

Council Members

R. Gary Allen
Charmaine Crabb

Travis L. Chambers
Glenn Davis

Byron Hickey
Bruce Huff

R. Walker Garrett
Toyia Tucker

John Anker
Joanne Cogle

Clerk of Council
Lindsey G. McLemore



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

April 29, 2025
9:00 AM
Consent Agenda/Work Session

CONSENT AGENDA/WORK SESSION

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

INVOCATION: Offered by Chaplain (Major) Wallace A. Jackson, IV

PLEDGE OF ALLEGIANCE: Led by Mayor Henderson

CONSENT AGENDA

MINUTES

- [1.](#) Approval of minutes for the April 22, 2025 Council Meeting.

ORDINANCES

- [2.](#) **2nd Reading-** REZN-12-24-2551: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **3212 6th Avenue** (parcel # 014-031001B) from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Garrett)
- [3.](#) **2nd Reading-** REZN-01-25-0036: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4246 and 4240 3rd Avenue** (parcel # 013-001-038/039) from Light

Manufacturing/Industrial (LMI) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett)

PRESENTATIONS

4. **MAYOR’S FY2025 BUDGET PRESENTATION:** Mayor Henderson presents the Recommended FY2026 Budget for the fiscal year beginning July 1, 2025 through June 30, 2026.

WORK SESSION AGENDA

- I. Legislative Update House Bill 92 - Suzanne Widenhouse, Chief Appraiser, Board of Tax Assessors
- II. Infrastructure Update - Pam Hodge, Deputy City Manager, Finance, Planning, & Development, Ryan Pruett, Director, Inspections & Code, Vance Beck, Director, Engineering, Will Johnson, Director, Planning
- III. 311 Update - Danielle Frazier, Director of 311/Assistant to City Manager
- IV. Revenue Update - Angelica Alexander, Director, Finance
- V. Friends of Columbus Trust Fund Update - Angelica Alexander, Director, Finance
- VI. TAD Update - Pam Hodge - Deputy City Manager, Finance, Planning, and Development

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 April 22, 2025 Council Meeting.

COUNCIL OF COLUMBUS, GEORGIA
CITY COUNCIL MEETING
MINUTES

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

April 22, 2025
5:30 PM
Regular Meeting

M A Y O R ’ S A G E N D A

PRESENT: Mayor B. H. “Skip” Henderson, III and Mayor Pro Tem R. Gary Allen and Councilors John Anker, Travis L. Chambers, Joanne Cogle, Charmaine Crabb, R. Walker Garrett, Byron Hickey, Bruce Huff and Toyia Tucker. City Manager Isaiah Hugley, City Attorney Clifton Fay, Clerk of Council Lindsey G. McLemore and Deputy Clerk of Council Tameka Colbert.

ABSENT: Councilor Glenn Davis was absent.

The following documents have been included as a part of the electronic Agenda Packet: (1) Georgia Cities Week 2025 Presentation; (2) Recorder’s Court Annual Update; (3) Summer Pools Update

The following documents were distributed around the Council table: (1) PA #7 – Document Submitted by Kathryn Tanner

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

INVOCATION: Offered by Pastor Wayne Anthony, St. Peter United Methodist Church

PLEDGE OF ALLEGIANCE: Led by Mayor Skip Henderson

MINUTES

1. Approval of minutes for April 8, 2025, Council Meeting and Executive Session. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

PROCLAMATIONS:

2. **Proclamation:** Sons, Daughters and Children of the American Revolution Day

Receiving: Maryann Barclay

Councilor Travis Chambers read the proclamation into the record proclaiming Saturday, April 19, 2025, as *Sons, Daughters and Children of the American Revolution Day*, recognizing the Sons, Daughters and Children of the American Revolution for honoring and commemorating ancestral sacrifices and commitments to the cause of Americas fight for independence and liberty.

3. **Proclamation:** World Pizza Championship Day

Receiving: Jeffrey Dicesaris

Mayor Pro Tem Gary Allen read the proclamation into the record proclaiming Tuesday, April 22, 2025, as *World Pizza Championship Day*, recognizing Jeffrey Dicesaris for being named World Pizza Champion at the International Expo in Las Vegas on March 27, 2025.

4. **Proclamation:** Georgia Cities Week

Receiving: Lisa Goodwin, Deputy City Manager

Councilor Bruce Huff read the proclamation into the record proclaiming April 21-26, 2025, as *Georgia Cities Week*, recognizing City Government departments for the important role played by officials and employees in serving the community and using this as an opportunity to convey to all citizens of Georgia that their civic involvement can shape and influence government.

Deputy City Manager Lisa Goodwin approached the rostrum to thank the Mayor and Council for recognizing the proclamation. She said this is an opportunity for our departments to share with the citizens the important work they do. She then called upon various departments to present the activities and events they have planned for the week.

PRESENTATIONS

6. Georgia General Assembly Post Legislative Update - State Representative Carolyn Hugley

State Representative Caroly Hugley approached the rostrum and extended condolences on the loss of former City Council Member Judy Thomas. She then introduced the members of the Legislative Delegation.

Dean of Senate Ed Harbinson approached the rostrum to provide a sketch of what the Georgia General Assembly aimed to accomplish and what it ultimately accomplished this year. He specifically mentioned the effort to pass legislation intended to benefit veterans.

Senator Randy Roberts approached the rostrum and extended his condolence for the loss of for City Council Member Judy Thomas. He went on to outline the Senate's key priorities including the budget, disaster relief, education, funding in corrections and foster care. He also mentioned working with the Georgia Municipal Association (GMA) and Association County Commissioner of Georgia (ACCG) on Senate Bill 298, which establishes a direct appeal on the denial of immunity.

State Representative Vance Smith approached the rostrum and extended his condolence for the loss of for City Council Member Judy Thomas. He reported that in 2024, the Creating Helpful Incentives to Produce Semiconductors (CHIPS) Act was passed by both the House and the Senate and is now on the Governor's desk. He said a final report is expected by the middle of May.

State Representative Debbie Buckner came forward to provide information on some of the things that are coming forward in Columbus, Georgia. She outlined several projects that received budget funding.

State Representative Teddy Reese approached the rostrum and extended his condolence for the loss of City Council Member Judy Thomas. He thanked the Chair of the Delegation Carolyn Hugley for her hard work and dedication. He discussed House Bill 609 and 610 which address conflicts of interest as it relates to the TAD process along with a separate bill intended to combating deed theft. He also mentioned that a House resolution concerning the legitimation process for fathers has been picked up as an official study commission. Additionally, he highlighted efforts to expand funding for the 211 helpline.

State Representative Carmen Rice came forward and said three of the core focus issues for the House of Representatives are school safety, literacy issues, and tort reform. She said the first bill she presented this session was House Bill 52 ensuring that the widows of disabled veterans would continue to get homestead exemption. She also shared information about the Vector Project which will soon be implemented at Columbus Technical College.

5. Introduction of Shevon S. Thomas, Solicitor General of Muscogee County, Georgia.

Solicitor General Shevon S. Thomas approached the rostrum to introduce himself and his staff, expressing his gratitude to the Mayor, City Manager and members of the Council for visiting his office and taking the time to address some of his concerns.

7. Recorder's Court Update – Judge David Ranieri

Judge Davis Ranieri came forward with an update on Recorder's Court. He provided a PowerPoint presentation which outlined the responsibilities of Recorder's Court. The presentation also included a financial summary that outlined the revenue generated by the court, and highlighted some of the challenges the court continues to face.

REFERRAL(S):

FOR JUDGE RANIERI:

- Would like to see the data to show the increase of work based on how many tickets we are getting for school cameras and with Georgia State Patrol. (*Request of Councilor Tucker*)

RECORDER'S COURT COMMITTEE:

Mayor Pro Tem R. Gary Allen reminded the Council of the Recorder's Court Committee originally consisting of himself, Council Barnes and Councilor Thomas, who are now deceased. He asked the Council to consider Councilor Chambers and Councilor Huff as replacements for those two vacant seats.

CITY ATTORNEY'S AGENDA

ORDINANCES

1. **Ordinance (25-017) – 2nd Reading-** REZN-01-25-0153: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **3051 Reese Road** (parcel #084-013-075) from Single Family Residential – 2 (SFR2) Zoning District to Single Family Residential – 4 (SFR4) Zoning District. (Planning Department and PAC recommend approval) (Councilor Hickey) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.
2. **Ordinance (25-018) – 2nd Reading-** REZN-002-25-0166: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **11001 River Road** from Residential Estates – 10 (RE10) Zoning District to Residential Estates – 1 (RE1) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Davis) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

3. **Ordinance (25-019)** - An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **1046 33rd Street** (parcel # 014-027-021) from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Garrett) Councilor Chambers made a motion to adopt the ordinance, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.
4. **Ordinance (25-020) - 2nd Reading-** An Ordinance adopting amendments to Chapter 5 of the Columbus Code pertaining to Animal Services in order to facilitate the implementation of a contract agreed to with Paws Humane Society for animal services which became effective on February 1, 2025, and to update various terms in the Chapter; and for other purposes. (Councilors Tucker and Crabb) Councilor Tucker made a motion to adopt the ordinance, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.
5. **Ordinance (25-021)** - An Ordinance amending Section 17B-11. of the Columbus Code pertaining to the application process to obtain demonstration or festival permits from the Columbus Police Department; and for other purposes. (Mayor Pro-Tem) (Councilor Cogle) Councilor Crabb made a motion to adopt the ordinance, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.
6. **1st Reading-** REZN-12-24-2551: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **3212 6th Avenue** (parcel # 014-031001B) from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Continued on 1st Reading from 4-8-25.) (Councilor Garrett).

(NOTE: The applicant was recognized as present, and the floor was declared open for public comment. No public comment and no questions from the Council.)

7. **1st Reading-** REZN-01-25-0036: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4246 and 4240 3rd Avenue** (parcel # 013-001-038/039) from Light Manufacturing/Industrial (LMI) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Continued on 1st Reading from 4-8-25.) (Councilor Garrett).

(NOTE: The applicant was recognized as present, and the floor was declared open for public comment. No public comment and no questions from the Council.)

RESOLUTIONS

8. **Resolution (127-25):** A Resolution amending Resolution No. 032-25 which imposed certain insurance requirements for CCG vendors. The amendment clarifies that certain providers of professional services are exempt from the scope of the Resolution. (Councilors Crabb and Tucker) Councilor Crabb made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

PUBLIC AGENDA

1. Mr. Ronald Carthar, Re: Closing of Morris Road.
2. Mr. Justin Allen, Re: Columbus Clingstones. *Canceled*
3. Mr. Marvin Broadwater, Sr. Re: Southside Deserves Economic Development.
4. Ms. Theresa El-Amin, Re: Exit 4 Buena Vista Rd Construction and the Murder Count. *Not Present*
5. Mr. John Fink, Re: Petitioning Council to Terminate Ban from Lake Oliver Marina- *Rescheduling*
6. Dr. Natalie Nicole, representing Role Model Academy of Arts, Re: Public Works.
7. Mrs. Kathryn Tanner, Re: Voting Rights and Concerns About South Commons.
8. Mr. J Nathan Smith, Re: Requesting Council Fix the Mistakes of the Past.

CITY MANAGER'S AGENDA

1. Police FY25 Other Local Option Sales Tax (OLOST) Reallocation

Resolution (128-25): A resolution reallocating \$15,000 of the FY25 Other Local Option Sales Tax Fund budget of the Police Department from Capital Outlay (Capital Expenditure – Over \$5,000) to purchase six Panasonic Toughbooks. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

2. Property Purchase- 5803 Moon Road, Columbus, Georgia 31909

Resolution (129-25): A resolution authorizing the City Manager to enter into a purchase and sale agreement with property owner, Dorothy Latini, for the acquisition of property located at 5803 Moon Road. Councilor Crabb made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

3. Sale of Public Alleyway - North Side of 29th Street, 150 feet West of 4th Avenue

Resolution (130-25): A resolution to sell public alleyway on the north side of 29th street, 150 feet west of 4th Avenue to the adjoining landowner, Webb Family Holdings, located at 3114 3rd Avenue as outlined by Columbus Charter 7-501 paragraph 5, and to authorize the City Manager to execute all contracts, agreements and understandings related to the conveyance. Councilor Crabb made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

4. Community Care Program for the Medically Underserved and Inmate Population

Resolution (131-25): A resolution approving the Community Care Program for the medically underserved and inmate population of Muscogee County, establishing the position of Community Care Program Administrator, and the issuance of a request for proposal (RFP) for a third-party administrator (TPA). Councilor Tucker made a motion to approve the resolution, seconded by

Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

5. **Marathon First Responder Grant – Fire & EMS**

Resolution (132-25): A resolution to apply for and accept if awarded a grant for fire and rescue equipment to support Columbus Fire and Emergency Medical Services operations at the Marathon Petroleum facility and throughout the community in the amount of \$5,000.00, or as otherwise awarded, from the Marathon Community Investment Programs with no matching funds required. the Multi-Governmental Fund will be amended by the amount of the award. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

6. **Peach Little League Batting Cage Donation**

Resolution (133-25): A resolution authorizing the Department of Parks and Recreation to accept the donation of a baseball batting cage structure at Lakebottom Park. Councilor Garrett made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

7. **PURCHASES**

A. Residential General Contractor Services and Housing Inspection Services for the Community Reinvestment Department II (Annual Contract)- RFP NO. 25-0008

Resolution (134-25): A resolution authorizing the execution of an annual contract with A-Airflow Awning (Columbus, GA) and Teed, Inc. (McDonough, GA) for Option A: General Contractor Services; and Master Key Homes Inspections LLC (Ludowici, GA) for Option B: Housing Inspection Services, for single-family housing located throughout Columbus-Muscogee County. The Community Reinvestment Department will procure the services on an as-needed basis. As projects arise, the Community Reinvestment Department will obtain written quotes from the contractors. The City has been awarded \$3,000,000 several projects within the scope of the contracts. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Chambers and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

B. Isuzu Box Trucks for Public Works – Georgia State Contract Cooperative Purchase

Resolution (135-25): A resolution authorizing the purchase of two (2) 2025 Isuzu Box Trucks from Rush Truck Center Atlanta, (Atlanta, GA) at a unit cost of \$90,611.00, and a total cost of \$181,222.00. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract #99999-SPD-SPD0000155-0001. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Chambers and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

C. Public Safety Equipment for the Sheriff's Office

Resolution (136-25): A resolution authorizing payment for the purchase of public safety equipment to Tactical Video Inc., (Prospect, KY), in the amount of \$60,990.10, for the Sheriff's Office. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Chambers and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

8. UPDATES AND PRESENTATIONS

A. Pool/Lifeguard Update - Holli Browder, Director, Parks & Recreation *No Action Taken*

Director Holli Browder came forward to provide an update on the status of the pools and splashpads as well as the recruitment of lifeguards. She indicated that the current number of lifeguards are 52, but 73 are still needed. She announced that on May 28, 2025, will be the opening day for all outdoor pools.

