES

William welcomed everyone who joined and started the meeting with a motion of approval for the December 3rd KCGBC Meeting. Carolyn motioned the approval, and Jeremy seconded it. The conversation then segued into new member suggestions for both the board and commissioners.

New Members

During October's meeting, the board members were tasked with finding potential community members that would be great additions to our board or commissioners. William opened the floor for comments on who they vetted or would like to vet for the upcoming year. Charnae then introduced Tracy King to the board as a new commissioner that was referred to her by Councilman Bruce Huff. Tracy will be replacing Billy Kendall as a commissioner, and the announcement came as a shock to a few members. William stated that they would revisit Kendall's departure further down the agenda. Charnae continued her introduction of Tracy, stating she is very enthusiastic about joining the commissioners, and Charnae explained a possibility of her moving into the KCGBC Board after becoming more familiar with operations. Sharon stated that she had a strong contender, but they recently moved out of the state of Georgia. This prompted William to explain the board member resident requirements versus the commissioner board. KCGBC can live anywhere within the state of Georgia and still be an active member of the board. KCBC members are required to live within city limits and participate in at least four meetings to remain active. Jeremy asked about Phenix City contenders, and if Phenix City had their own affiliation such as Keep Phenix City Beautiful. William explained that he does know that they have one, but not sure if they are still active.

Charnae then brought up one of the commissioners, Dr. Karretta Veneble, who moved to Athens, GA, yet was still very active in meetings and participation. They came to the agreement that they would reach out to Dr. Veneble and ask if she could either transfer to the KCGBC Board or find a replacement for her on KCBC. Carolyn followed with a valid question asking if limitations will change due to the pandemic, since more people are meeting via ZOOM anyway. William agreed that we are currently in a unique situation where a member could still be active through virtual meetings, but to please reach out and see before vetting someone who is out of city limits. The last suggestion came from Charnae, who remembered an eager volunteer named Courtney Johnson who stated they used to work for the Green Team with Sharon at Aflac. Sharon stated that she would follow up with Courtney to gauge her interest on being on

the board. William asked for Charnae to send the open positions roster sent from the city for their members.

Committee Selections & Meeting Times

Due to the lack of response from commissioners picking their committee, Charnae explained that she will be selecting leaders and placing members on committees that have not responded. Committee Chairs will need to meet with their committees before the next meeting in February. William concluded by encouraging the board to take the lead and sign up as a chair if they have not already. Sharon asked if her name and sign-up committee was still showing up, and Charnae pulled up her list and went down all the board members names that have signed up. A google form sign-up sheet with the commissioner committees and meeting options will be sent along with minutes.

2021 Proposed Budget

William transitioned the meeting into budget by first expressing how grateful he was for the ongoing business relationship with Ann McNeer, our financial advisor. Ann has been amazing over the years in helping KCBC stay on track with their finances and continue to keep us in line with regulations. William also congratulated Charnae and Tawana on keeping loss extremely down this year, and that the financials loss looks almost the same from the start of the fiscal year to the end. The topic of fundraising opportunities for next year arose, and William suggested moving the golf tournament to the spring timeframe in March to get a head start for funding for Help the Hooch and other 2021 expenses. William also mentioned the Award Ceremony needing to be a big fundraiser this year with everything as an effort to gain back what we were unable to attain due to COVID. Charnae confirmed that the deposit for this year will roll over into next year, and we are already set with the CSU for May 6th, 2021 as the Award Luncheon date. Carolyn voiced concerns with moving the golf tournament to March, due to the COVID vaccine being scheduled to roll out in February of 2021. A suggestion for April was given so that people would have time to feel more comfortable coming out to large gatherings. William agreed, and stated they would look into it in starting in January and will work with Jason to get things going.

A grant update was given stating that they are still working on some changes in the fund amount due to changes in the needs. William then asked Charnae for an update on the amount of donations received from the board and if the \$100 push was a success. Charnae stated that over \$800 was received from the board and commissioners so far. However, a good amount was still missing from participants. Carolyn suggested personally contacting those who have not given and/or sending a reminder. This prompted Charnae to explain the recent Giving Tuesday reminder pamphlet we just sent out encouraging people to give, and how showing our numbers from the year could make a difference in people understanding the impact we make in the city. Charnae also stated there needs to be a meeting where budget proposals for each event is set so that there could be a better system in place when comparing numbers from the previous

year. Going back to fundraising ideas, Sharon asked if the board members could get a list of potential grants that have been researched. Charnae agreed to get that list out and encouraged members to send in any suggestions as well.

