

## Council Members

R. Gary Allen  
Charmaine Crabb

Travis L. Chambers  
Glenn Davis

Byron Hickey  
Bruce Huff

R. Walker Garrett  
Toyia Tucker

Judy W. Thomas  
Joanne Cogle

**Clerk of Council**  
Sandra T. Davis



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

February 11, 2025  
9:00 AM  
Regular Meeting

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## MAYOR'S AGENDA

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

**INVOCATION:** Offered by Pastor Wayne Anthony, St. Peter UMC of Columbus, Georgia

**PLEDGE OF ALLEGIANCE:** Led by Mayor Skip Henderson

### **MINUTES**

[1.](#) Approval of minutes for the January 28, 2025, Council Meeting and Executive Session.

### **PUBLIC HEARING**

[2.](#) **PUBLIC HEARING: HB581 – Intent to Opt-Out of Homestead Exemption. 9:00 a.m.**

### **PRESENTATIONS**

[3.](#) FY24 Annual Comprehensive Financial Report – David Irwin, External Auditor, Mauldin & Jenkins, LLC

[4.](#) Underserved and Inmate Healthcare Program Update – Bob Paskowski, Principal, PYA, P.C. and Jane Jerzack, Principal, PYA, P.C.

[5.](#) Columbus Police Department Update - Police Chief Stoney Mathis

6. Development Authority of Columbus Update - Selvin Hollingsworth, Chairman
7. Accountability Court – Dayna Soloman, Director of Accountability Courts
8. Transitional Audit Report for Inspection & Codes - Donna McGinnis, Internal Auditor/Compliance Officer

## **CITY ATTORNEY’S AGENDA**

### **ORDINANCES**

1. **2nd Reading-** REZN-10-24-2232: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1126 30th Street** (parcel # 029-013-001) from Neighborhood Commercial (NC) Zoning District to Residential Multifamily - 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett)
2. **2nd Reading-** REZN-11-24-2363- An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **425 3rd Avenue** (parcel #002-015-002) from Historic (HIST) Zoning District to Residential Office (RO) Zoning District with Conditions. (Planning Department and PAC recommend approval with conditions.) (Councilor Cogle)
3. **2nd Reading-** REZN-11-24-2362: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2311 Fort Benning Road** (parcel # 062-037-003) from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)
4. **1st Reading-** REZN-12-24-2485: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **3114 6th Avenue** (parcel # 014-032-005) from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Garrett)
5. **1st Reading-** REZN-12-24-2514: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at 1641 3rd Avenue (parcel # 005-006-001) from General Commercial (GC) Zoning District to Uptown (UPT) Zoning District with conditions. (Planning Department and PAC recommend approval with conditions.) (Councilor Cogle)

### **RESOLUTIONS**

6. A Resolution authorizing Sunday sales of alcoholic beverages at all on-premises locations within Columbus, Georgia on Sunday February 9, 2025. (Councilor Tucker)

7. A Resolution imposing insurance requirements on any vendor contracting with any department, board, commission or authority of the consolidated government for vendor services, to include the delivery or installation of purchased goods, independent of the Purchasing Division of the Finance Department. (Councilors Crabb and Tucker)

## **PUBLIC AGENDA**

1. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: CCG Elected Officials and Staff must be held accountable.

## **CITY MANAGER'S AGENDA**

### **1. Diverging Diamond Interchange (DDI) GDOT Street Lighting Agreement**

Approval is requested enter into an Agreement Between Georgia Department of Transportation (GDOT) and Columbus Consolidated Government for purpose of the installation, operation and maintenance of the lighting for the Bradley Park Drive Diverging Diamond Interchange (DDI).

### **2. Georgia County Internship Program (GCIP) Grant**

Approval is requested to apply for and accept a grant in the amount of \$3,259.50, or as otherwise awarded, from the ACCG Civic Affairs Foundation to promote a community-based “Risk and Safety Day” by the amount awarded.

### **3. Juvenile Accountability Court State Grant Request**

Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile and Family Drug Courts up to \$500,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2025 to June 30, 2026.

### **4. PURCHASES**

- A. One (1) Ditch Witch for Public Works Department – Sourcewell Cooperative Contract Purchase
- B. Golf Carts for Sheriff’s Office

5. **UPDATES AND PRESENTATIONS**

- A. South Lumpkin Road Streetscape – Kathy Stallard, Senior Project Manager, Heath & Lineback
- B. Liberty District Master Plan - Neil Clark, Hecht Burdeshaw Architects, Inc.
- C. Integrated Waste Update - Drale Short, Director, Public Works

**BID ADVERTISEMENT**

**DATE:** February 11, 2025  
**TO:** Mayor and Councilors  
**FROM:** Finance Department  
**SUBJECT:** Advertised Bids/RFPs/RFQs

**February 19, 2025**

1. **Business License Tax/Revenue Collection Services – RFP No. 25-0015**

Scope of RFP

Columbus Consolidated Government is requesting proposals to establish a contract for the consulting services to provide business license tax/revenue collection services for the city.

The contract term shall be for three (3) years with an option to renew for five (5) additional twelve-month periods.

**CLERK OF COUNCIL’S AGENDA**

**ENCLOSURES - ACTION REQUESTED**

- 1. Email from Attorney Jack P. Schley, requesting the seat of Ernest Smallman be declared vacant on the Hospital Authority of Columbus.
- 2. Letter from Mr. Doug Jefcoat, resigning from his seat on the Board of Zoning Appeals.
- 3. Travel Authorization Request for Councilor Bruce Huff to attend the ACCG Annual Conference during the month of April 2025.

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

Audit Committee, November 20, 2024

Board of Tax Assessors, #02-25 and #03-25

5. RESOLUTION - A resolution excusing Councilor Judy W. Thomas from the February 11, 2025, Council Meeting. **(Add-On)**

6. Travel Authorization Request for Councilor Toyia Tucker to attend the ACCG Annual Conference during the month of April 2025. **(Add-On)**

**BOARD APPOINTMENTS - ACTION REQUESTED**

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

A. **BOARD OF TAX ASSESSORS:** Doug Jefcoat was nominated to fill the unexpired term of the late Trey Carmack. *(Councilor Crabb's nominee)* Term expires: December 31, 2025

B. **BOARD OF ZONING APPEALS:** Alissa Neal was nominated to fill the unexpired term of Alfred Hayes, Jr. *(Councilor Crabb's nominee)* Term expires: March 31, 2026

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

A. **BUILDING AUTHORITY OF COLUMBUS:**

**Renne Sturkie**

*Eligible to succeed*

Term Expires: March 24, 2025

Open for Nominations  
**(Mayor's Appointment)**

*The terms are two years. Meets as needed.*

**Women: 2**

**Senatorial District 15: 2**

**Senatorial District 29: 3**

**B. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

**Anthony Montgomery**

**(Mayor's Appointment)**

*Eligible to succeed*

Term Expires: March 27, 2025

**Denise M. Cambridge**

**(Mayor's Appointment)**

*Eligible to succeed*

Term Expires: March 27, 2025

**Benjamin Link**

**(Mayor's Appointment)**

*Eligible to succeed*

Term Expires: March 27, 2025

*The terms are three years. Meets quarterly.*

**Women: 5**

**Senatorial District 15: 21**

**Senatorial District 29: 3**

**C. CRIME PREVENTION BOARD:**

**Danny Arencibia**

**(Mayor's Appointment)**

**(Chairperson)**

*Eligible to succeed*

Term Expires: March 31, 2025

**Rocky Marsh**

**(Mayor's Appointment)**

**(Fort Moore Liaison)**

*Eligible to succeed*

Term Expires: March 31, 2025

**Dr. Angela Vickers**

**(Mayor's Appointment)**

**(Education Community)**

*Not Eligible to succeed*

Term Expires: March 31, 2025

**Asst. Chief Joyce Dent-Fitzpatrick**

**(Mayor's Appointment)**

**(Law Enforcement Agency)**

*Not Eligible to succeed*

Term Expires: March 31, 2025

*These terms are three years; Law Enforcement Rep. is two years. Meets quarterly.*

**Women:** 3  
**Senatorial District 15:** 2  
**Senatorial District 29:** 4

9. **COUNCIL’S APPOINTMENTS – ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