REFERRAL(S):

FOR THE CITY MANAGER:

- Consider opening the pools on Saturdays until after Labor Day. (*Request of Councilor Tucker*)
- Check into implementing a Junior Lifeguard Program. (*Request of Councilor Cogle*)

FOR THE ASSISTANT CITY ATTORNEY:

- Look at changing Carver Park hours from 7a.m. to 7p.m. (*Request of Councilor Tucker*)

B. FY25 Budget Update, Warden Herbert Walker – Muscogee County Prison *No Action Taken*

Finance Director Angelica Alexander advised that Warden Herbert Walker, III of the Muscogee County Prison is appearing before Council pursuant to Ordinance 13-39, as they are expected to exceed their FY25 Budget. The request is for an additional appropriation of \$247,000 to cover an increase in food service costs.

Mayor Pro Tem Allen made a motion to approve the request for additional appropriation in the FY25 Budget for the Muscogee County Prison in the amount of \$247,000, seconded by Councilor Garrett and carried unanimously by the seven members present, with Councilors Hickey and Cogle being absent for the vote, and Councilor Davis being absent from the meeting.

REFERRAL(S):

FOR THE CITY MANAGER:

- Can we get an update on the RFP for the business license in reference to the Revenue Department. (*Request of Councilor Tucker*)

BID ADVERTISEMENT

DATE: April 22, 2025
TO: Mayor and Councilors
FROM: Finance Department
SUBJECT: Advertised Bids/RFPs/RFQs

May 2, 2025

1. Real & Personal Property Mail/Processing For Muscogee County Tax Commissioner (Annual Contract) – RFP No. 25-0017

Scope of RFP

Columbus Consolidated Government is seeking proposals from qualified vendors to provide printing and mailing services to the Muscogee County Tax Commissioner. The required services shall include:

- Real, Personal, & Mobile Home Property Tax Bills
- Real, Personal, & Mobile Home Property Tax Delinquent Notices

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

2. Environmental Consulting Services For Multipurpose Brownfield Grant (Annual Contract) – RFP No. 25-0018

Scope of RFP

Columbus Consolidated Government (the City) is seeking a qualified environmental consulting firm to provide assistance with the recently awarded United States Environmental Protection Agency (U.S. EPA) Multipurpose Brownfield Grant for the implementation of environmental assessment, site cleanup, remedial planning, community outreach, and other components of the grant for which funding is secured.

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

CLERK OF COUNCIL’S AGENDA

ENCLOSURES - INFORMATION ONLY

1. Board Memo – Listing the terms of the Downtown Development Authority and the need for them to reconvene.

ENCLOSURES - ACTION REQUESTED

2. Resignation of Dorris Bishop from her seat as a representative of Senatorial District 15 on the Keep Columbus Beautiful Commission. Mayor Pro Tem Allen made a motion to receive the resignation, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

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

Board of Election and Registration 03.06.25

Board of Historic & Architectural Review 01.08.24

Board of Historic & Architectural Review 02.12.24

Board of Historic & Architectural Review 03.11.24

Board of Historic & Architectural Review 04.08.24

Board of Historic & Architectural Review 05.13.24

Board of Historic & Architectural Review 06.10.24

Board of Historic & Architectural Review 08.12.24

Board of Historic & Architectural Review 09.09.24

Board of Tax Assessors #11-25

Board of Tax Assessors #12-25

Board of Tax Assessors #13-25

Columbus Ironworks Trade Center Authority 02.28.25

Development Authority 03.06.25

Employee Benefits Committee 02.26.25

Hospital Authority of Columbus, Georgia 02.25.25

Mayor Pro Tem Allen made a motion to receive the minutes of various boards, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

ADD-ON RESOLUTIONS:

Resolution (137-25): A resolution excusing Councilor Glenn Davis from the April 22, 2025, Council Meeting. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

BOARD APPOINTMENTS - ACTION REQUESTED

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

A. COLUMBUS SPORTS & ENTERTAINMENT AUTHORITY:

A nominee for a new seat as a Certified Public Accountant, on the Columbus Sports & Entertainment Authority. (*Mayor's Appointment*). There were none.

A nominee for a new seat as a Corporate/Employment Attorney, on the Columbus Sports & Entertainment Authority. (*Mayor's Appointment*). There were none.

A nominee for a new seat as a Law Enforcement Representative, on the Columbus Sports & Entertainment Authority. (*Mayor's Appointment*). There were none.

B. HOUSING AUTHORITY OF COLUMBUS:

A nominee for the seat of John F. Greeman (*Eligible to succeed*) for the term expiring on the April 30, 2025, on the Housing Authority of Columbus (*Mayor's Appointment*). There were none.

5. COUNCIL APPOINTMENTS – READY FOR CONFIRMATION:

A. BOARD OF TAX ASSESSORS: Clayton Hood was nominated to fill the unexpired term of Councilor John Anker. (*Councilor Anker/Crabb's nominee*) Term expires: December 31, 2025. Councilor Crabb made a motion for confirmation, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

B. EMPLOYEE BENEFITS COMMITTEE: Holli Browder was nominated to serve another term as the Dept. Director/Asst. Director Representative. (*Councilor Crabb's nominee*) Term

expires: April 30, 2028. Councilor Crabb made a motion for confirmation, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

C. EMPLOYEE BENEFITS COMMITTEE: Nancy Boren was nominated to serve another term as one of the Dept. Director/Asst. Director Representatives. *(Councilor Crabb's nominee)* Term expires: April 30, 2028. Councilor Crabb made a motion for confirmation, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

D. LAND BANK AUTHORITY: Reynolds Bickerstaff was nominated to fill a vacant seat. *(Councilor Crabb's nominee)* Term expires: October 31, 2026. Councilor Crabb made a motion for confirmation, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

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

A. COLUMBUS SPORTS & ENTERTAINMENT AUTHORITY:

A nominee for a new seat as a Promotional Entity – Professional Hockey, on the Columbus Sports & Entertainment Authority. *(Council's Appointment)*. There were none.

A nominee for a new seat as a Trade Center Representative, on the Columbus Sports & Entertainment Authority. *(Council confirms the appointment)*. There were none.

A nominee for a new seat as a River Center Representative, on the Columbus Sports & Entertainment Authority. *(Council confirms the appointment)*. There were none.

A nominee for a new seat as a Convention & Visitors Board Representative, on the Columbus Sports & Entertainment Authority. *(Council confirms the appointment)*. Councilor Cogle nominated Ashley Wotenia. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

B. DOWNTOWN DEVELOPMENT AUTHORITY:

A nominee for the seat of Allen Taber *(Eligible to succeed)* for the term expiring on August 15, 2023, on the Downtown Development Authority *(Council's Appointment)*. Councilor Crabb renominated Allen Taber to serve another term.

A nominee for the seat of Brad Coppedge *(Eligible to succeed)* for the term expiring on August 15, 2023, on the Downtown Development Authority *(Council's Appointment)*. Councilor Crabb renominated Brad Coppedge to serve another term.

A nominee for the seat of Karl Douglass *(Eligible to succeed)* for the term expiring on August 15, 2023, on the Downtown Development Authority *(Council's Appointment)*. Councilor Crabb renominated Karl Douglass to serve another term.

A nominee for the seat of Will Barnes *(Deceased)* for the term expiring on August 15, 2023, on the Downtown Development Authority *(Council's Appointment)*. There were none.

A nominee for the seat of Billy Blanchard (*Eligible to succeed*) for the term expiring on August 15, 2023, on the Downtown Development Authority (*Council's Appointment*). There were none.

A nominee for the seat of Stephen Butler (*Eligible to succeed*) for the term expiring on August 15, 2023, on the Downtown Development Authority (*Council's Appointment*). There were none.

A nominee for the seat of Ernest Smallman, IV (*Not Eligible to succeed – Currently serves on the Board of Zoning Appeals*) for the term expiring on August 15, 2023, on the Downtown Development Authority (*Council's Appointment*). There were none.

COUNCIL HEARINGS:

1. Request for Waiver of Penalty and Interest on property tax submitted by Mr. Carl Robertson of Columbus State University for property located in Columbus, Georgia.

Mr. Carl Robertson approached the rostrum to request a refund of penalty and/or interest in property taxes of two properties. He explained that during 2023 and 2024 there was property transfers from the CSU Foundation to CSU going from a 50C3 to a tax exempt status. He said unfortunately the tax exemption was never filed and the bill was not paid. He said once the delinquent taxes were discovered, they were immediately paid.

Tax Commissioner David Britt approached the rostrum reiterating the statements made by Mr. Robertson regarding the delinquent taxes. He stated the penalties and interest total \$18,405.03. He also stated there was no gross or willful neglect in paying the property taxes due in accordance with the law.

Mayor Pro Tem Allen made a motion to approve the request to waive the penalties and interest in the amount of \$18,405.03, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Davis being absent from the meeting.

PUBLIC AGENDA (continued):

3. Mr. Marvin Broadwater, Sr. Re: Southside Deserves Economic Development.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Councilor Garrett to adjourn the April 22, 2025, Regular Council Meeting, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilors Davis and Huff being absent from the meeting, and the time being 8:44 p.m.

Lindsey G. McLemore
Clerk of Council
Council of Columbus, Georgia

File Attachments for Item:

2. 2nd Reading- REZN-12-24-2551: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **3212 6th Avenue** (parcel # 014-031001B) from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Garrett)

AN ORDINANCE**NO. _____**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **3212 6th Avenue** (parcel # 014-031001B) from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions.

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

Section 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District.

“All that lot, tract or parcel of land situate, lying and being in land lot 72, 8th District, Columbus, Muscogee County, Georgia, and being more particularly described as follows:

Beginning at an iron stake located 65 feet south of the southeast corner of the intersection of 33rd Street (formerly known as Madden Street) with 6th Avenue, and from said point of beginning thence running south along the east line of 6th avenue, a distance of 41 feet to an iron stake; thence running east and parallel with the south line of 33rd street a distance of 100 feet to an iron stake; thence running north and parallel with the east line of 6th Avenue a distance of 41 feet to an iron stake; thence running west and parallel with the south line of 33rd street, a distance of 100 feet to the point of beginning.”

Section 2.

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

1. There shall be a minimum lot size of 4,000 square feet.
2. There shall be a minimum lot width of 40 feet.

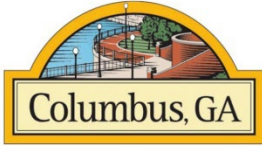
Introduced at a regular meeting of the Council of Columbus, Georgia held on the 8th_ day of April, 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____.
Councilor Ankers	voting _____.
Councilor Chambers	voting _____.
Councilor Cogle	voting _____.
Councilor Crabb	voting _____.
Councilor Davis	voting _____.
Councilor Garrett	voting _____.

Councilor Hickey	voting _____.
Councilor Huff	voting _____.
Councilor Tucker	voting _____.

Lindsey G. McLemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-12-24-2551

Applicant:	Maria Vazquez Lopez
Owner:	Maria Vazquez Lopez
Location:	3212 6 th Avenue
Parcel:	014-031-001
Acreage:	0.10 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	<ol style="list-style-type: none"> 1. Minimum lot size of 4,000 square feet 2. Minimum lot width of 40 feet
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 8 (Garrett)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Moore's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F

Current Land Use Designation:	Single Family Residential								
Future Land Use Designation:	Single Family Residential								
Compatible with Existing Land-Uses:	Yes								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>South</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>East</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>West</td><td>Residential Multifamily – 2 (RMF2)</td></tr> </table>	North	Residential Multifamily – 2 (RMF2)	South	Residential Multifamily – 2 (RMF2)	East	Residential Multifamily – 2 (RMF2)	West	Residential Multifamily – 2 (RMF2)
North	Residential Multifamily – 2 (RMF2)								
South	Residential Multifamily – 2 (RMF2)								
East	Residential Multifamily – 2 (RMF2)								
West	Residential Multifamily – 2 (RMF2)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Forty Five (45) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.								
	<table> <tr> <td>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
Approval	0 Responses								
Opposition	0 Responses								
Additional Information:	An existing single family residence.								
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map								