Help the Hooch & Household Hazardous Waste Report

William asked for an update on Help the Hooch, which helped segue the next topic of the overall report from October 3rd. Charnae gave the numbers of participants for both events and highlighted the results from the litter tally reports. Cigarettes was the number one thing found from all volunteers, and Charnae explained that we needed to revisit the cigarette bud grant for the near future. Tawana then gave an update on the volunteer experience report that gave mostly positive reviews across the board of how much fun participants had during this event. The only complaint that was given was participants not wanting the food options that were presented, which were hotdogs. William and Charnae discussed that not having a watershed festival gave participants too early of a window to come retrieve food. This caused the hotdogs to be cold, and it left a lot of food leftover to be donated. Provisions for next year will need to take place to provide a better ending experience for all volunteers.

Charnae stated that she will include all reports in the final email with minutes.

Upcoming Projects

Charnae transitioned to our Shoe Drive update, thanking John Brent for the amazing haul of shoes given from Harris County. The shoe bag count is currently in the 60's and Charnae is confident that it will be over the 100 mark by this weekend. Charnae encouraged them to volunteer if they could this Saturday during the last shoe drop off for the year.

Next up is the Christmas Tree Recycling event that will run from December 26th through January 2nd. We are pairing up with River Conservancy again this year to ensure all trees are placed in the appropriate lakes. Signs will be at the drop off locations with bold letters stating to not take the trees for personal use. Charnae explained that Oxbow Meadows was removed as a location due to the confusion of trees not being placed at the main gate. William asked if she could revisit that location and figure out a better way to coordinate the tree drop off for that area. Charnae agreed to reach out and find a solution. Charnae then reminded everyone that all the dates are listed on our website and to please support the events throughout the year.

Award Luncheon

William discussed Billy Kendall's resignation from the board, stating he took a higher leadership role at another non-profit. Billy was an icon for KCBC and has been amazing at hosting the award luncheon every year. William suggested a meeting to start figuring out how to take over the Award Luncheon and what else needed to be filled in Billy's place. William then suggested Oz Arsburn as a possible replacement in taking over that role. Sharon agreed that Oz would be

a great fit if he agreed to it. William plans to reach out and see if he would take over understanding he would have our full support behind him.

Questions

Carolyn asked for clarification on the rotation limits, and William explained the two-year term for commissioners, etc.

Conclusion:

Charnae reminded everyone that the Annual Christmas Potluck was cancelled, but to join us on the 8th for the KCBC Zoom Meeting for games and fun.

Adjourned

Charnae asked that any additional questions, concerns, and suggestions be emailed to her for further discussion. William adjourned the meeting at 9:56 am.

KCBC Commissioner Meeting December 8th, 2020

The meeting was called to order by Sharon Baker at **12:05 PM**. Zoom attendees were: Charnae Ware, Sharon Baker, William Kent, Arsburn “Oz” Roberts, Tracy Walton-King, Karon Henderson, Jeremy Ackles, Sheila Mitchell, Wanda Jenkins, Matt Horne and Dr. Kar’retta Venable.

INTRODUCTION

Sharon started the meeting off by setting the motion to approve the October 13th minutes from the previous meeting. Sharon set forth a motion and was approved by Wanda Jenkins Davis who seconded the meeting. Sharon then transitioned the agenda to Charnae to introduce our new members.

New Members

Charnae introduced Tracy Walton-King as a new commissioner and allowed her to give a brief introduction about herself. Tracy was very enthusiastic to meet everyone and explained how she has been doing her own research to get up to par with Keep Columbus Beautiful. She is excited to bring new ideas to the table and to help take us to the next level. All the commissioners present gave her a warm welcome by either typing into the chat or verbally welcoming her on board. Charnae mentioned that her official orientation should be around June of 2021.

Committee Selections & Meeting Times

The committee selection email was sent out prior to the meeting, and Charnae gave an overview of each committee, explaining that individuals would be assigned if they did not pick on their own. Sharon asked for Charnae to go down the list and call out everyone’s names that have chosen so that people remember if they did or did not sign-up. Charnae went down the list, and Tawana (Charnae’s assistant) gave the names of the ones who signed up from the most recent link. The results from the poll was that everyone wanted to meet an hour before the set meeting. Charnae confirmed that February would be the first committee meeting and that she would send out the goals and objectives to each chair once they have been selected.