**A. CIVIC CENTER ADVISORY BOARD:**

**Charles E. Huff, Jr.** (District 1 – Hickey)  
*Eligible to succeed*  
Term Expires: March 1, 2025

**Daniel T. Woodward** (District 2 – Davis)  
*Eligible to succeed*  
Term Expires: March 1, 2025

**Gregory Blue** (District 3 – Huff)  
*Eligible to succeed*  
Term Expires: March 1, 2025

**Terrance T. Little, Sr.** (District 4 – Tucker)  
*Eligible to succeed*  
Term Expires: March 1, 2025

**Romeo Byll** (District 7 – Cogle)  
*Eligible to succeed*  
Term Expires: March 1, 2025

**Johnson Trawick** (District 8 – Garrett)  
*Eligible to succeed*  
Term Expires: March 1, 2025

*The terms are two years. Meets quarterly.*

**Women:** 3  
**Senatorial District 15:** 8  
**Senatorial District 29:** 4

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

**A. BOARD OF ZONING APPEALS:**

**Shaun Roberts**

*Eligible to succeed*

Term Expires: March 31, 2025

Open for Nominations  
**(Council's Appointment)**

*The terms are three years. Meets monthly.*

**Women: 2**

**Senatorial District 15: 1**

**Senatorial District 29: 4**

**B. BUILDING AUTHORITY OF COLUMBUS:**

**Johnny W. Byrd, II**

*Eligible to succeed*

Term Expires: March 24, 2025

Open for Nominations  
**(Council's Appointment)**

**Tyler R. Martindill**

*Eligible to succeed*

Term Expires: March 24, 2025

Open for Nominations  
**(Council's Appointment)**

*The terms are two years. Meets as needed.*

**Women: 2**

**Senatorial District 15: 2**

**Senatorial District 29: 3**

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

**Samantha Wooden**

*Eligible to succeed*

Term Expires: March 1, 2025

Open for Nominations  
**(Council's Appointment)**

**Natasha Banks**

*Eligible to succeed*

Term Expires: March 1, 2025

Open for Nominations  
**(Council's Appointment)**



*The terms are two years. Meets as needed.*

**Women: 7**

**Senatorial District 15: 5**

**Senatorial District 29: 5**

**D. CRIME PREVENTION BOARD:**

**Ericka N. Cottingham**  
**(Senatorial District 29)**

*Eligible to succeed*

Term Expires: March 31, 2025

Open for Nominations  
**(Council's Appointment)**

**Marcus Gibson**  
**(Senatorial District 15)**

*Not Eligible to succeed*

Term Expires: March 31, 2025

Open for Nominations  
**(Council's Appointment)**

**Lane Jimmerson**  
**(At-Large)**

*Not Eligible to succeed*

Term Expires: March 31, 2025

Open for Nominations  
**(Council's Appointment)**

*These terms are three years; Law Enforcement Rep. is two years. Meets quarterly.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 4**

**E. PERSONNEL REVIEW BOARD:**

**Dennis Walsh**  
**(Alternate Member 1)**

*Not Eligible to succeed*

Term Expires: December 31, 2024

Open for Nominations  
**(Council's Appointment)**

**Willie L. Belfield, Jr.**  
**(Alternate Member 2)**

*Appointed to Regular Member seat*

Open for Nominations  
**(Council's Appointment)**

Term Expires: December 31, 2024

**Donna D. Baker**

**(Alternate Member 3)**

*Appointed to Regular Member seat*

Term Expires: December 31, 2024

Open for Nominations  
**(Council's Appointment)**

*The terms are three years. Meets monthly.*

**Women: 4**

**Senatorial District 15: 5**

**Senatorial District 29: 5**

**F. PLANNING ADVISORY COMMISSION:**

**Dr. Xavier McCaskey**

*Not Eligible to succeed*

Term Expires: March 31, 2025

Open for Nominations  
**(Council's Appointment)**

**Ralph King**

*Not Eligible to succeed*

Term Expires: March 31, 2025

Open for Nominations  
**(Council's Appointment)**

**Larry Derby**

*Not Eligible to succeed*

Term Expires: March 31, 2025

Open for Nominations  
**(Council's Appointment)**

*The term is three years. Meets twice a month.*

**Women: 2**

**Senatorial District 15: 7**

**Senatorial District 29: 2**

**G. VALLEY PARTNERSHIP JOINT DEVELOPMENT AUTHORITY:**

**Monte Galbraith**

*Resigned*

Term Expires: June 30, 2026

Open for Nominations  
**(Council's Appointment)**

*The term is four years. Meets every other month beginning in February.*

**Women: 0**

**Senatorial District 15: 2**

**Senatorial District 29: 1**

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

**File Attachments for Item:**

1. Approval of minutes for the January 28, 2025, Council Meeting and Executive Session.

**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

January 28, 2025  
 5:30 PM  
 Regular Meeting

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**MAYOR'S AGENDA**

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

**ABSENT:** Councilor Judy W. Thomas and Clerk of Council Sandra T. Davis were absent.

**The following documents have been included as a part of the electronic Agenda Packet:** (1) Board of Tax Assessors HB 581 Presentation; (2) HB581 Opt Out – Public Meetings Presentation; (3) Finance Department Positions Assessment Presentation; (4) Media Release, Re: Transition of Animal Services

**The following documents were distributed around the Council table:** (1)

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

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

**PLEDGE OF ALLEGIANCE:** Led by Mayor Skip Henderson

**MINUTES**

1. Approval of minutes for the January 7, 2025, Council Meeting and Executive Session. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

**CITY MANAGER'S AGENDA**

5. **UPDATES AND PRESENTATIONS**

- B. Floating Homestead Options - HB581 – Suzanne Widenhouse, Chief Appraiser, Tax Assessor's Office.

**Chief Appraiser Suzanne Widenhouse** approached the rostrum to provide a presentation on HB 581 and responded to questions from the members of the Council.

At the request of Councilor Tucker, **City Attorney Clifton Fay** explained HB 581 does not adversely affect our local constitutional homestead freeze whether we opt in or out and will stay in place until the citizens repeal it.

**Deputy City Manager Pam Hodge** approached the rostrum to provide a presentation on the required public meetings.

## **CITY ATTORNEY'S AGENDA**

### **ORDINANCES**

1. **2nd Reading** – REZN-10-24-2210: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **5201 Macon Road** (parcel # 098-001-002) from Single Family Residential - 2 (SFR2) to Single Family Residential - 3 (SFR3) Zoning District with conditions and Residential Multifamily - 1 (RMF1) Zoning District. (Planning Department recommends conditional approval. PAC recommends denial.) (Councilor Hickey) Mayor Pro Tem Allen made a motion to amend the ordinance by adding the conditions proposed by staff (1) Remove Condition number 7 and 8 and (2) Revise Condition number 11 to state Access onto a State Road will require compliance with both City's and GDOT requirements, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting. Councilor Davis made a motion to allow the Applicant/Developer to speak, with no second, the motion died for lack of a second. Councilor Hickey made a motion to deny the proposed rezoning, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

Before making a motion to amend the ordinance to include the recommended conditions from the Planning Department, **Mayor Pro Tem R. Gary Allen** explained this is a necessary step in the legal process in case the rezoning is appealed.

**Planning Director Will Johnson** came forward to answer questions from Councilor Hickey for clarification on the conditions.

## **CITY ATTORNEY'S AGENDA (continued)**

2. **Ordinance (25-003) – 2nd Reading-** An ordinance amending the budgets for the Fiscal Year 2025 by appropriating amounts in each fund for various operational activities. (FY25 MID-YEAR BUDGET AMENDMENT) (Budget Review Committee) Councilor Tucker made a motion to remove the additional position for the Finance Department and replace with two (2) additional License & Tax Clerks – G115, seconded by Councilor Hickey and opened for further discussion. Councilor Garrett made a substitute motion to amend the ordinance by removing various positions listed for the Finance Department: one (1) Administrative Assistant – G115 and one (1) Assistant Director – G132, seconded by Councilor Huff and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting. Mayor Pro Tem Allen made a motion to adopt the ordinance as amended, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

After the motion was made by Councilor Tucker to amend the ordinance, **Councilor Travis L. Chambers** requested that Human Resources Director Reather Hollowell provide the presentation on the position assessment for the Finance Department.