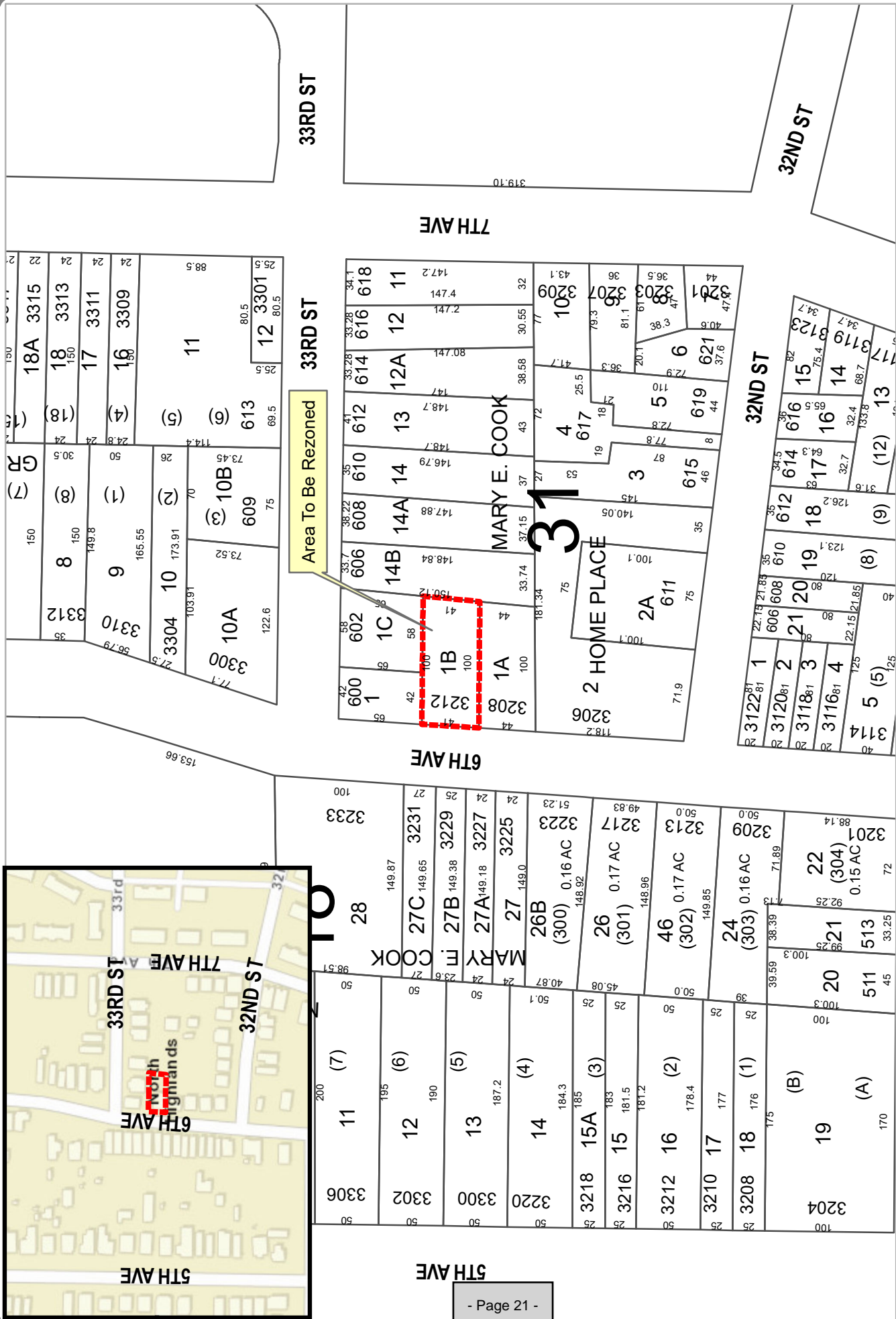
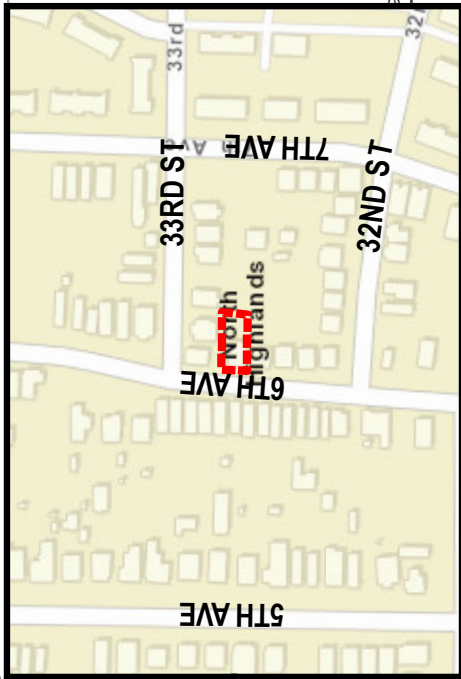
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 1/9/2025

Aerial Map for REZN 12-24-2551
Map 014 Block 031 Lot 001B
Planning Department-Planning Division
Prepared By Planning GIS Tech

Item #2.

0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

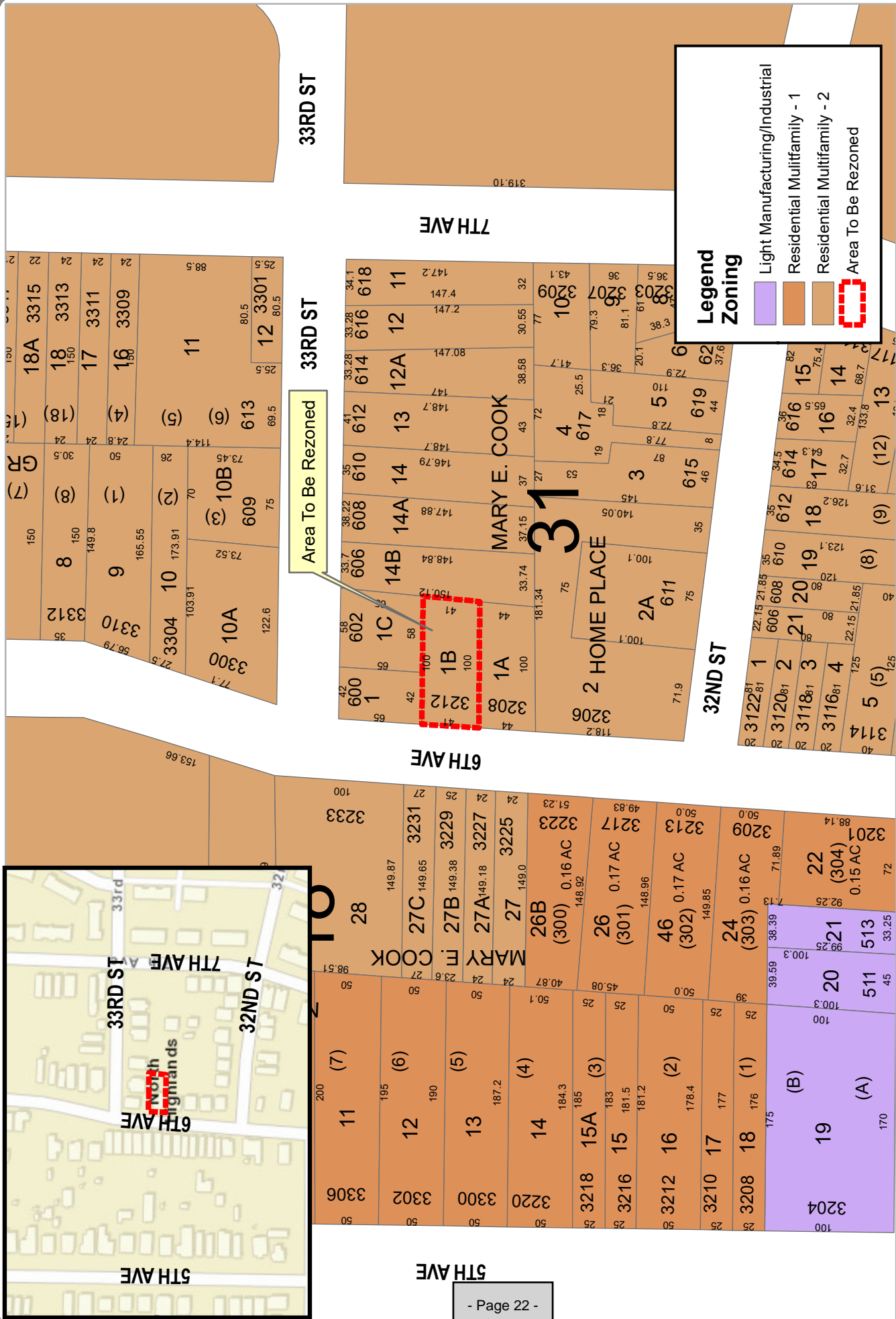
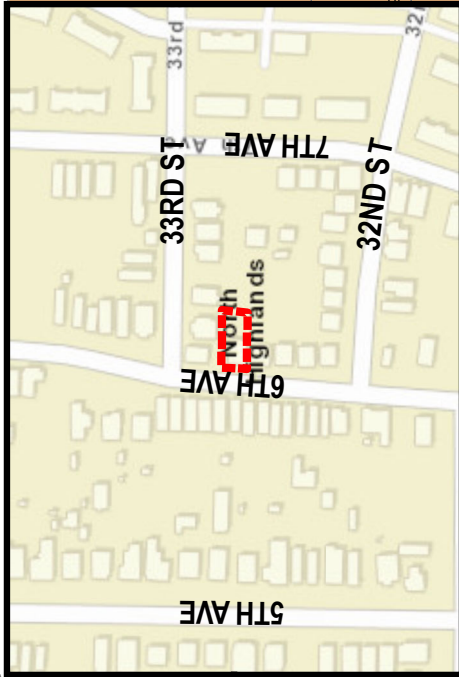


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Location Map for REZN 12-24-2551
Map 014 Block 031 Lot 001B
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper





Legend

Zoning

- Light Manufacturing/Industrial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Area To Be Rezoned

Item #2.

Columbus Planning

1 inch = 100 feet

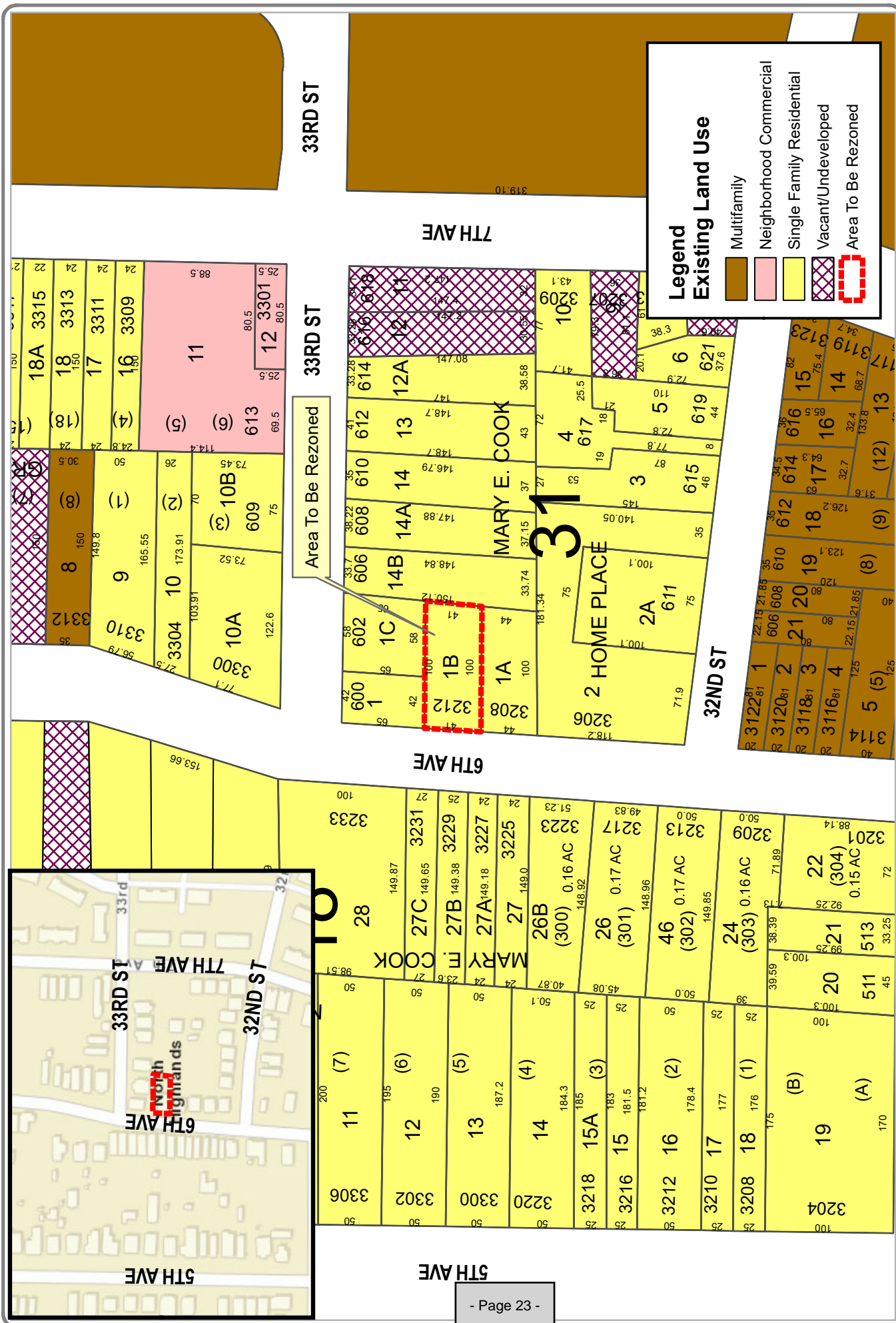
Data Source: IT/GIS

Author: David Cooper

Zoning Map for REZN 12-24-2551
 Map 014 Block 031 Lot 001B
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 1/9/2025



Item #2.



0 50 100 Feet
 1 inch = 100 feet

Data Source: IT/GIS
 Author: DavidCooper

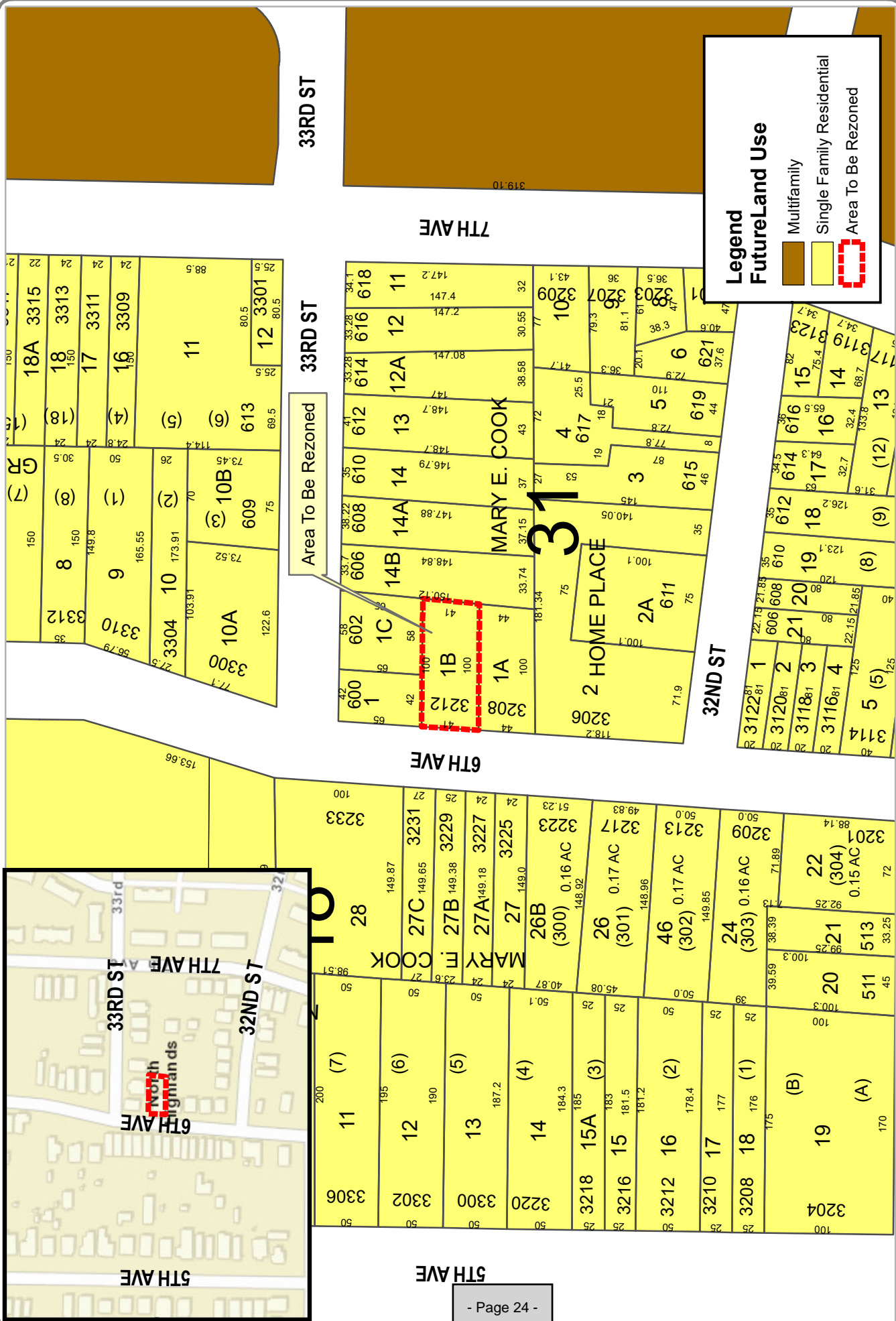
Existing Land Use Map for REZN 12-24-2551
 Map 014 Block 031 Lot 001B