Award’s Luncheon

William discussed Billy Kendall’s resignation from the board, stating he took a higher leadership role at another non-profit. William reassured everyone that the luncheon is still scheduled and that someone else will be filling the role of leading that event. Charnae stated that she was interested in transitioning the event into a hybrid event where both a physical and virtual option was available. Feedback from the commissioners was welcomed. Karretta stated that she recently attended a conference where scientists all over the world gathered and ZOOM was their main platform for communication, and it was an awesome experience. Sharon also added

that her most recent conference experience was through a virtual platform called Airmeet, which could also be a potential software used for a virtual luncheon. This transitioned the conversation into the upcoming 2021 Fundraising Goals.

2021 Fundraising Goals

Charnae shared the screen and brought up the most recent fundraising ideas for the upcoming year. A recycling webinar idea was presented to where people can pay to learn different things about sustainability and recycling. Charnae gave learning how to make a compost bin as an example. Sheila loved the idea and explained that if we were to do something like that it would need to be in the early spring around March so that people can start preparing for their Spring Gardens. Charnae stated that getting this planned would be one of the first events the committees could come together and work on.

Giving Tuesday was recently on December 1st, and Charnae stated the final number was \$200 raised. The efforts put for this year included letters, and request from commissioners to become a 100% contributing board. William chimed in explaining the need for more support on both the monetary side and the support side for the mission and events. Oz asked if there was ever a specific amount requested, and William stated that \$100 was the amount. Oz then asked if there was digital way to give, and Charnae agreed to send the PayPal link to all commissioners. Sharon then asked if we were ever going to revisit giving members gifts and tokens of appreciation for joining. Charnae stated that we would revisit it in 2021 during the June membership drive with the funds we receive from the Peach Clean & Green campaign.

Grants

Charnae gave a quick update on the Miller Mildred Grant, stating that the funds were on it's way, and even though it was not the amount we originally requested it has been counteracted with in-kind donations from the city. The city officials are taking more of a notice into the litter and blight around the city and have been heavily involving Keep Columbus Beautiful in upcoming projects. One of the projects include a small commercial that will be airing soon on CCG. Charnae welcomes the collaboration and knows that it will aid us in our efforts for Peachy Clean and Green.

Upcoming Events:

Sharon reminded all commissioners that there is still time to donate shoes and confirmed that all fire stations and the Columbus public library will be accepting shoes up until December 18th. Charnae gave an update that we currently have over 100 shoes, and that commissioners have until December 31st to bring them to the recycling center. Sharon then gave the information to the Christmas Tree Recycling and asked how we are counting the trees this year. Charnae stated that we are working heavily with the River Conservancy this year on making more pick-ups, and that signs were ordered to try and stop people from taking the trees for their own

personal use. Charnae also stated how we are going to be passing out flyers to the tree sellers this year to encourage their patrons to donate the trees after Christmas. Sharon then gave the information on the upcoming Grease and Pharmaceutical drive on January 9th. Oz asked if we have reached out to the local pharmacies to see if they would like to participate. Charnae stated that she has connects with both Piedmont and St. Francis and will make sure they are connected this year on the medical side.

Jeremy gave a reminder that the civic center is available for events and to keep them in mind as we plan the 2021 fundraisers. Charnae mentioned that we were looking into hosting a Drive-Thru tree drop off and will connect with him once we get more details together.

Sharon then brought up the MLK serv-a-thon that also takes place in January. She asked Charnae if any COVID precautions were set in place. Charnae responded by stating the Litterati App used for Help the Hooch was going to be used as an alternative option and a small social media campaign will be in place to promote it as a virtual clean-up challenge. Charnae plans to connect with community leader, Ronzell Buckner to solidify MLK plans. Sharon then asked about the education component and if we have an alternative with not being able to enter the school system. Charnae gave her "Think Green" Powerpoint Presentation as an example of how we are still virtually connecting with the school system. She also welcomed different commissioners to come in and present as well at different virtual speaking engagements throughout the year.

Sharon suggested putting all the ideas and upcoming initiatives into one document so that all commissioners can view it and be on one accord.

Charnae agreed and then reiterated that the Powerpoint presentations reach a wide audience and how the Fort Benning Chief circled around from her past presentation with CSG and Fort Benning is now in the works of starting their own recycling program!

Questions and Comments

Sharon opened the floor for questions and comments from the commissioners. Oz responded asking for everyone to please keep Commissioner Herman's mother in your prayers as she is currently in hospice care. The commissioners gave their condolences, and no other comments or questions were stated.

Adjourned

Charnae adjourned the meeting at 12:57pm.