## CITY MANAGER'S AGENDA

### 5. UPDATES AND PRESENTATIONS

A. Finance Position Assessment - Reather Hollowell, Director, Human Resources.

**Human Resources Director Reather Hollowell** approached the rostrum to provide a presentation on the position assessment conducted on the Finance Department as requested by Councilor Chambers at the January 7, 2025, Council Meeting. (*NOTE: This update was called up as the next order of business as listed on the City Manager's Agenda Item 6 "A"*)

**Finance Director Angelica Alexander** came forward, responding to questions on the employee training for software and the new practices in the Revenue Division to document license payments.

### REFERRAL(S):

#### FOR THE CITY MANAGER:

- Figure out a way to fill entry-level slots to get the work done. (*Request of Councilor Chambers*)

6. **1st Reading-** REZN-11-24-2362: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2311 Fort Benning Road** (parcel # 062-037-003) from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

3. **Ordinance (25-004) – 2nd Reading-** An ordinance amending Section 3-5(e) of the Columbus Code, to revise a provision pertaining to the issuance of alcohol licenses; and for other purposes. (Councilors Davis and Garrett) Councilor Garrett made a motion to adopt the ordinance, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

4. **Ordinance (25-005) – 2nd Reading-** An ordinance amending Section 2-68 of the Columbus Code to provide that the internal auditor/compliance officer shall be subject to the direction of the Columbus Council; and for other purposes. (Councilor Hickey) (Proposed substitute by Mayor Pro-Tem) Councilor Hickey made a motion to amend the ordinance by changing the first sentence of Section 2-68. – Supervision and direction to read “The internal auditor/compliance officer shall be subject to the direction of the Columbus Council” as listed in the substitute ordinance, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting. Councilor Crabb made a motion to adopt the substitute ordinance as amended, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

Councilor Tucker made a motion to add Councilors Chambers and Cogle to the subcommittee to oversee the internal auditor/compliance officer, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

5. **1st Reading-** REZN-10-24-2232: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1126 30th Street** (parcel # 029-013-001) from Neighborhood Commercial (NC) Zoning District to

Residential Multifamily - 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Continued on 1st Reading from 1-7-25.) (Councilor Garrett)

7. **1st Reading-** REZN-11-24-2363- An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **425 3rd Avenue** (parcel #002-015-002) from Historic (HIST) Zoning District to Residential Office (RO) Zoning District with Conditions. (Planning Department and PAC recommend approval with conditions.) (Councilor Cogle)

## **RESOLUTIONS**

8. **Resolution (019-25):** A Resolution approving a Special Exception to allow for an Oil Change Facility in the existing building located at 920 Veterans Parkway located in the Uptown (UPT) zoning district. (Planning Department and PAC recommend approval.) (Councilor Cogle) Councilor Huff made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.
9. **Resolution (020-25):** A Resolution authorizing the City Manager to execute the First Amendment to Stadium Sublease Agreement. (Councilor Davis) Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

## **PUBLIC AGENDA**

1. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: CCG Elected Officials and Staff must be held accountable. **CANCELLED**
2. Mr. Timothy Veals, Re: Concerns about Property Owners/Landlords needing to clean their properties and trash in the streets of his neighborhood.

## **REFERRAL(S):**

### **FOR THE CITY MANAGER:**

- When possible, set up portable cameras at the intersection Langdon Street and Hunt Avenue to identify the individuals dumping trash. (*Request of Councilor Hickey*)

## **CITY MANAGER'S AGENDA**

1. **Dinglewood Park Grant Extension - NRT 22(12)**

**Resolution (021-25):** A resolution authorizing the extension of a grant with the Georgia Department of Natural Resources (GDNR) to extend the lifetime of the grant to December 1, 2026. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.



**2. Firehouse Subs Grant Agenda Report & Resolution**

**Resolution (022-25):** A resolution to apply for and accept if awarded a grant for a mini ambulance replacement vehicle and stretcher for Columbus Fire and Emergency Medical Services in the amount of \$38,695.00, or as otherwise awarded, from the Firehouse Subs Public Safety Foundation with no matching funds required. The Multi-Governmental Fund will be amended by the amount of the award. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

**3. FY2026 Family Connection Grant**

**Resolution (023-25):** A resolution to continue to serve as Fiscal Agent and to submit an application and, if approved, accept a grant from the Georgia Department of Human Services in the amount of \$52,500, or as otherwise awarded, with no local match requirement, for Fiscal Year 2026, to support the Columbus/Muscogee County Family Connection collaborative for improving child health and welfare, school performance, family stability, family economic capacity, and to reduce child abuse, neglect, and teenage pregnancy, and to amend the Family Connection Partnership Fund (Fund 985) by the amount of the award. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

**4. Motorola Solutions Foundation Grant**

**Resolution (024-25):** A resolution to apply for and accept if awarded a grant for a drone and related training for Columbus Fire and Emergency Medical Services in the amount of \$37,500.00, or as otherwise awarded, from the Motorola Solutions Foundation with no matching funds required. The Multi-Governmental Fund will be amended by the amount of the award. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

**6. PURCHASES**

A. Three (3) Paratransit Buses for METRA – Georgia State Contract Cooperative Purchase  
*(NOTE: This item was pulled by the City Manager.)*

B. Mobile Inmate Tracking System for the Sheriff’s Office – Cooperative Contract Purchase

**Resolution (025-25):** A resolution authorizing the purchase of a mobile inmate tracking system from Insight Public Sector (Chandler, AZ), in the amount of \$83,721.16. The purchase will be accomplished by cooperative purchase via Omnia Partners Contract #23-6692-03; and additionally authorizing payment of applicable annual fees for the maintenance, hosting, and license for the system software. Councilor Huff made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

D. One (1) Chevrolet Tahoe for Homeland Security & Emergency Management

**Resolution (026-25):** A resolution authorizing the purchase of one Chevrolet Tahoe, for Homeland Security & Emergency Management, from Sons Chevrolet (Columbus, GA) at a cost of \$77,668.00. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Hickey and

carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

C. Consulting Services for Recycling Facility – RFP No. 25-0009

**Resolution (027-25):** A resolution authorizing the execution of a contract with Resource Recycling Services, Inc. (Ann Arbor, MI), to provide consulting services for recycling facility. Costs will be covered by Integrated Waste Fund Reserves. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

**Public Works Director Drale Short** came forward to respond to questions from Councilor Davis, explaining there was an incident where equipment caught fire, but the Recycling Center was not damaged.

**EMERGENCY PURCHASES**

**1. Emergency Purchase – Information Only**

**KITCHEN EQUIPMENT FOR MUSCOGEE COUNTY PRISON**

On December 18, 2024, Warden Herbert Walker identified the need to make an emergency purchase to replace a Rotisserie Oven at Muscogee County Prison. The current oven was installed over 26 years ago. Ventilation to the system requires constant repairs due to poor operation. Consequently, due to safety concerns MCP has removed the current oven from service. The oven is needed for daily meal preparation at MCP, therefore a replacement unit must be purchased expeditiously.

The replacement oven will be purchased from Mobile Fixture & Equipment (Columbus, GA) by cooperative purchase via Federal GSA Contract #GS-07F-0154V. The cost for the replacement equipment is \$55,377.57.

The City Manager approved the emergency purchase on December 18, 2024.

**7. UPDATES AND PRESENTATIONS**

- A. Finance Position Assessment - Reather Hollowell, Director, Human Resources. *(NOTE: This item was called upon earlier in the meeting during the City Attorney’s Agenda.)*
- B. Floating Homestead Options - HB581 – Suzanne Widenhouse, Chief Appraiser, Tax Assessor’s Office. *(NOTE: This item was called upon earlier in the meeting during the Mayor’s Agenda.)*

**ANNOUNCEMENT:**

**City Manager Isaiah Hugley** made an announcement regarding the transition of animal services from Animal Care and Control to PAWS Humane, which becomes effective February 1, 2025.

**BID ADVERTISEMENT**

**DATE:** January 28, 2025  
**TO:** Mayor and Councilors  
**FROM:** Finance Department  
**SUBJECT:** Advertised Bids/RFPs/RFQs

**January 31, 2025**

**1. Drug and Alcohol Screening: After-Hours, Weekends and Holidays – RFP No. 25-0007**

Scope of RFP

Provide post-accident Drug and Alcohol Screenings, to include: After-Hours, Weekends and Holidays for employees of the Columbus Consolidated Government (the City) on an “as needed” basis.