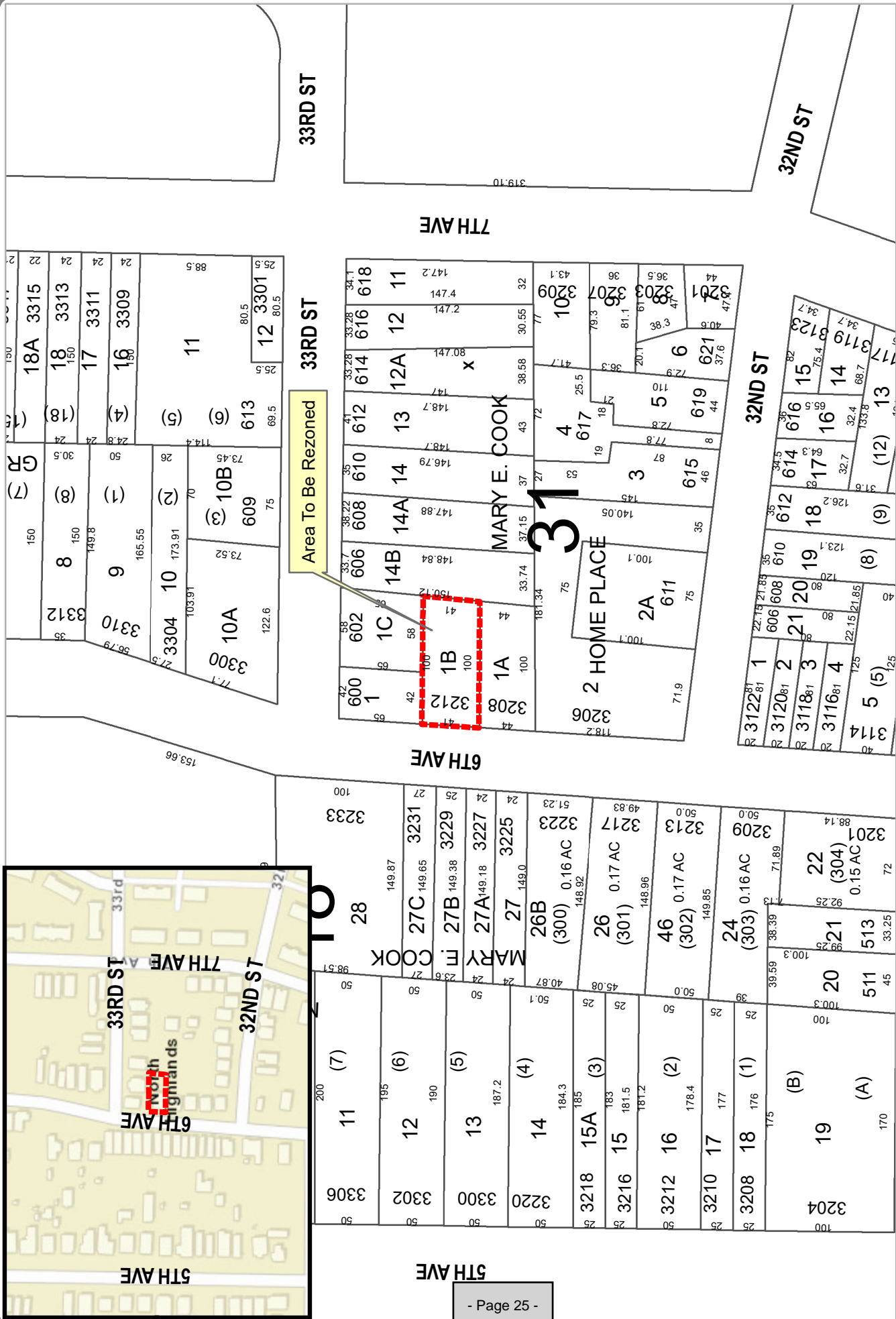
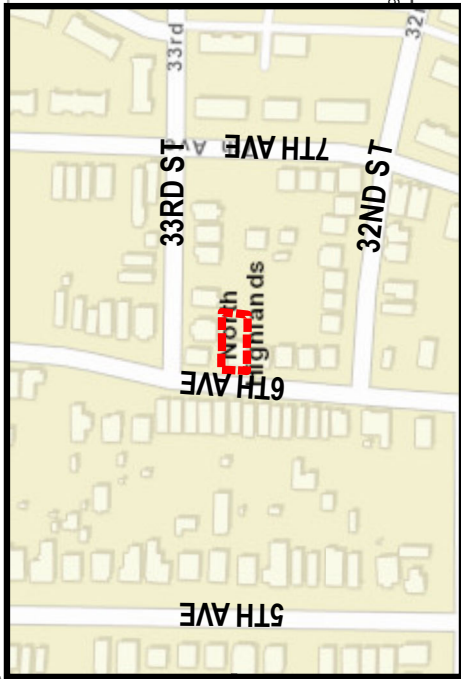
Planning Department-Planning Division
 Prepared By Planning GIS Tech

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



Date: 1/9/2025





File Attachments for Item:

3. 2nd Reading- REZN-01-25-0036 : An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4246 and 4240 3rd Avenue** (parcel # 013-001-038/039) from Light Manufacturing/Industrial (LMI) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett)

AN ORDINANCE
NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4246 and 4240 3rd Avenue** (parcel # 013-001-038/039) from Light Manufacturing/Industrial (LMI) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District.

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

Section 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Light Manufacturing/Industrial (LMI) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District.

“PARCEL 1

All that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, being known and designated as ALL OF LOT NUMBERED FOUR (4), BLOCK NUMBERED NINE (9), SHARP & HORN SURVEY OF NORTH HIGHLAND PARK SUBDIVISION, as said lot is shown upon a map or plat of said Subdivision recorded in Plat Book 1 page 454, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for a more specific location and dimensions of said lot. Located thereon is house numbered 4236 3RD AVENUE, according to the present numbering of dwellings in Columbus, Georgia.

PARCEL 2

All those lots, tracts and parcels of land situate, lying and being in Columbus, Muscogee County, Georgia, being known and designated as ALL OF LOTS NUMBERED FOUR (4) and FIVE (5), BLOCK NUMBERED NINE (9), SHARP & HORN SURVEY OF NORTH HIGHLAND PARK SUBDIVISION, as said lots are shown upon a map or plat of said Subdivision recorded in Deed Book 1 page 454, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for a more specific location and dimensions of said lots.

Located thereon is house numbered 4240 3rd Avenue, according to the present numbering of dwellings in Columbus, Georgia.”

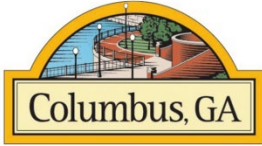
Introduced at a regular meeting of the Council of Columbus, Georgia held on the 8th day of April 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2025 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____.
Councilor Anker	voting _____.
Councilor Chambers	voting _____.
Councilor Cogle	voting _____.
Councilor Crabb	voting _____.

Councilor Davis	voting _____.
Councilor Garrett	voting _____.
Councilor Hickey	voting _____.
Councilor Huff	voting _____.
Councilor Tucker	voting _____.

Lindsey G. McLemore
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-01-25-0036

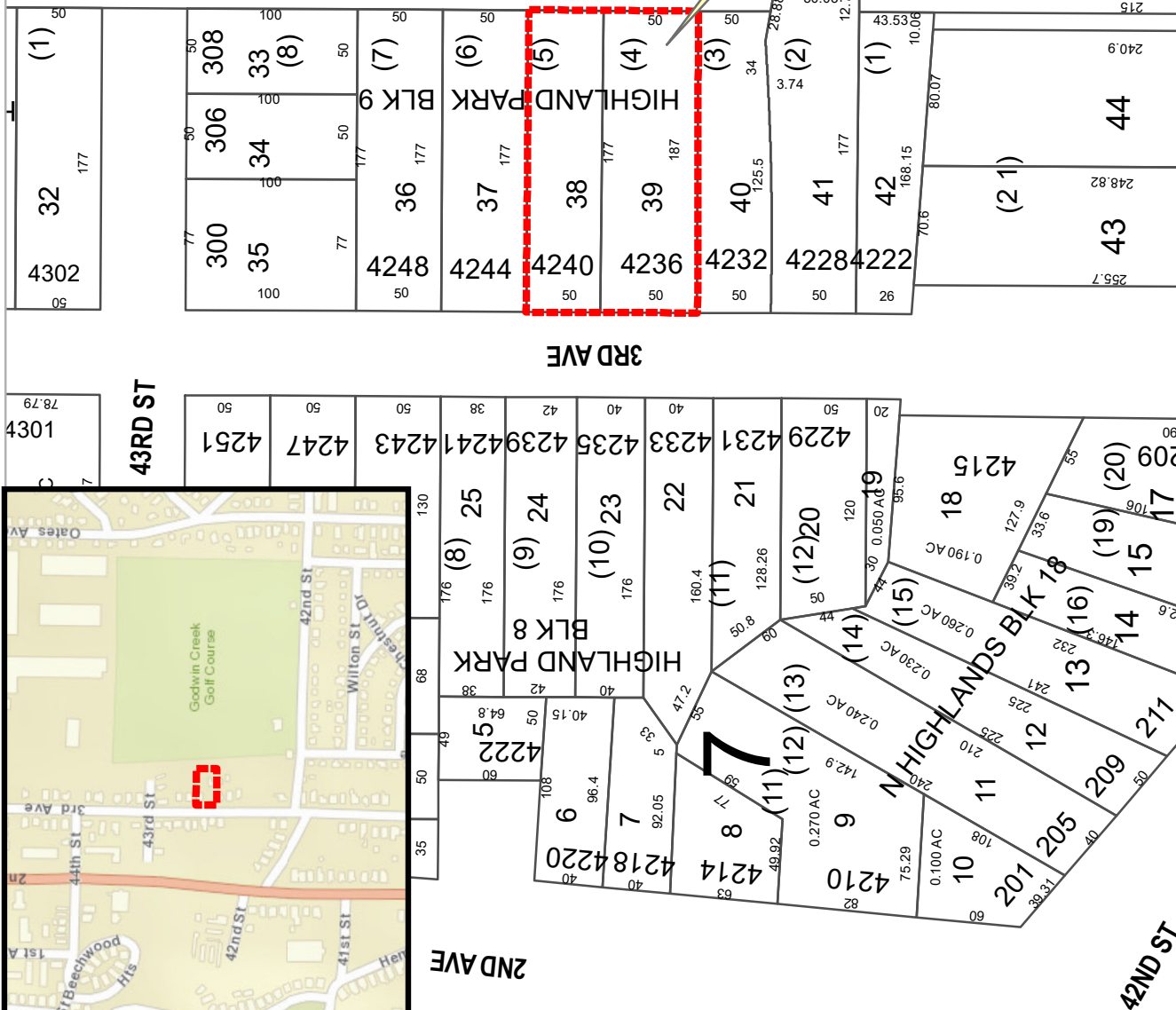
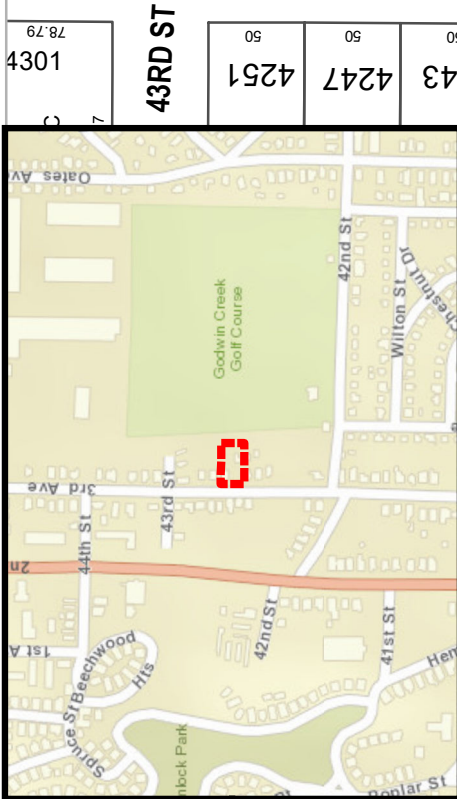
Applicant:	Harley Hoad
Owner:	Harley Hoad
Location:	4236/4240 3 rd Avenue
Parcel:	013-001-039/38
Acreage:	0.20/21 Acres
Current Zoning Classification:	Light Manufacturing/ Industrial
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 8 (Garrett)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Moore's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Single Family Residential

Future Land Use Designation:	Single Family Residential	
Compatible with Existing Land-Uses:	Yes	
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.	
City Services:	Property is served by all city services.	
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.	
Surrounding Zoning:	North	Light Manufacturing/ Industrial (LMI)
	South	Light Manufacturing/ Industrial (LMI)
	East	Light Manufacturing/ Industrial (LMI)
	West	Residential Multifamily – 1 (RMF1)
Reasonableness of Request:	The request is compatible with existing land uses.	
School Impact:	N/A	
Buffer Requirement:	N/A	
Attitude of Property Owners:	Thirty Three (33) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.	
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:	Existing Single Family residence	
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map	



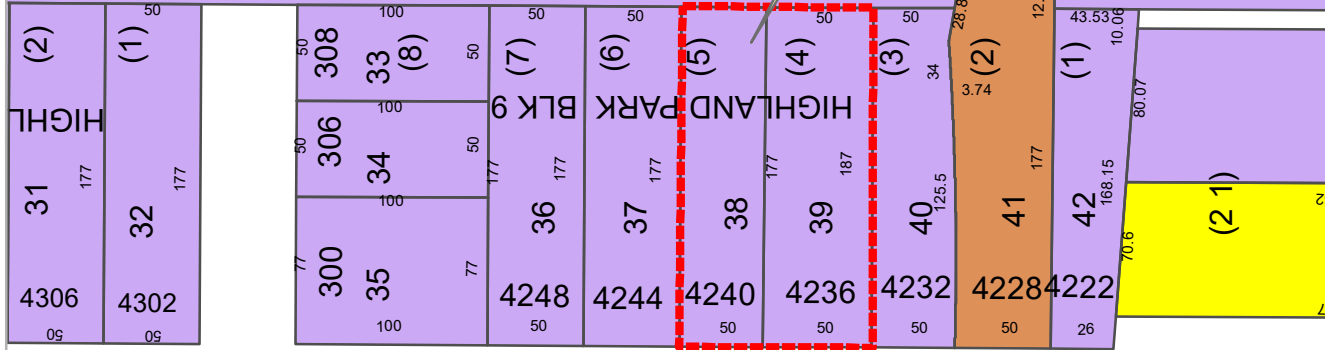
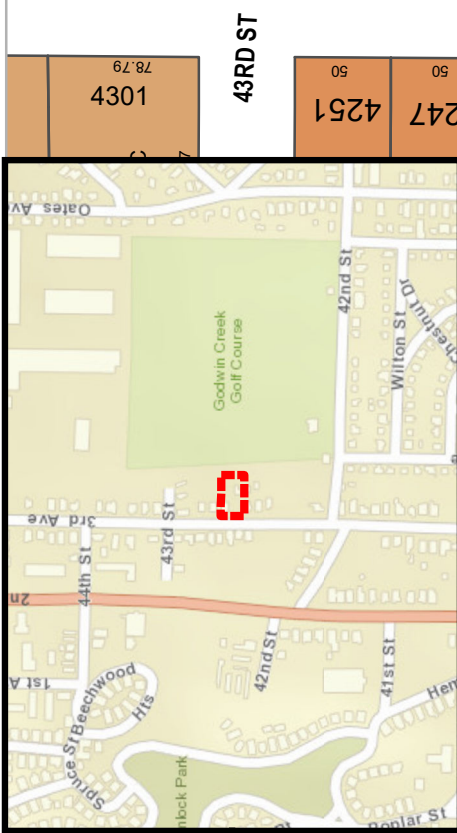
Area To Be Rezoned

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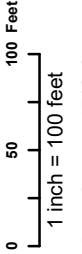
Location Map for REZN 01-25-0036
Map 013 Block 001 Lots 038 & 039
Planning Department-Planning Division
Prepared By Planning GIS Tech



Area To Be Rezoned

Legend Zoning

- General Commercial
- Light Manufacturing/Industrial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Single Family Residential - 1
- Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

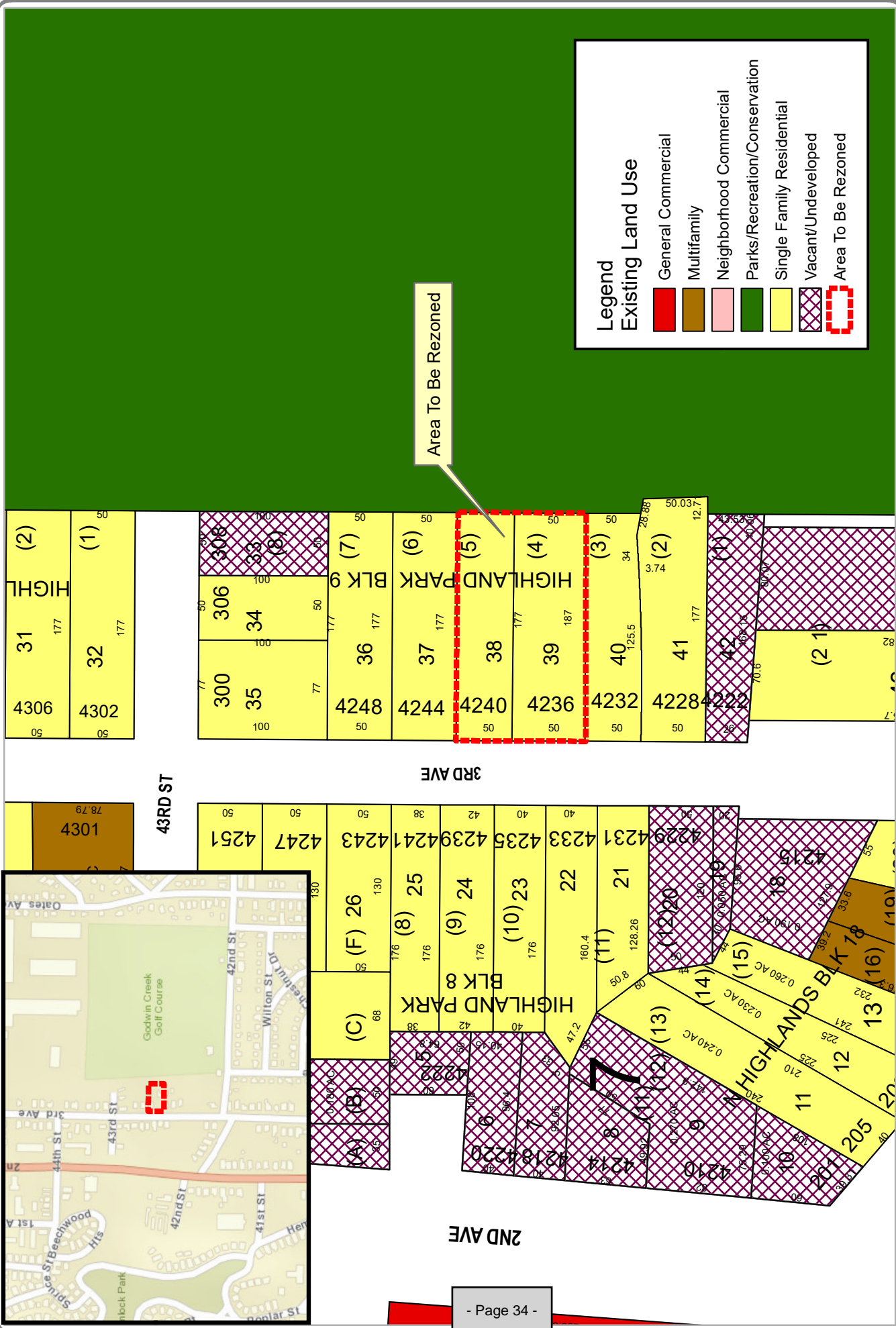
Zoning Map for REZN 01-25-0036
Map 013 Block 001 Lots 038 & 039
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Date: 1/16/2025





Area To Be Rezoned

Legend

Existing Land Use

- General Commercial
- Multifamily
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

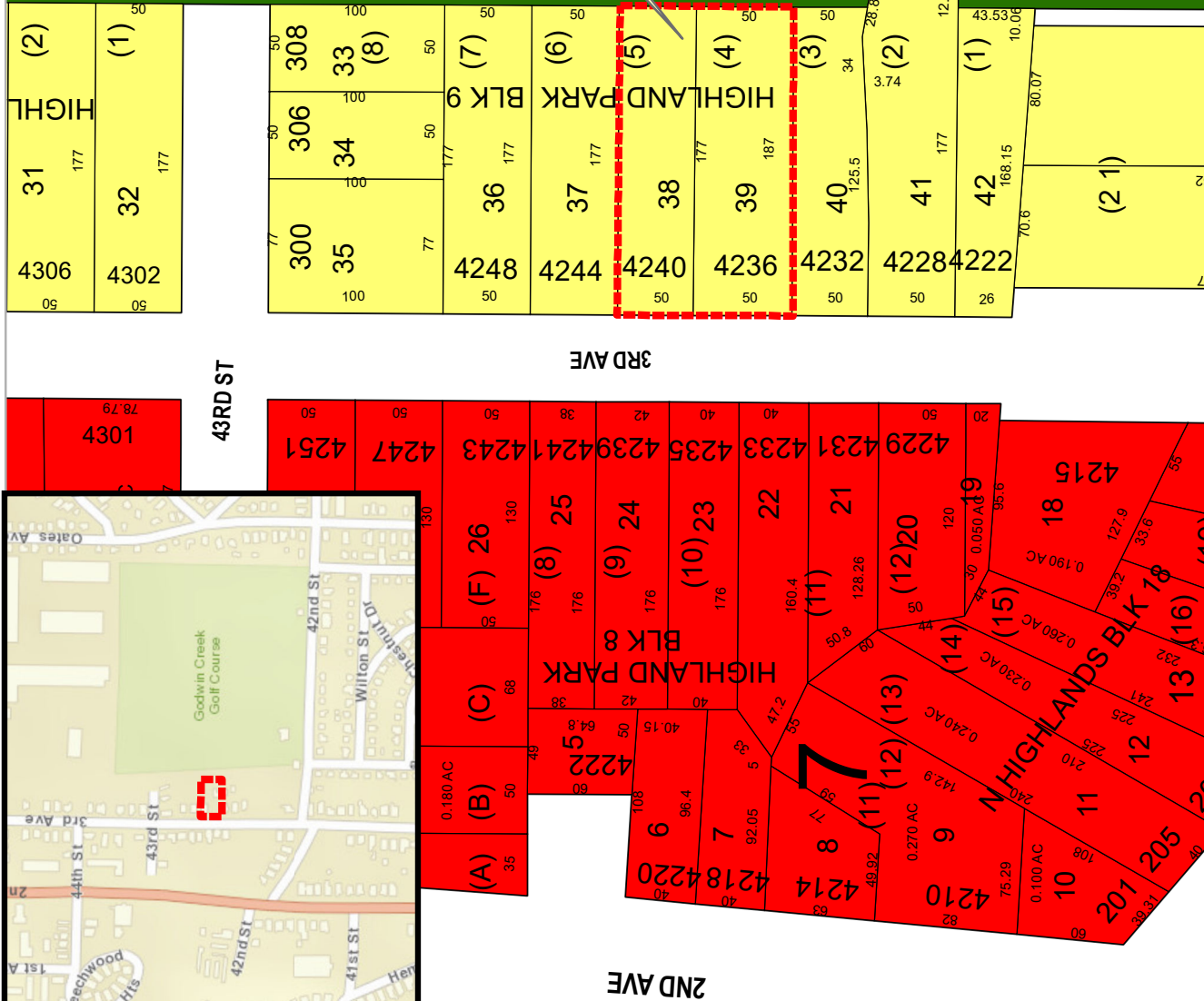
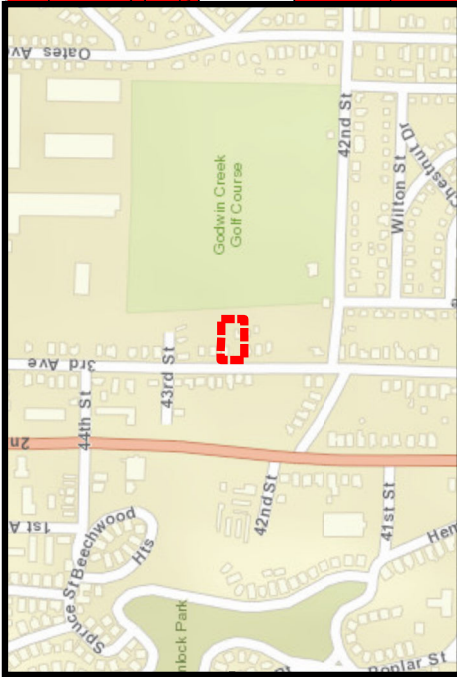
Item #3.

0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 01-25-0036
Map 013 Block 001 Lots 038 & 039
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 1/16/2025



Area To Be Rezoned

Legend Future Land Use

- General Commercial
- Parks/Recreation/Conservation
- Single Family Residential
- Area To Be Rezoned



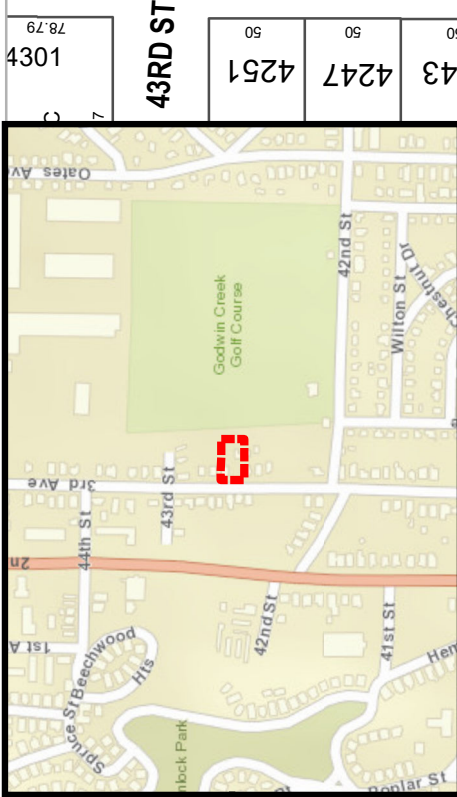
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Date: 1/16/2025

Future Land Use Map for REZN 01-25-0036
Map 013 Block 001 Lots 038 & 039
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper





Item #3.



0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Flood Hazard Map for REZN 01-25-0036
Map 013 Block 001 Lots 038 & 039
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Date: 1/9/2025

File Attachments for Item:

I. Legislative Update House Bill 92 - Suzanne Widenhouse, Chief Appraiser, Board of Tax Assessors

BOARD OF ASSESSORS

SUZANNE WIDENHOUSE

CHIEF APPRAISER – BOARD OF ASSESSORS

HB 92

CLEAN UP FROM HB 581

- Part I, Section I-1 Estimated Rollback Cleanup
 - Specified levying authority method of calculating estimated rollback
- Part I, Section I-2 Disclaimer on Tax Bill
- Part I, Section I-5 Notice of Assessment
 - Changes made to the look of the annual notice of assessment to incorporate the estimated rollback rate or an estimate of taxes based on last years millage rate, or both
- Part I, Section I-6 Estimated Rollback Timeline
 - Required to be certified to the Board of Assessors and Tax Commissioner 15 days prior to the postmark on the annual notice of assessment.

PART I, SECTION I-I ESTIMATED ROLLOUT RATE

- Defined as follows:

“(2.1) ‘Estimated roll-back rate’ means, for any given levying or recommending authority, the current year’s estimate millage rate for general maintenance and operations minus the millage equivalent of the total net assessed value added by reassessments: as calculated and certified by the levying or recommending authority.”

PART I, SECTION I-2 DISCLAIMER ON TAX BILL

“(b) In addition to the requirements of subsection (a) of this Code section, if the millage rate adopted by a taxing authority exceeds the estimated roll-back rate and such estimated roll-back rate was provided in the annual notice of assessment, such tax bill shall include a notice containing the name of such taxing authority and the following statement in bold print: ‘The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.’