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

**February 19, 2025**

**1. Business License Tax/Revenue Collection Services – RFP No. 25-0015**

Scope of RFP

Columbus Consolidated Government is requesting proposals to establish a contract for the consulting services to provide business license tax/revenue collection services for the city.

The contract term shall be for three (3) years with an option to renew for five (5) additional twelve-month periods.

**REFERRAL(S):**

**FOR THE CITY MANAGER:**

- Have the Executive Administration work on integrating the proposed Sports & Entertainment Authority and the Civic Center. *(Request of Councilor Davis)*
- Request for a quiet zone in the Uptown District where the railroad crosses 3<sup>rd</sup> Avenue, between 16<sup>th</sup> Street and 17<sup>th</sup> Street, and 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue, between 16<sup>th</sup> Street and 17<sup>th</sup> Street. *(Request of Councilor Cogle)*
- Proceed with a resolution for the soccer complex at the State Farmer’s Market. *(Request of Councilor Cogle)*

**BOARD OF HONOR REQUEST:**

Mayor Pro Tem Allen made a motion to approve the honorary designation request that was submitted for the Board of Honor to consider renaming the Public Safety Building in honor of the late Jim Wetherington, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

# CLERK OF COUNCIL’S AGENDA

## ENCLOSURES - ACTION REQUESTED

1. Email from Ms. Alston Auten. resigning from her seat on the Land Bank Authority effective January 30, 2025. Mayor Pro Tem Allen made a motion to receive the resignation with regrets, seconded by Councilor Crabb and carried unanimously by the nine members, with Councilor Thomas being absent from the meeting.
2. **RESOLUTION (028-25)** – A resolution excusing Councilor Judy Thomas from the January 28, 2025 Council Meeting. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

### 3. Minutes of the following boards:

- Airport Commission, June 28, August 28, and October 1, 2024
- Board of Tax Assessors, #42-24 and #01-25
- Board of Zoning Appeals, December 4, 2024
- Columbus Golf Course Authority, November 19, 2024
- Land Bank Authority, January 8, 2025
- River Valley Regional Commission, December 11, 2024

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

## BOARD APPOINTMENTS - ACTION REQUESTED

### 4. COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:

- A. **HISTORIC & ARCHITECTURAL REVIEW BOARD:** Mr. Allen Cline was nominated to succeed Mr. Alex Griggs (*Architect Representative*). (*Mayor Pro Tem Allen’s nominee*) Term expires: January 31, 2028. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting.

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

#### A. **BOARD OF TAX ASSESSORS:**

A nominee for the seat of Trey Carmack (*Passed Away*) for a term expiring on December 31, 2025, on the Board of Tax Assessors (*Council’s Appointment*). Deputy Clerk of Council McLemore stated Councilor Crabb is nominating Doug Jefcoat to fill the unexpired term of Trey Carmack.

**B. BOARD OF ZONING APPEALS:**

A nominee for the seat of Alfred Hayes, Jr. (*Resigned*) for a term expiring on March 31, 2026, on the Board of Zoning Appeals (*Council's Appointment*). Deputy Clerk of Council McLemore stated Councilor Crabb is nominating Alissa Neal to fill the unexpired term of Alfred Hayes, Jr.

**C. PERSONNEL REVIEW BOARD:**

A nominee for the seat of Dennis Walsh (*Not Eligible to succeed*) for a term expiring on December 31, 2024, as Alternate Member 1 on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for the seat of Willie L. Belfield, Jr. (*Appointed to Regular Member seat*) for a term expiring on December 31, 2024, as Alternate Member 2 on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for the seat of Donna D. Baker (*Appointed to Regular Member seat*) for a term expiring on December 31, 2024, as Alternate Member 3 on the Personnel Review Board (*Council's Appointment*). There were none.

**D. VALLEY PARTNERSHIP JOINT DEVELOPMENT AUTHORITY:**

A nominee for the seat of Monte Galbraith (*Resigned*) for a term expiring on June 30, 2026, on the Valley Partnership Joint Development Authority (*Council's Appointment*). There were none.

**UPCOMING BOARD APPOINTMENTS:**

- A. Board of Zoning Appeals (Council Appointment)
- B. Building Authority of Columbus (1 - Mayor Appointment / Council Confirmation) (2 - Council Appointment)
- C. Civic Center Advisory Board (Council District / Council Confirmation)
- D. Commission on International Relations and Cultural Liaison Encounters (CIRCLE) (Council Appointment)
- E. Community Development Advisory Council (3 - Mayor / Council Confirmation) (1 - Council District / Council Confirmation)
- F. Crime Prevention Board (4 - Mayor / Council Confirmation) (3 - Council Appointment)
- G. Land Bank Authority (Authority / Council Confirmation)
- H. Planning Advisory Commission (Council Appointment)

**EXECUTIVE SESSION:**

Mayor Henderson entertained a motion to go into Executive Session to discuss matters of litigation and real estate acquisition as requested by City Attorney Fay earlier in the meeting. Mayor Pro Tem Allen made a motion to go into Executive Session, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Thomas being absent from the meeting, and the time being 8:36 p.m.

The Regular Meeting reconvened at 9:11 p.m., at which time, Mayor Henderson announced that the Council did meet in Executive Session to discuss matters of litigation and real estate acquisition; however, there were no votes taken.

**ADD-ON RESOLUTION:**

**Resolution (029-25):** A resolution authorizing a payment of \$91,745.23 to settle all damage claims of Dickstein Law, LLC/North Highland Assembly of God stemming from the incident which occurred on June 19, 2024, and to execute all appropriate settlement documents to this effect. Councilor tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilor Thomas being absent from the meeting.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Mayor Pro Tem Allen to adjourn the January 28, 2025 Regular Council Meeting, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Garrett being absent for the vote, Councilor Thomas being absent from the meeting, and the time being 9:12 p.m.

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

**File Attachments for Item:**

**2. PUBLIC HEARING: HB581 – Intent to Opt-Out of Homestead Exemption. 9:00 a.m.**

## INTENT TO OPT OUT OF HOMESTEAD EXEMPTION

The Columbus City Council intends to opt out of the statewide adjusted base year ad valorem homestead exemption for the Columbus, Georgia Consolidated Government.

All concerned citizens are invited to the public hearing on this matter to be held at the City Services Center, Council Chambers, 3111 Citizens Way, Columbus, GA 31906, on February 10, 2025, at 9:00 a.m.

Times and places of additional public hearings on this matter are at the City Services Center, Council Chambers, 3111 Citizens Way, Columbus, GA 31906, on February 10, 2025, at 6:00 p.m. and February 11, 2025, at 9:00 a.m.

### NO CHANGE TO THE CURRENT FROZEN ASSESSMENT HOMESTEAD

Among the reasons that the City Council intends to opt out of the statewide adjusted base year ad valorem homestead exemption is that the Columbus, Georgia Consolidated Government is already impacted by a county-wide freeze on the assessed fair market values of homestead property and affirms that with the opt-out all existing local homestead exemptions, including the local Frozen Assessment Homestead, will remain unchanged. The intent to opt out follows a thorough review of the potential long-term impact on local taxpayers, city revenues, retention of local control, and provides flexibility for the future that is not afforded by the state exemption. Details on current exemptions can be found at <https://www.columbusga.gov/taxassessors/exemptions.htm>.