PART I, SECTION I-5 NOTICE OF ASSESSMENT

If the levying authority or recommending authority does not provide the estimate rollback rate to the Board of Assessors and Tax Commissioner, at least 15 days prior to the postmark of the annual notices of assessment, their previous year's millage rate and estimated tax for the current year would appear on the notice of assessment.

PART I, SECTION I-6 ESTIMATED ROLL BACK TIMELINE

Each levying or recommending authority shall certify the estimated rollback rate to the Board of Tax Assessors and Tax Commissioner no less than 15 days prior to the postmark of the annual notice of assessment.

BOARD OF ASSESSOR'S TIMELINE

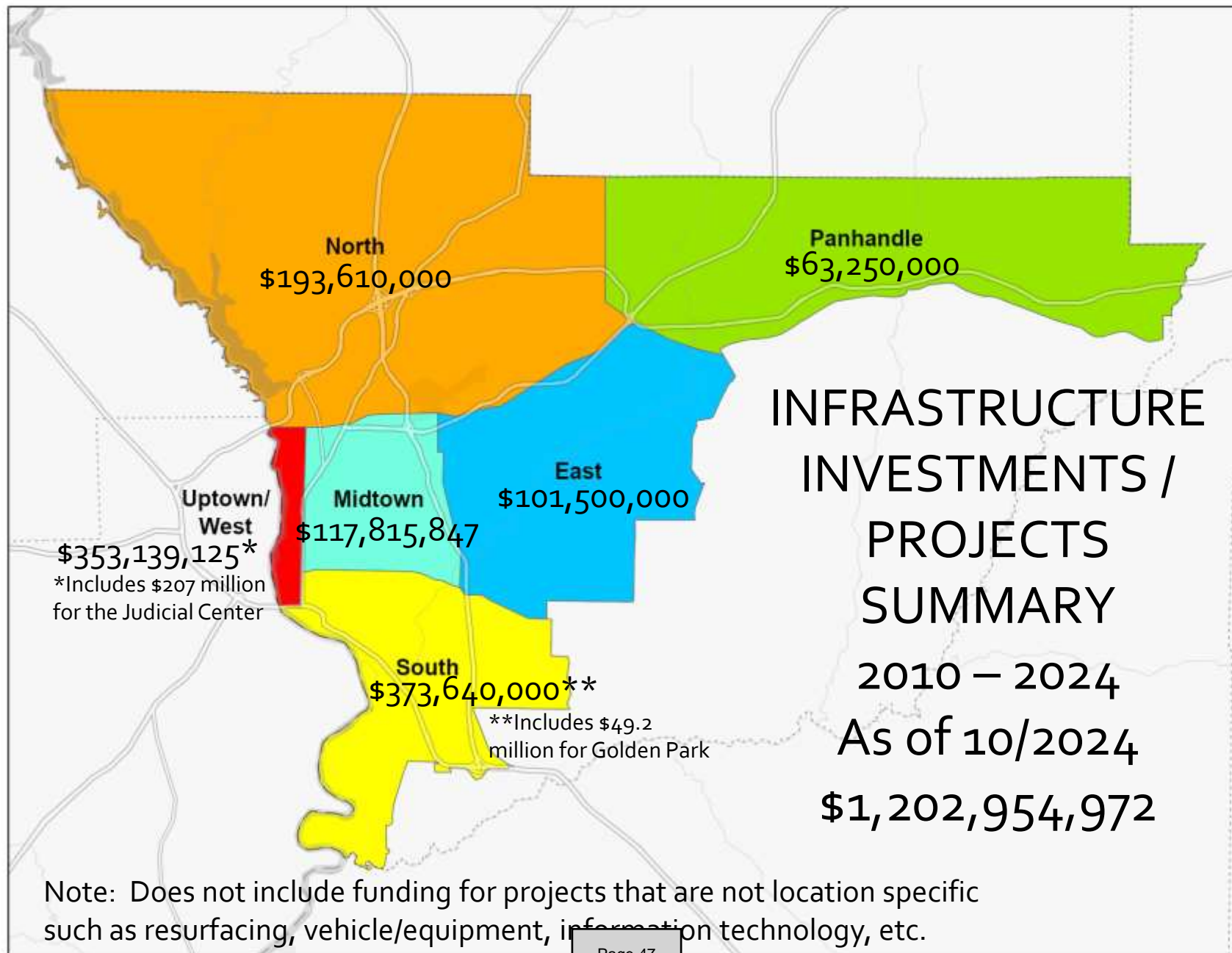
- 5/12/2025 Notices to printer
- 5/19/2025 Notices to be mailed
- 5/2/2025 15-day deadline

File Attachments for Item:

II. Infrastructure Update - Pam Hodge, Deputy City Manager, Finance, Planning, & Development, Ryan Pruett, Director, Inspections & Code, Vance Beck, Director, Engineering, Will Johnson, Director, Planning

INFRASTRUCTURE UPDATE

April 29, 2025



Funding Sources



- Transportation Special Purpose Local Option Sales Tax (TSPLOST) 2012
- Transportation Special Purpose Local Option Sales Tax (TSPLOST) 2022
- TSPLOST Discretionary Funds
- Special Purpose Local Option Sales Tax (SPLOST) 2021
- Other Local Option Sales Tax (OLOST) Infrastructure Fund
- Stormwater Fund
- Paving Fund
- Georgia Department of Transportation (GDOT) Grants and Programs
- Private Donations and Public-Private Partnerships (Friends of the Dragonfly Trail, Columbus Regional Tennis Association (CORTA), Columbus, GA Pickleball Association and others)
- Columbus Building Authority Bonds

Projects Under Construction

Williams Road/Fortson Road Roundabout

Detour has been established. Grading/drainage and earthwork is ongoing.

Start Date: April 2, 2024

Est. Completion: Sept. 2025

Budget: \$5,066,958.10

Funding Sources:

FY 17 LMIG FY 20 LMIG

Paving Fund OLOST Infrastructure

Percent Complete: 31%



Projects Under Construction (continued)

Mott's Green Plaza Enhancement

Plaza enhancement including riverwalk realignment and re-use of existing donor brick. Anticipated Completion is June 2025. Remaining items include landscaping, irrigation and punch list items.

Budget: \$1,423,636,05

Funding Source: FY12 TSPLOST Discretionary –Transportation

Percent Complete: 96%

GDOT Grant



Projects Under Construction (continued)

Flood Abatement Project 19th Street System

- Installation of a new box culvert and flood basin to contain the CSS and reduce flooding issues. The project will run on the West side of Veterans Parkway from Apex Road to the flood basin located near 29th Street. Earthwork and culvert installation is in progress.
- Budget: \$13,590,652.61
- Start Date: January 14, 2025
- Scheduled Completion: November 2025



Projects Under Construction (continued)

I-185 / Buena Vista Road Interchange

- GDOT Managed, 75% Complete
- Funding Source: FY12 TSPLOST
- Estimated Cost: \$47.7 million
- Estimated Completion: Fall 2025



Projects Under Construction (continued)

I-185 / Cusseta Road Interchange

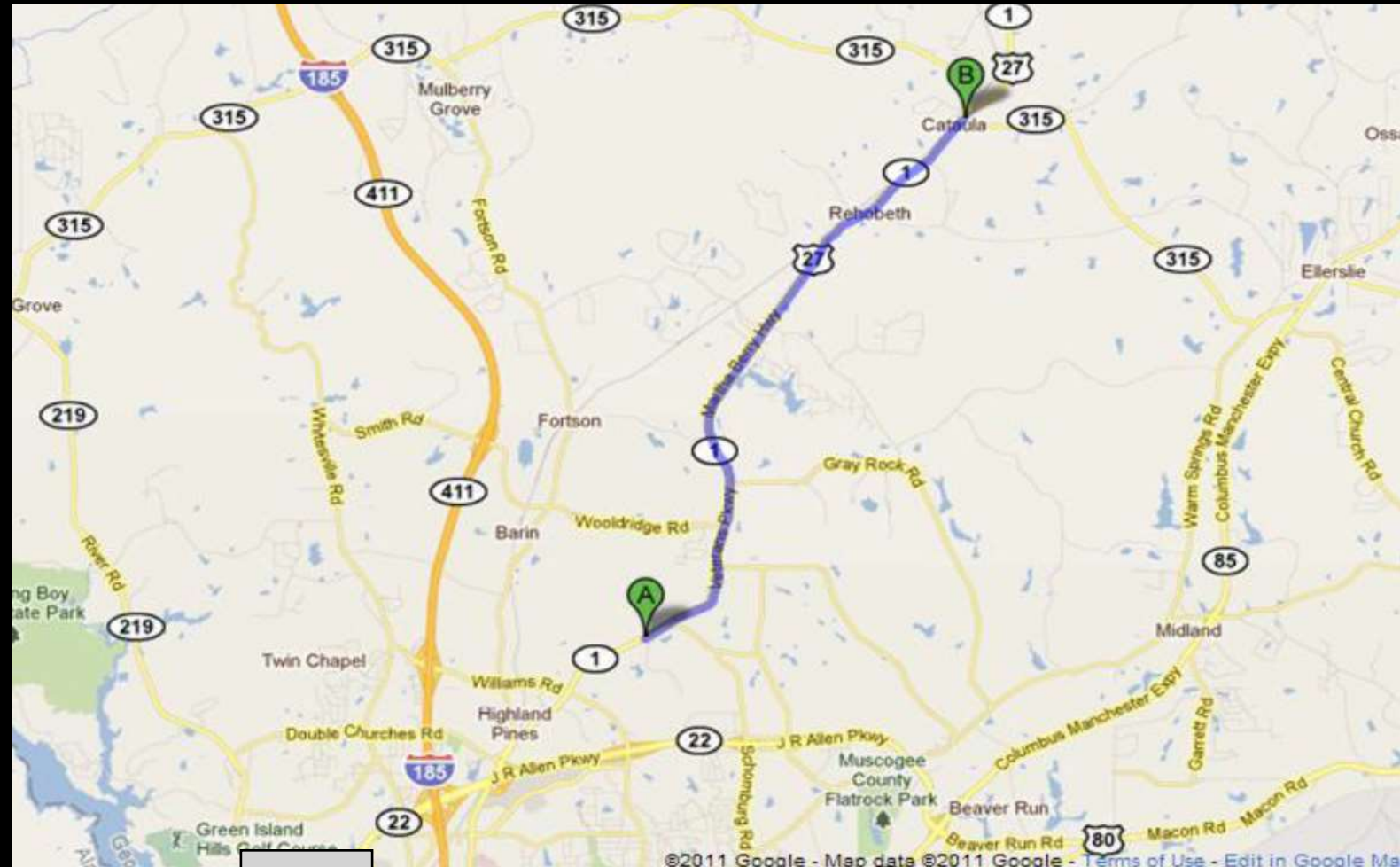
- GDOT Managed, 56% Complete
- Funding Source: FY12 TSPLOST
- Estimated Cost: \$58 million
- Estimated Completion: Spring 2026



Projects Under Construction (continued)

SR 1 / US 27 Widening

- GDOT Managed, 31% Complete
- Funding Source: FY12 TSPLOST
- Estimated Cost: \$40 million
- Estimated Completion: Summer 2026



Projects Under Construction (continued)

Spiderweb Phase II (RFB 24-0029)

- Project Started: April 8, 2025
- Anticipated Completion Date: April 2027
- 24-month intersection closure
- Funding Source: FY12 TSPLOST, LMIG, LRA, GDOT, TSPLOST Discretionary

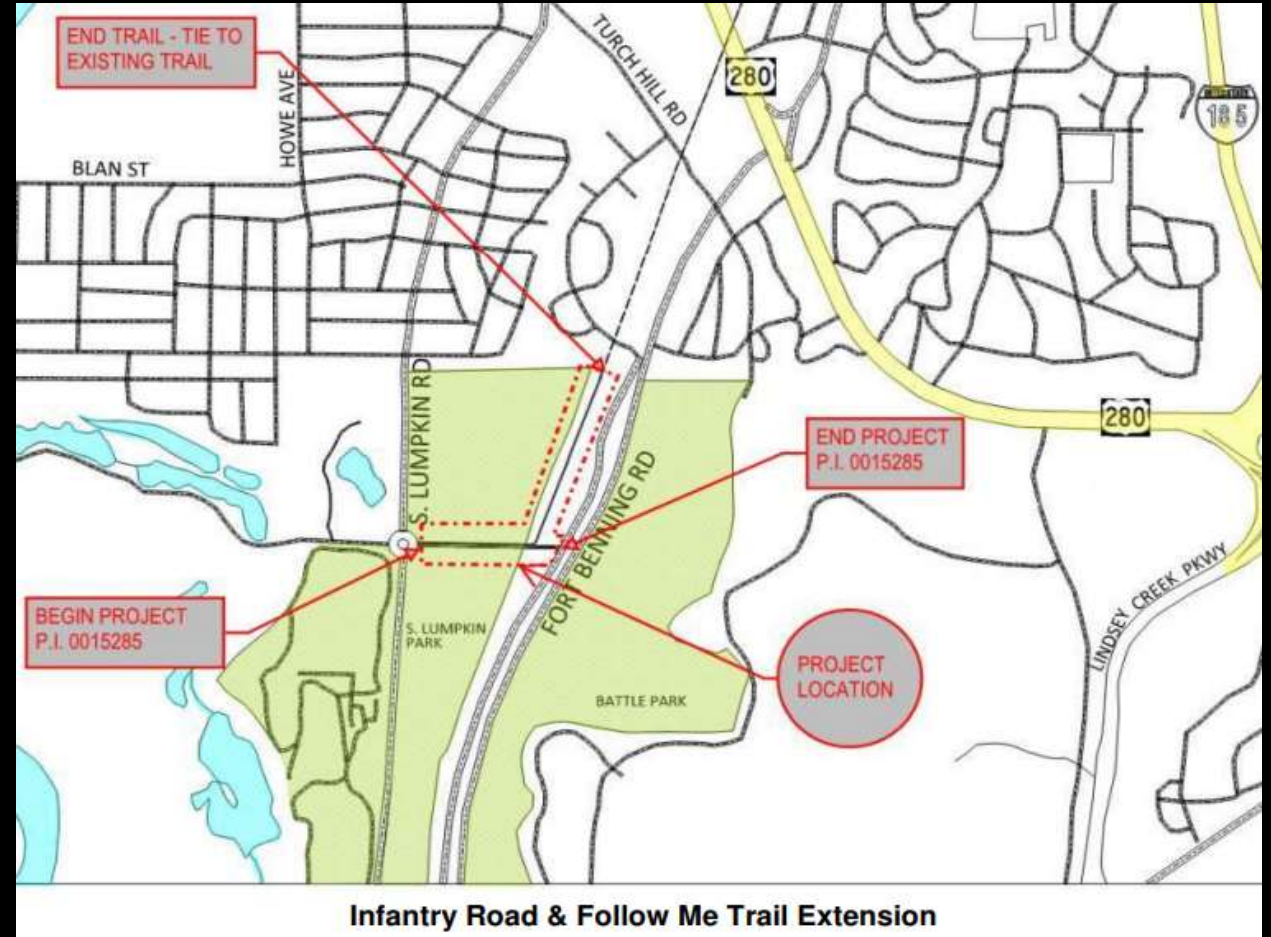


Bids Received & Awaiting Award

Infantry Road and Follow-Me Trail (RFB 24-0040)

PI 0015285

- New road from S. Lumpkin to Fort Benning Road and new trail along Fort Benning Road. Waiting on GDOT to provide revised construction agreement.
- Bids Received: August 7, 2024
- Low Bid: \$2,439,946.30
- Anticipated Start: Summer 2025
- Anticipated Completion: Summer 2026



TIA Band 1 Projects

Steam Mill Road

- Road improvements from Buena Vista Road to Pinecrest Drive with pedestrian bridge over I-185 and roundabouts at Dogwood Drive, McCartha Drive and Northstar Drive.
- Est. Design Completion: August 2025
- Est. Cost: \$22.5M to \$26M
- Funding Source: FY22 TSPLOST
- Critical Path: ROW Acquisition – notice of location and design has been run in the newspaper.



TIA Band 1 Projects (continued)

Whitesville Road

Road widening will start on the north side of the the bridge over SR 22/US 80/J R Allen Parkway and will end at the intersection of Williams Road. The design will go from 2 lanes to 3 lanes) with intersection improvements or roundabouts with a sidewalk and multiuse trail.

PIOH held on February 4, 2025

Estimated Letting: Spring 2027

Estimated Cost: \$14.3 Million

START



END



TIA Band 1 Projects (continued)

South Lumpkin Road

Road improvements from Victory Drive to the proposed Infantry Road.

Est. Letting: June 2026

PIOH held on March 27, 2025

Funding Source: FY22 TSPLOST

Est. Cost: \$9.6M (3-lane) / \$11.9M (5-lane)



TIA Band 1 Projects (continued)

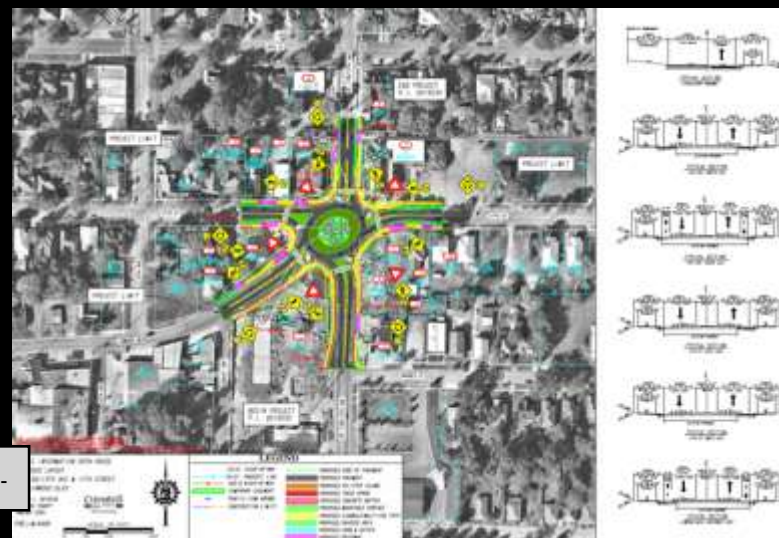
5th Avenue

- 5th Avenue Multi-use path from 10th St. to 14th St.
- Redesign to move trail to east side
- Est. Design Completion: December 2025
- Est. Cost: \$954,780 (\$690,000 budgeted)



13th Avenue, 17th St. and Linwood Blvd. Roundabout

- New Roundabout @ 13th, 17th and Linwood.
- Est. Design Completion: December 2025
- Est. Cost: \$6,650,000
- Funding Source: FY22 TSPLOST
- PIOH: January 15, 2025



TIA Band 1 Projects (continued)

- **Andrews Road Improvements** - (Buena Vista Road to Cusseta Road) - GDOT Administered – Under Design
 - **PIOH: May 12 at 5PM at Martin Luther King, Jr. Elementary (combined with Brennan Road project)**
- **Brennan Road Improvements** - (St. Mary's Road to Cusseta Road) - GDOT Administered – Under Design
- **University Avenue Road Diet-** (Gentian Boulevard to Macon Road) – GDOT Administered – Developing concept report
- **Manchester Expy @ Central Church Road Intersection Improvements** – GDOT Administered – Letting July 2025

TIA Band 1 Projects (continued)

- **Columbus Riverwalk Repaving and Maintenance** – (CCG Scoping Project) – CCG
Administered – Engineering Department working on bid package
- **Buena Vista Road Corridor Improvements** – (Spiderweb to Wynnton Road) – GDOT
Administered – Looking for ways to reduce scope to be within budget
- **Liberty Theater Block Enhancement** – (Streetscape improvements along 8th Avenue)

TIA Band 2 Projects

- **Morris Road Improvements** - (Buena Vista Road to Forrest Road) - CCG Administered – waiting on concept report
- **Forrest Road Widening** - (Macon Road to Railroad) – CCG Administered - Consultant selected
- **JR Allen (US 80) @ Schomburg and Blackmon Rd. Intersections** - GDOT Administered – Consultant Selected – Environmental documents under review - Letting September 2028
- **Second Avenue Improvements** - (Talbotton Road to Manchester Expressway) - GDOT Administered – Concept team meeting on March 25 – Letting April 2028
- **Columbus Airport Improvements** – CCG Administered – only \$2.5 million will now go to runway

TIA Band 3 Projects

- Manchester Expressway - (County Line Road/Mahaffey Road Interchange) – GDOT Administered
- Williams Road Widening - (Veterans Road to I-185) - GDOT Administered
- Cusseta Road Widening - (Brown Avenue to Roundabout) - GDOT Administered
- Double Churches Rd. Improvements - (Veterans Parkway to River Road) - CCG Administered
- Bull Creek Dragonfly Trail Connector – CWW working on sewer and trail rights
- Metra – Multi Band Projects

Additional Projects

- 8 Streets Resurfacing – Z230 – Under Design
- 8th Street Improvements (Front Ave. to Veterans Parkway) – TIA Discretionary – On-call
- Columbus Storm Drain System College Drive Drainage Rehab – On-call
- Wynnton Road Wall Replacement – On-call
- Northstar Drive/Kennedy Street Roundabout – Final plans estimated by June 2025

Additional Projects

- Front Ave - 10th to 11th Street – Contractor to begin work in June
- Street Rehabilitation – Broadway 4th to 5th Street – Under Design
- Military Drive – Preliminary Field Plan Review, Let 2027
- Gateway Signage – mock-up received

Additional Projects - GDOT

- RR Crossing – 9th Street / Veterans Parkway
- Olgethorpe Bridge – Let early 2028
- Miller Road / Manchester Expressway
Bridge – 50% Complete
- Bradley Park at J. R. Allen Diverging
Diamond – 59% Complete





Concept Only; Subject to Change

Facility Project Update

City Council Meeting
April 29, 2025

Judicial Center Update

Judicial Center Update

- Cast in place concrete activities ongoing
- Structure to be complete this summer
- Interior and Exterior framing has started
- MEP rough-in activities have started
- Project remains on schedule for a Summer 2026 completion



Judicial Center Progress Photos



Judicial Center Progress Photos



Item #11.

Judicial Center Progress Photos



Item #11.

Judicial Center Progress Photos



Item #11.

Judicial Center Progress Photos



Item #11.

Fire Station #5





Other Projects



City Hall Phase II – Renovations are underway. Estimated completion Fall 2025.



Fire Stations #4 & #8 – Design activities for renovations have started. Construction will start after completion of FS #5



Fire and EMS Administration – Demolition activities complete. Estimated completion October 2025.

Other Projects



Oxbow Creek Clubhouse – Under design;
Anticipate construction to start this summer.



Public Safety Building – Evaluation of current
building and CPD needs has started

QUESTIONS

File Attachments for Item:

VI. TAD Update - Pam Hodge - Deputy City Manager, Finance, Planning, and Development

TAX ALLOCATION DISTRICT UPDATE

April 29, 2025

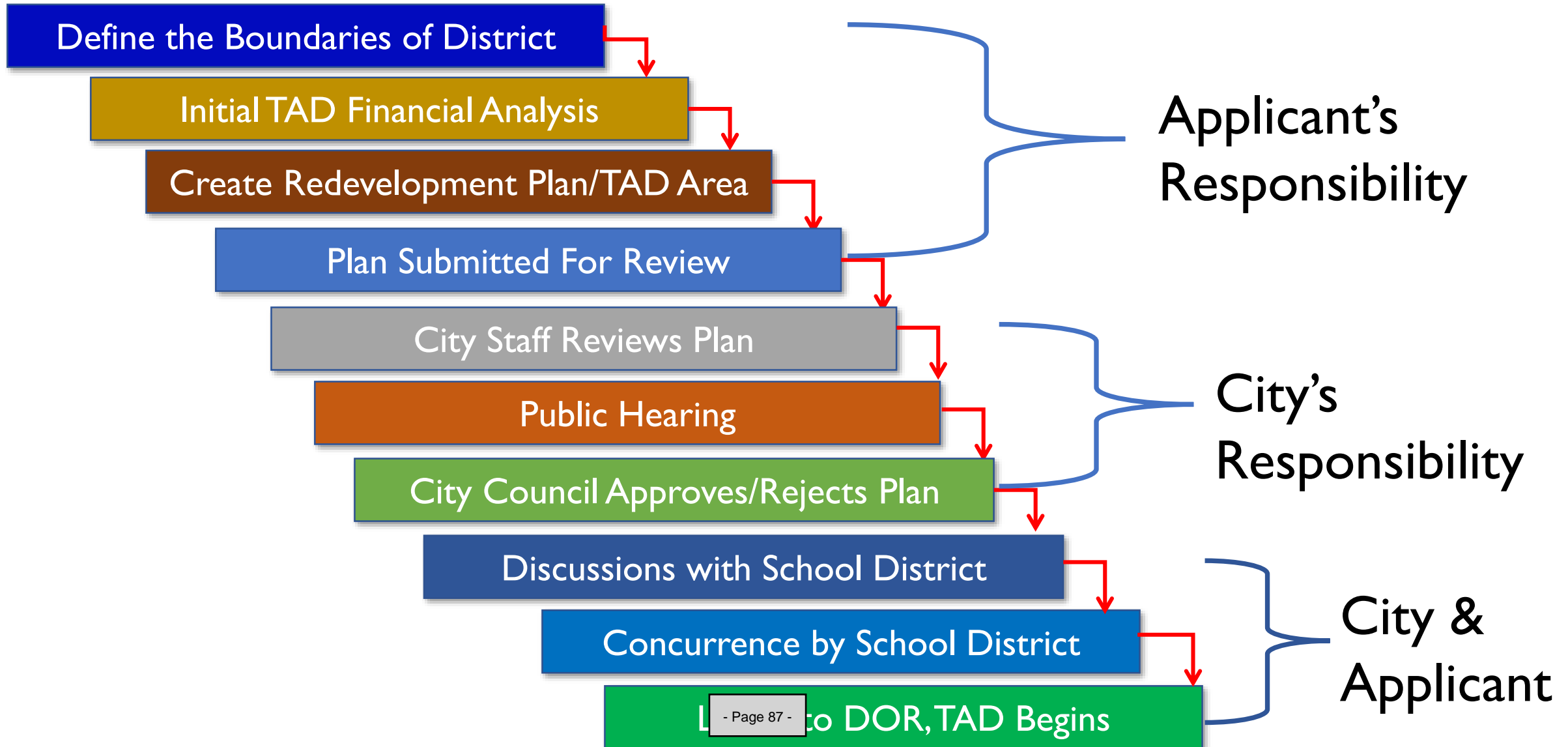
What is the purpose of a Tax Allocation District or TAD?

- A tool for redevelopment
- Uses increases in property taxes (called “positive tax increment”) in a specific area to pay the costs of redeveloping the area.
- In other states, TADs are called TIF (Tax Increment Financing) districts

Three Step Process for TADs

- 1. A state statutory defined redevelopment plan must be developed
- 2. Identify and approve the boundaries of the TAD
 - Must be approved by December 31st of any given year in order to establish a base property tax value as mandated by state law
- 3. Approve a project within the TAD

Tax Allocation District Approval Process

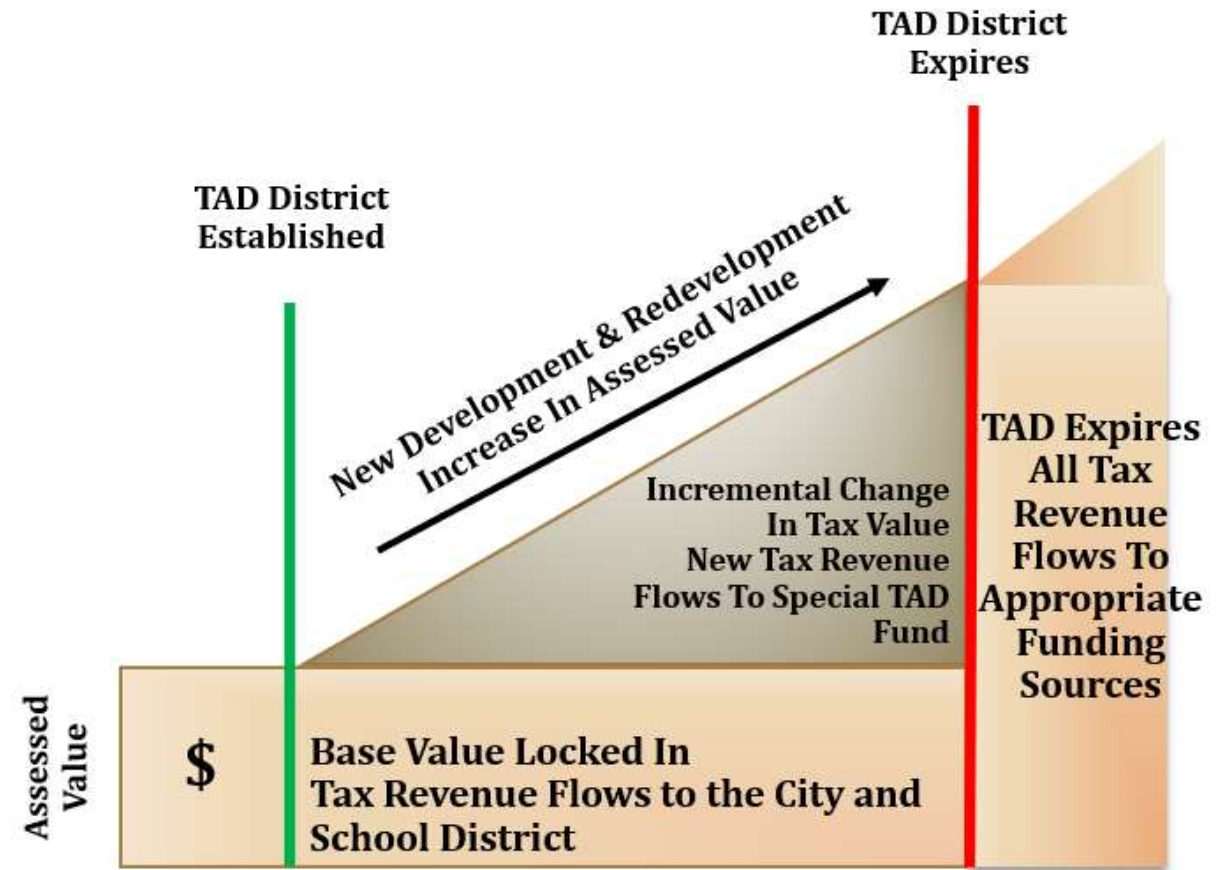


Project applications for funding from an approved TAD must demonstrate a substantial public benefit by:

- Creating new jobs
- Substantially retaining existing jobs
- Bolster the employment and economic base of Columbus
- 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.