**File Attachments for Item:**

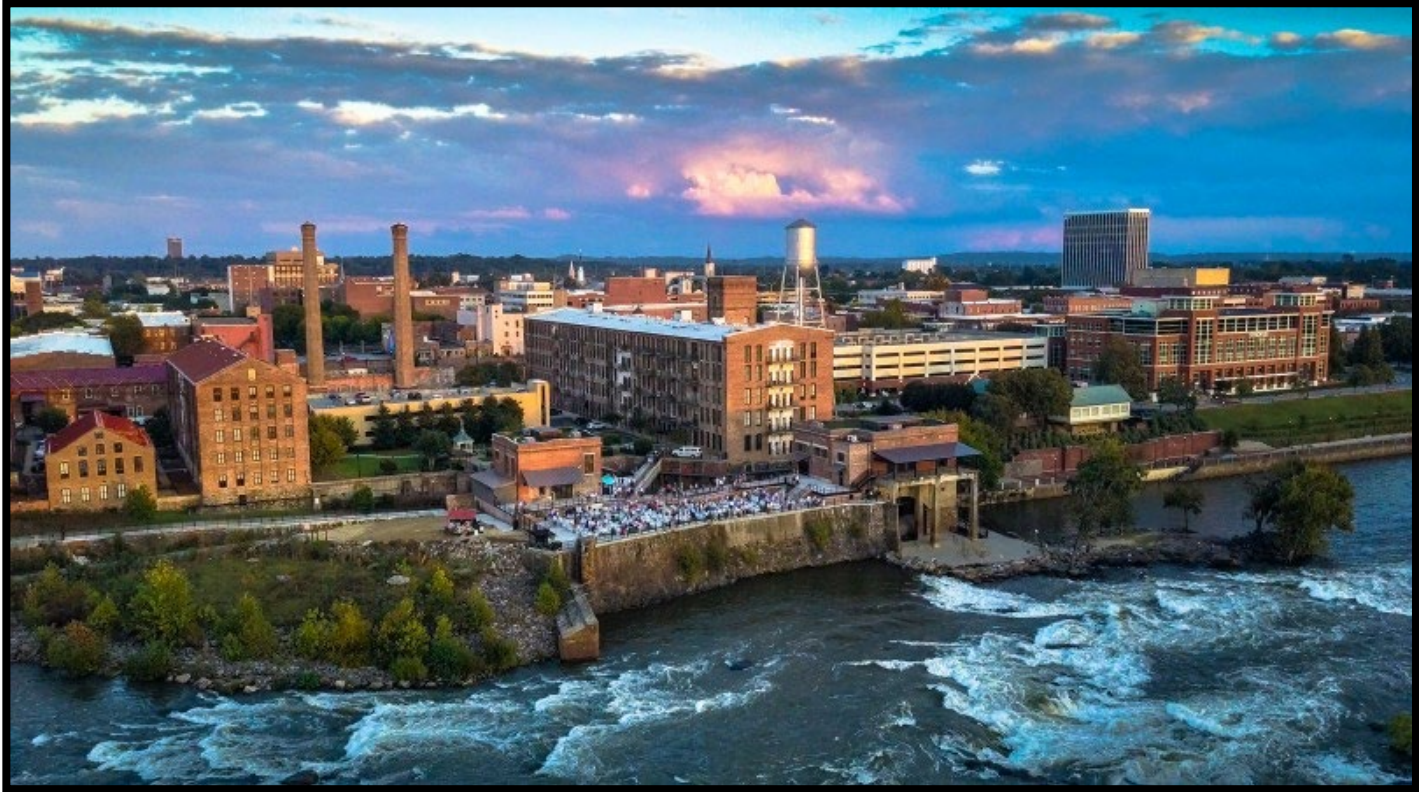
3. FY24 Annual Comprehensive Financial Report – David Irwin, External Auditor, Mauldin & Jenkins, LLC



# Columbus Consolidated Government

Item #3.

## Financial & Compliance Audit – June 30, 2024



**Presented by:**  
**David Irwin, CPA**

- Page 26 -



## Purpose of Today's Presentation

- Overview of:
  - Independent Auditor's Report
  - Compliance Reports
  - Financial Statements
- Required Communications
- Answer Any Questions

## Audit Opinion

- **Columbus: responsible for financial statements.**
- **M&J: to express opinions.**
- **Auditing Standards = *Generally Accepted Auditing Standards and Governmental Auditing Standards***
- **Financial Audit : Unmodified (Clean) Opinion**
  - **Highest level of Assurance**
  - **Financial Statements are fairly presented in all material respects, in accordance with GAAP**

## Compliance Reports

**Financial Report contains two (2) Compliance Reports:**

- **Single Audit Report**
  - Compliance audit
  - Required > \$750k in federal expenditures
  - Unmodified (Clean) Opinion
- **Yellow Book Report**
  - Report on Government's Internal Controls and Compliance
  - Not Intended to Provide an Opinion
  - No Material Weaknesses or Significant Deficiencies Noted During Our Audit

## Overview of Financial Statements

- **Government prepares an Annual Comprehensive Financial Report (ACFR)**
- **ACFR goes above and beyond basic reporting requirements**
- **Submitted annually to Government Finance Officers Association (GFOA)**
- **Government awarded ACFR Certificate for 34<sup>th</sup> year in a row.**

# Overview of Financial Statements

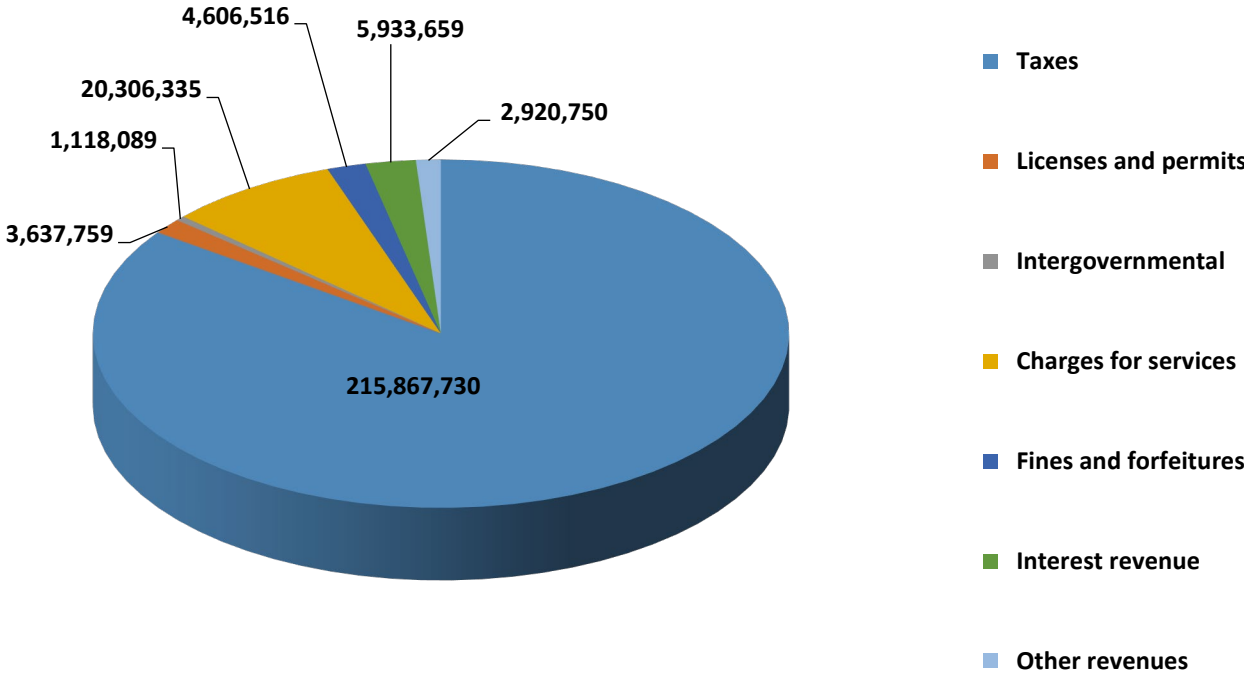
- **Management’s Discussion & Analysis (MD&A)**
  - **Written by Management**
  - **Introduces and Summarizes Basic Financial Statements**
  - **Comparative Information**
  
- **Government’s Financial Statements Include Three (3) Components**
  - **Government-Wide Financial Statements**
  - **Funds Financial Statements**
  - **Notes to the Financial Statements**

# Government-Wide Financial Statements

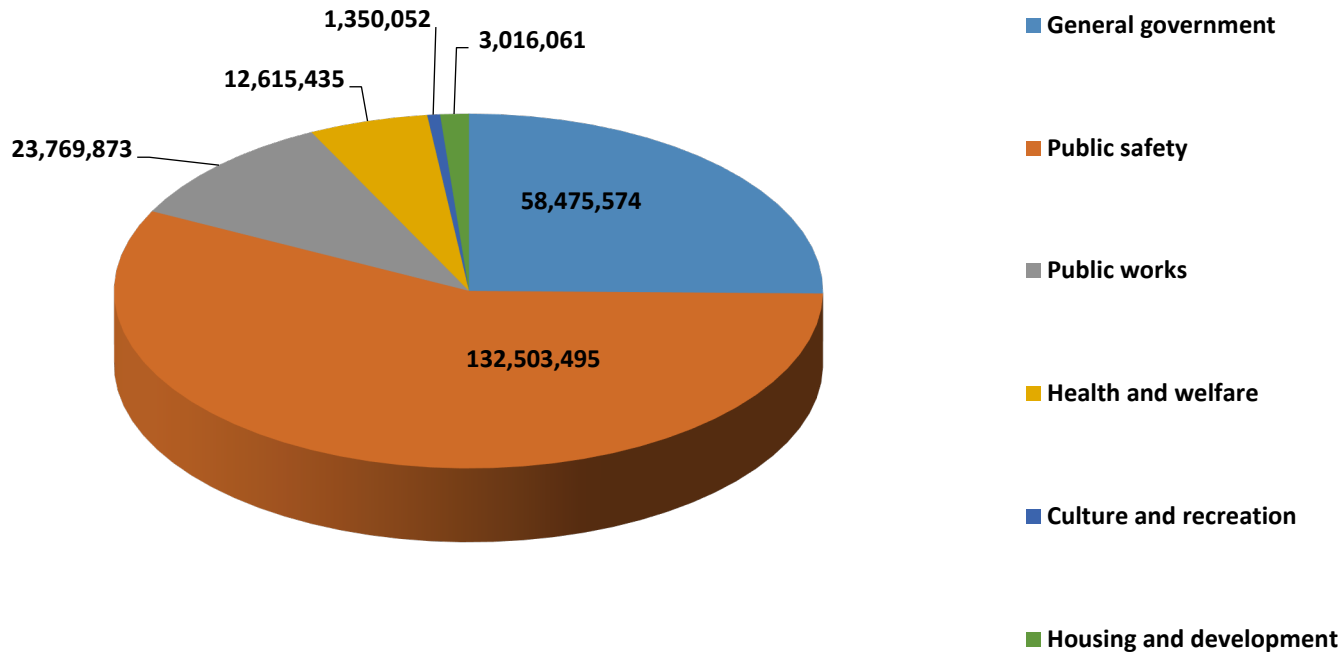
	<u>Government</u>	+ <u>Comp Units</u>	+ <u>Fiduciaries</u>	= <u>Combined</u>
• <b>Assets</b>	\$1.4 billion	\$899 million	\$658 million	\$3 billion
• <b>Capital Assets</b>	\$628 million	\$646 million	Not Applicable	\$1.3 billion
• <b>Liabilities</b>	\$776 million	\$353 million	\$10 million	\$1.1 billion
• <b>Net Position</b>	\$618 million	\$546 million	\$648 million	\$1.8 billion
• <b>Revenues</b>	\$478 million	\$189 million	\$395 million	\$1.1 billion
• <b>Expenses</b>	\$407 million	\$184 million	\$328 million	\$919 million
• <b>Change</b>	\$71 million	\$5 million	\$67 million	\$143 million