How does a TAD works

- Future property taxes from the new development and future growth are used to pay off Council approved TAD projects to accelerate new development
- All existing property tax revenues established under the base value continue to go to the City and School District
- Only additional (new) property tax revenues pledged to TAD



TAD Policies and Guidelines

- Adopted by Ordinance No. 15-51
October 27, 2015
- How to create a Tax Allocation District
- How to apply for funding of a project in a TAD
 - **A Public Sector Project** -A proposal for TAD funding by the CCG or unit thereof, or other local governmental or non-profit institution. In this case the goal of the TAD funding will be the ability to leverage other governmental funds committed to the project; its ability to create public benefit in the form of improvements to the public realm; enhancements to the quality of life of CCG's residents; and support the mission of the city's key public institutions.

TAD Policies and Guidelines

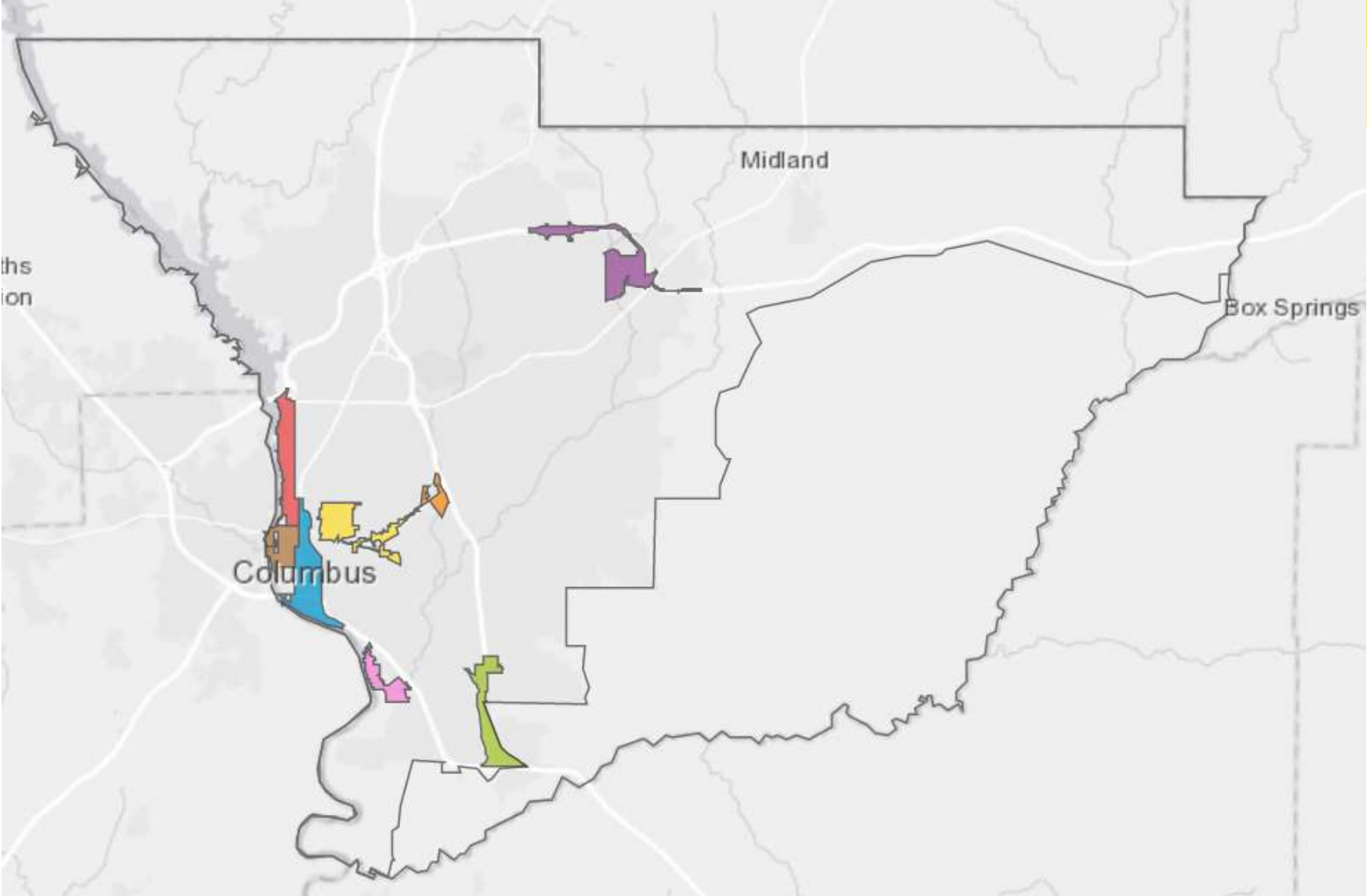
- Application Procedures
 - TAD Advisory Committee (Voting members includes 3 members from CCG and 2 members from the MCSD)
 - Planning Director (Voting)
 - Community Reinvestment Director (Voting)
 - Finance Director (Voting)
 - 2 MCSD (Voting)
 - Deputy City Manager (Ex-Officio)
 - City Attorney's Office (Ex-Officio)
 - Tax Assessor (Ex-Officio)
 - Engineering Director (Ex-Officio)
 - Others as needed

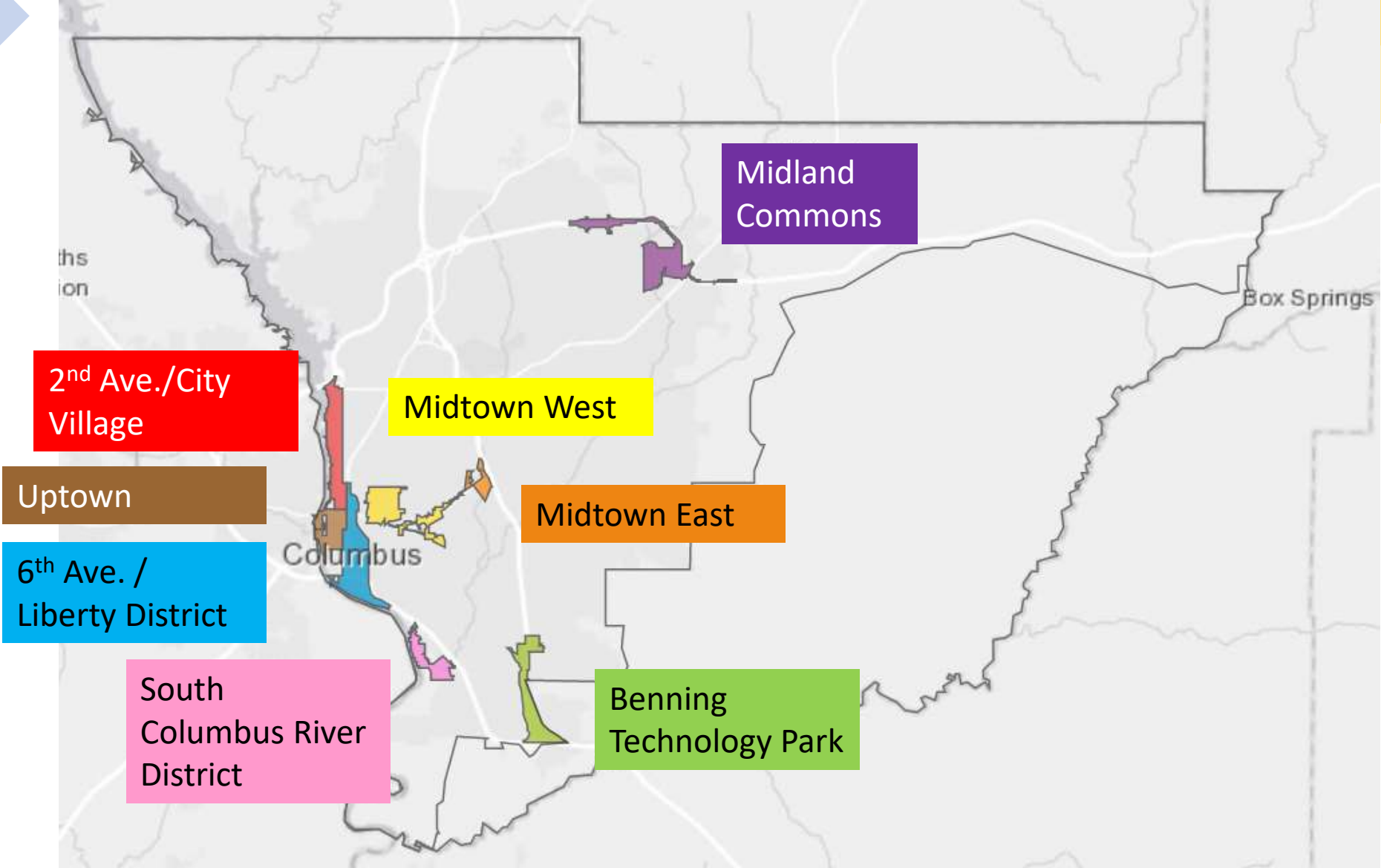
Intergovernmental Agreement with the Muscogee County School District

- Consent to the inclusion of School District ad valorem taxes in the computation of the Tax Allocation increment
- Outlines representations of the Consolidated Government
- Outlines representations of the School District
- Term of the Agreement – maximum is 30 years
- Use of TAD Funds – in accordance with the Redevelopment Powers Law

Intergovernmental Agreement with the Muscogee County School District - TAD Advisory Committee

- **3.6 TAD Advisory Committee**
- 3.6.1 The Consolidated Government agrees to create a TAD Advisory Committee as described in Section 7 of its Policies and Guidelines which were adopted by Ordinance No. 15-5. Said Committee will include two voting members from the Muscogee County School District.
- 3.6.2 Prior to the financing of any Project for construction or rehabilitation **in** whole or in part from Tax Allocation Increment or with TAD Financing, such Projects will be reviewed by the TAD Advisory Committee in accordance with the application procedures described in Section 7 of the Policies and Procedures. Any application for a TAD project must be accepted by the Advisory Committee before it can move forward for submission to Council and ultimate approval.





	TAD FUND	CURRENT BALANCE	FY25 YTD REVENUE (includes Interest)	# of Projects	Date Certified
1	Benning Technology Park	\$102,009.58	\$24,099.00	0	2015
2	6th Ave./Liberty District	\$2,484,385.54	\$707,159.56	0	2016
3	Uptown	\$2,325,805.50	\$1,744,784.90	3	2016
4	2nd Ave./City Village	\$2,036,977.00	\$769,599.32	0	2016
5	Midtown West	\$2,912,969.62	\$1,009,541.02	0	2016
6	Midtown East	\$332,076.47	\$166,612.40	0	2016
7	Midland Commons	\$507,559.77	\$583,260.82	1	2018
8	South Columbus River District	\$54,387.52	\$54,387.52	1	2020

Item #VI.

Developers-
Investors, Inc. (W. C.
Bradley Co.), as
Owner and
Riverfront Place,
LLC, as Developer

Uptown TAD

- Construct a shared underground parking facility and certain public infrastructure improvements for the Riverfront Place development
- Resolution #049-20, 03/10/2020, Project Authorized
- Resolution #372-21, 10/12/2021, Project Amendment Authorized
- \$52,000,000 over 20 years
- Paid \$3,660,971 to date (FY24-FY25)

RAM Broad Street,
LLC

Uptown TAD

- Convert existing alleyway into an interactive space for pedestrian traffic between Broadway and Front Avenue
- Resolution #050-020, 03/10/2020, Project Authorized
- Resolution #097-021, 03/30/2021, Agreement Authorized
- \$1,764,100 over 5 years
- Paid \$1,411,280 to date (FY22-FY25)

211 13th, LLC as
Owner and Cotton
Development, LLC
as Developer

Uptown TAD

- 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 known as Highside Market
- Resolution #406-20, 12/15/2020, Project Authorized
- Resolution #180-21, 06/15/2021, Original Agreement Authorized
- Resolution #441-21, 12/07/2021, Amended Agreement Authorized
- \$2,456,501 over 5 years
- Paid \$1,869,694.58 to date (FY22-FY25)

JMC Flatrock
Partners, LLC

Midland Commons
TAD

- Infrastructure improvements related to the redevelopment of the 88.82 acres on the former Swift Mills site on Beaver Run Road known as Midland Commons
- Resolution #250-21, 08/10/2021, Project Authorized
- Resolution #467-21, 12/14/2021, Agreement Authorized
- \$14,514,243 over 20 years
- Paid \$574,126.70 (FY24 – FY25)

Columbus Housing
Initiative, Inc. dba
NeighborWorks
Columbus

South Columbus
River District TAD

- Infrastructure improvements and financing to develop single/multi-family residential units in a blighted area located at 1104 Leslie Drive
- Resolution #004-22, 01/11/2022, Project Authorized
- Resolution #114-22, 04/26/2022, Agreement Authorized
- \$10,170,366 over 19 years
- Paid \$95,388.98 to date (FY24-FY25)

QUESTIONS