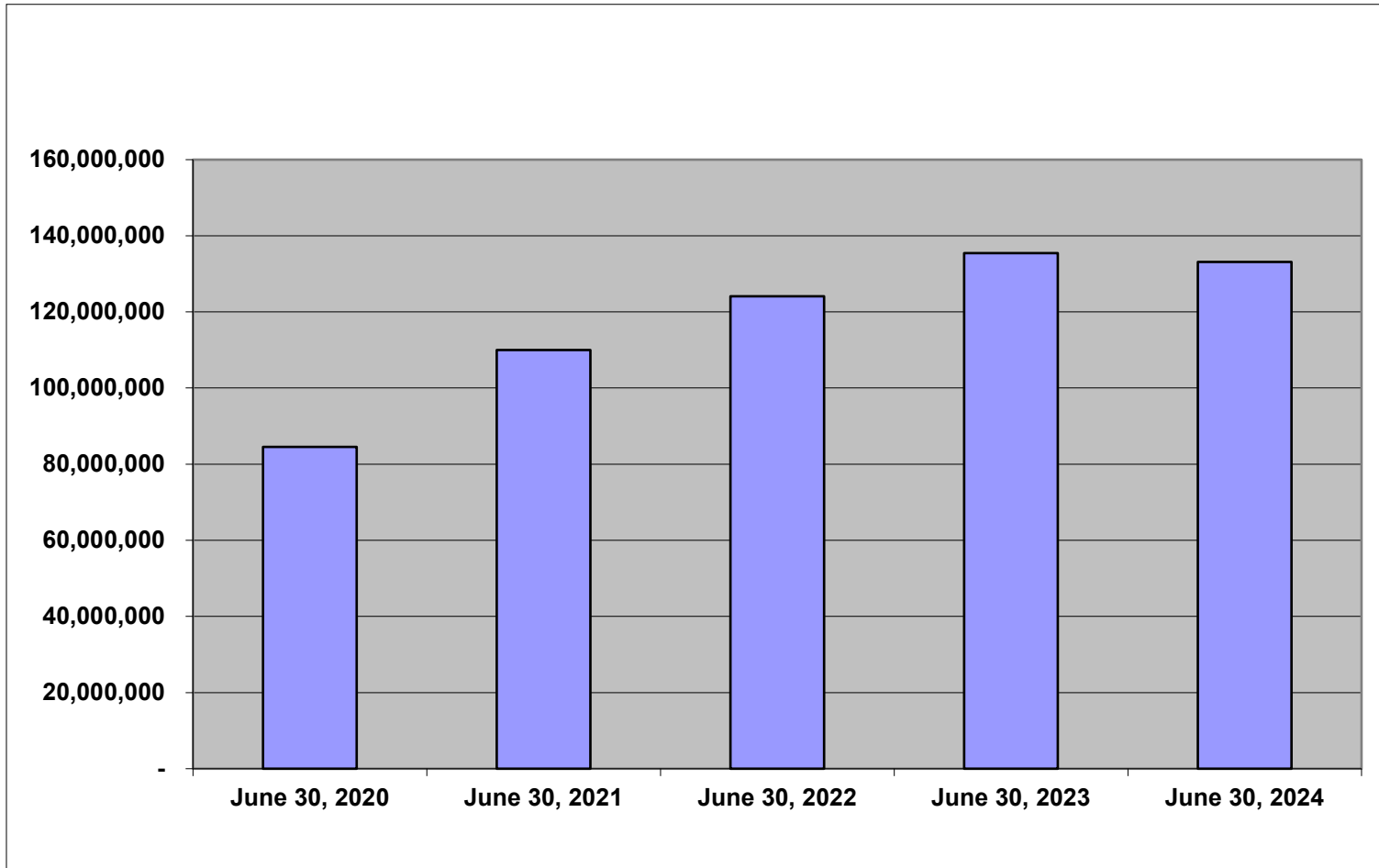
# General Fund Revenues



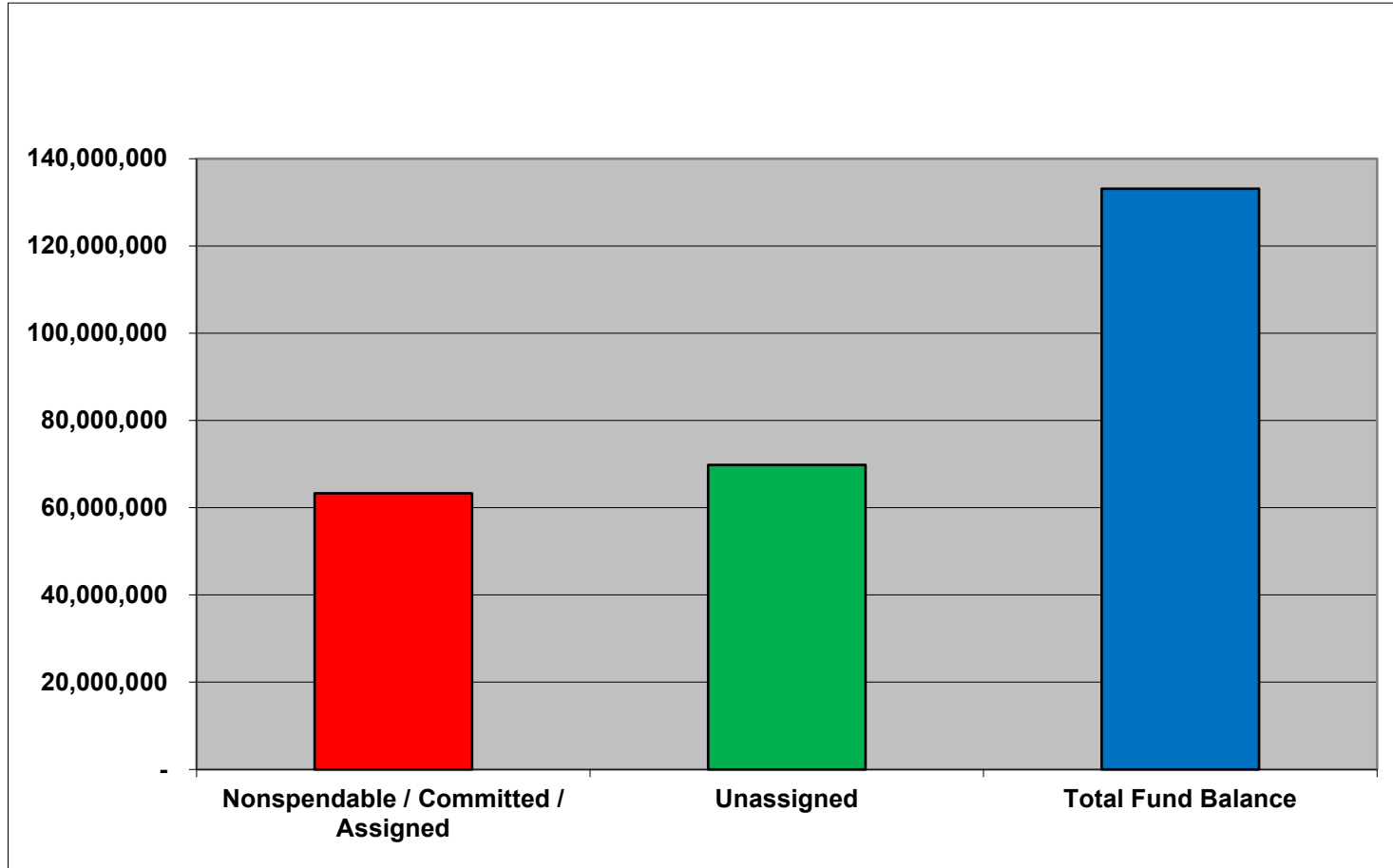
# General Fund Expenditures



# General Fund – Fund Balance History



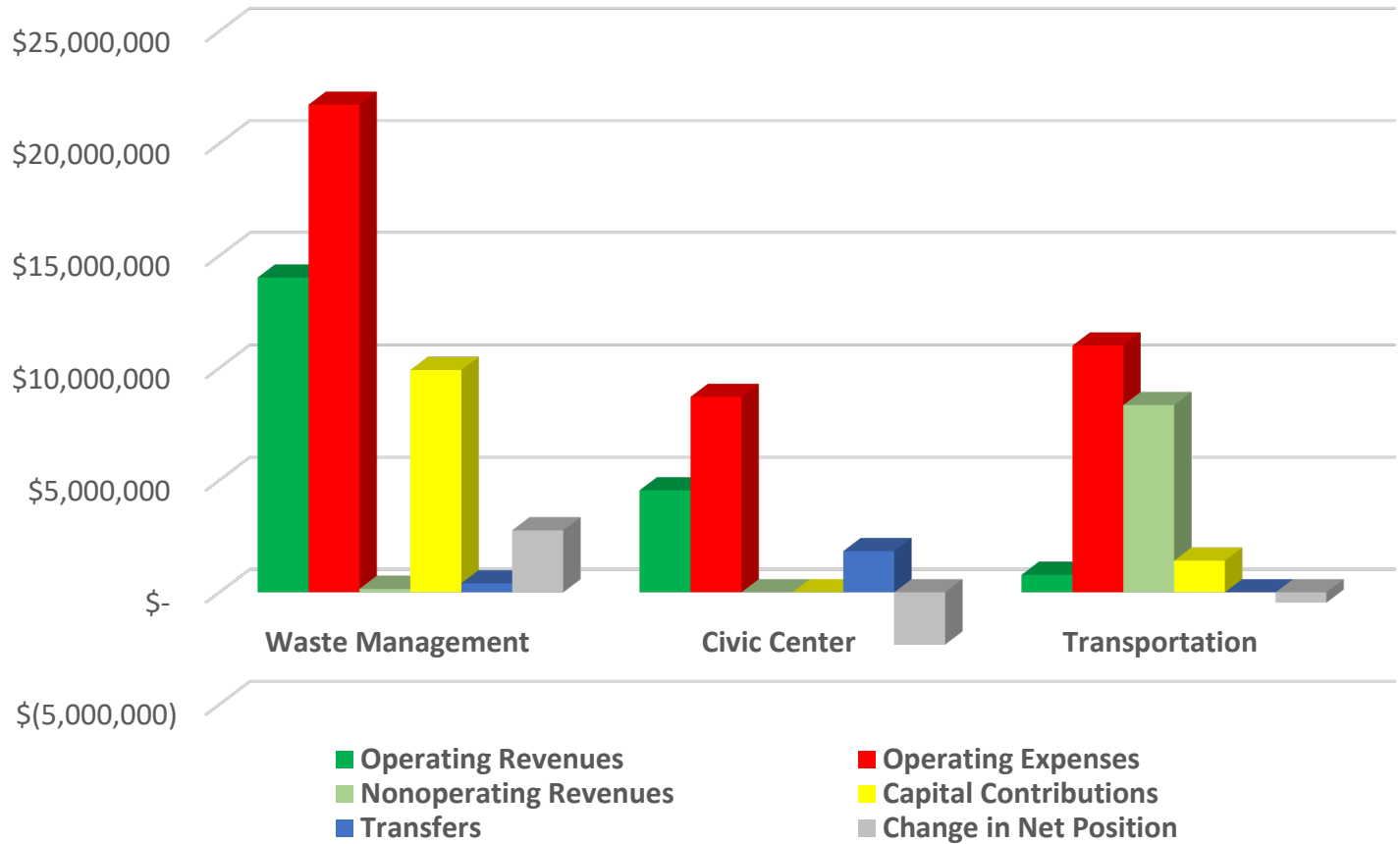
# General Fund – Fund Balance Breakdown



## *Importance of Maintaining Strong Fund Balance*

- **Cash flow through second half of calendar year**
- **Significant emergencies and unanticipated expenditures (i.e. weather-related costs)**
- **Flexibility for discretionary funding needs**
- **Potential for better interest rates on debt issues**
- **Important in uncertain economic times**

# Enterprise Funds – *Financial Activity*



## Required Communications

- **Clean Opinion and No Material Weaknesses or Significant Deficiencies**
- **We Received Full Cooperation from Management and Staff**
- **No Disagreements with Management**
- **No Significant Issues Discussed with Management**
- **No Uncorrected Misstatements**
- **We are Independent of the Government as Required by Government Auditing Standards**

# Closing

We appreciate the opportunity to serve the Columbus Consolidated Government and look forward to serving the Government in the future.





**File Attachments for Item:**

4. Underserved and Inmate Healthcare Program Update – Bob Paskowski, Principal, PYA, P.C. and Jane Jerzack, Principal, PYA, P.C.



# Community Care Program Update

Prepared for **Columbus Consolidated Government**  
February 11, 2025

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*Presented by:*

**Brian Fuller, MBA – Principal, Healthcare Consulting**

**Jane Jerzak, RN, CPA – Principal, Healthcare Consulting**

**Bob Paskowski, CPA – Principal, Healthcare Consulting**

## Introductions

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**Brian Fuller, MBA**

Healthcare Consulting Principal  
Strategic & Transaction Solutions



**Jane Jerzak, RN, CPA**

Healthcare Consulting Principal  
Revenue and Compliance Advisory



**Bob Paskowski, CPA**

Healthcare Consulting Principal  
Revenue and Compliance Advisory

# Agenda

## 1. Project Overview

- Background and Team
- Project Approach and Workstream Structure

## 2. Project Update

- Community Care Program – Historical View
- Key Learnings from Interviews
- Goals for the Program Redesign Effort
- Community Care Program – Potential Future State
- Care Delivery Model – Potential Future State
- Fund Distribution Model Concepts

## 3. Estimated Timeline and Milestones

## 4. Q & A

# Project Overview

# Project Background

## Program Objectives:

1. **Identify** a fair, diverse, and inclusive group of **healthcare organizations** located in or near the City of Columbus (the City) **to serve as a network of providers (the Network)** for the provision of medical services
2. **Assess the impact of providing care** to the Target Populations on local hospitals, health providers, and other key stakeholders
3. Recommend a **methodology** for the City to use **for selecting providers to participate in the Network**
4. Development of a contemporary **reimbursement payment model** to appropriately distribute funding to the Network
5. Recommend **tracking mechanisms** and key performance indicators (KPIs) to evaluate the **effectiveness of the Program**
6. Assess the need for establishing **actuarial reserves** for the fund to be maintained year to year

## Key Terms:

**Target Population:** Indigent and Inmate populations

**Medical Services:** Includes (but not limited to the following) limited acute inpatient care, outpatient care, x-ray, laboratory, primary medical care, and mental/behavioral health services.

**Funding:** A community health care fund established to provide additional funding for the Target Population medical and mental/behavioral health needs.

**Program:** A fair, inclusive, and equitable plan to pay local providers for medical or mental health services related to serving the Target Populations.

**Provider:** An organization that provides some type of medical or mental health services to patients.

**Third-Party Administrator (TPA):** A separate entity that performs administrative services for a health plan, which may include billing, claims processing, record keeping, and regulatory oversight on paying providers for medical services.

# Project Background: Population and Services Eligibility

## Which population is eligible for the Program?

- 1. Inmate:** incarcerated persons in the Muscogee County Jail and for the 3-month period following discharge.
- 2. Indigent:** (1) must be a resident of Muscogee County, (2) not covered under a private or governmental insurance plan, AND (3) meet the income requirements of the Community Health Plan program defined as having a yearly income below 125% of the poverty income line guidelines for family units.

## What medical services are eligible/covered under the Program for each population, how have the monies historically been spent?

- 1. Services:** including, but not limited to, limited acute inpatient care, outpatient care, x-ray, laboratory, primary medical care, and mental/ behavioral health services.
- 2. Use of Funds:** since the inmate population is more limited and is currently served by inhouse providers, only 16% of the funds have historically been expended on this population, with 84% of the funds used for the indigent.

# Project Team

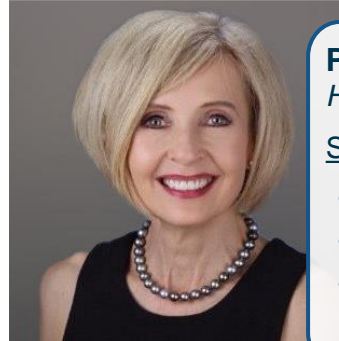
**Bob Paskowski, CPA**



**Principal**  
*Healthcare Consulting*  
Subject Matter Expert

- Population Health
- Network Operations

**Jane Jerzak, CPA, RN**



**Principal**  
*Healthcare Consulting*  
Subject Matter Expert

- Population Health
- Value-Based Care
- RN

**Brian Fuller, MBA**



**Principal**  
*Healthcare Consulting*  
Subject Matter Expert

- Enterprise Growth
- Healthcare Network Development

**Lee Ann Odom, LPT, LNHA**



**Principal**  
*Healthcare Consulting*  
Subject Matter Expert

- Service Line Development
- Clinical Operations

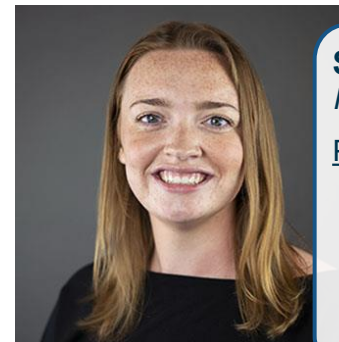
**Jason Hardin, CPA**



**Director**  
*Business Intelligence & Analytics*  
Subject Matter Expert

- Business Intelligence
- Financial Modeling and Analysis


**Colleen Merrill**



**Senior Consultant**  
*Healthcare Consulting*  
Project Management



# Project Approach and Workstream Structure

 **Columbus Consolidated Government**  
City Council

 **Office of the City Manager**  
*Pam Hodge, Deputy City Manager of Planning*

 **Advisory Committee**  
*Joanne Cogle, Glenn Davis, Toyia Tucker*

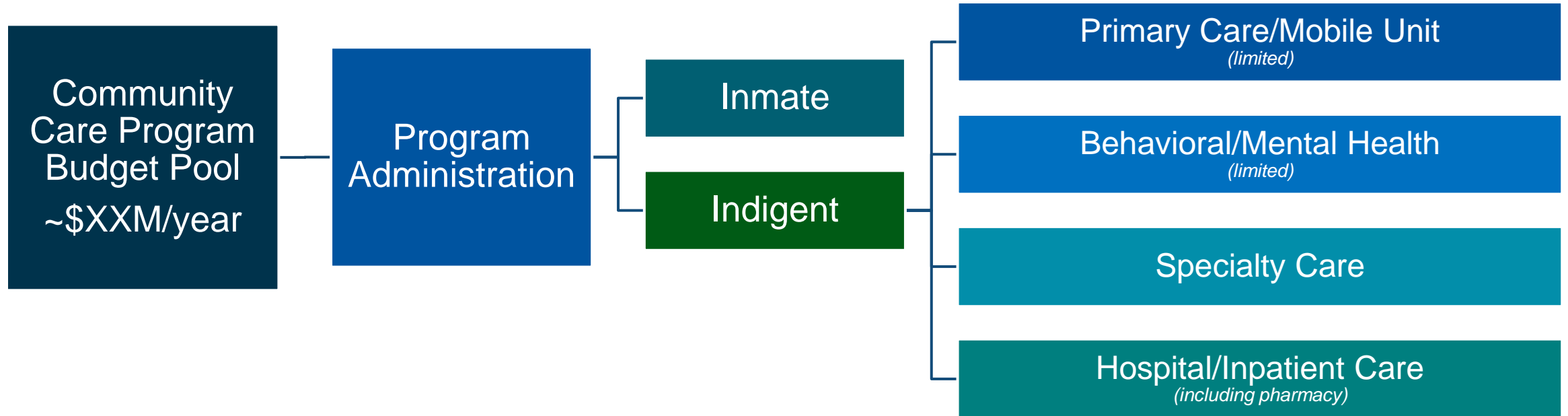
**PYA Project Management Office (PMO)**  
*Bob Paskowski, Jane Jerzak, Colleen Merrill*

<p> <b>Provider Network Development</b></p> <p><i>PYA: Brian Fuller, Lee Ann Odom</i></p> <ul style="list-style-type: none"> <li>• <a href="#">Objective 1</a>: Identify the Network</li> <li>• <a href="#">Objective 2</a>: Assess impact of providing care on providers and services</li> <li>• <a href="#">Objective 3</a>: Recommend methodology for provider selection</li> </ul>	<p> <b>Contracting &amp; Reimbursement Models</b></p> <p><i>PYA: Bob Paskowski, Jane Jerzak</i></p> <ul style="list-style-type: none"> <li>• <a href="#">Objective 4</a>: Develop contemporary reimbursement payment model for funding the Network</li> </ul>	<p> <b>Measuring Program Effectiveness</b></p> <p><i>PYA: Lee Ann Odom, Jason Hardin</i></p> <ul style="list-style-type: none"> <li>• <a href="#">Objective 5</a>: Recommend tracking mechanisms and KPIs for Program effectiveness</li> </ul>	<p> <b>Minimum Actuarial Reserves</b></p> <p><i>PYA: Bob Paskowski</i></p> <ul style="list-style-type: none"> <li>• <a href="#">Objective 6</a>: Assess need for establishing Actuarial reserves for fund maintenance</li> </ul>
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## Project Update

# Community Care Program – Historical View

- Spending focus has historically been on **specialty care** and **hospital inpatient/outpatient care** for approximately 400 – 550 families per year administered and operated by a single provider system.



# Key Learnings from Interviews – Current State View

## 1. Growing number of community members are unhoused.

- Increasing the need for healthcare services for the indigent population
- This population often tied to a substance abuse issue (and need for mental health services)

## 2. Social Determinants of Health (SDoH) impact the high use of emergency health services.

- Transportation issues, lack of medicines, etc.
- Lack of coordination among care providers for this population today – need care management services for this population
- Need for integration with the 211 System and the City’s EMS program – for integrated care

## 3. Small faith-based organizations provide essential services to this population today, often without a funding source.

- Need funding for service expansion
- Need funding for emergency medicines etc.
- Need a formalized approach to refer patients for needed specialty care (funding)

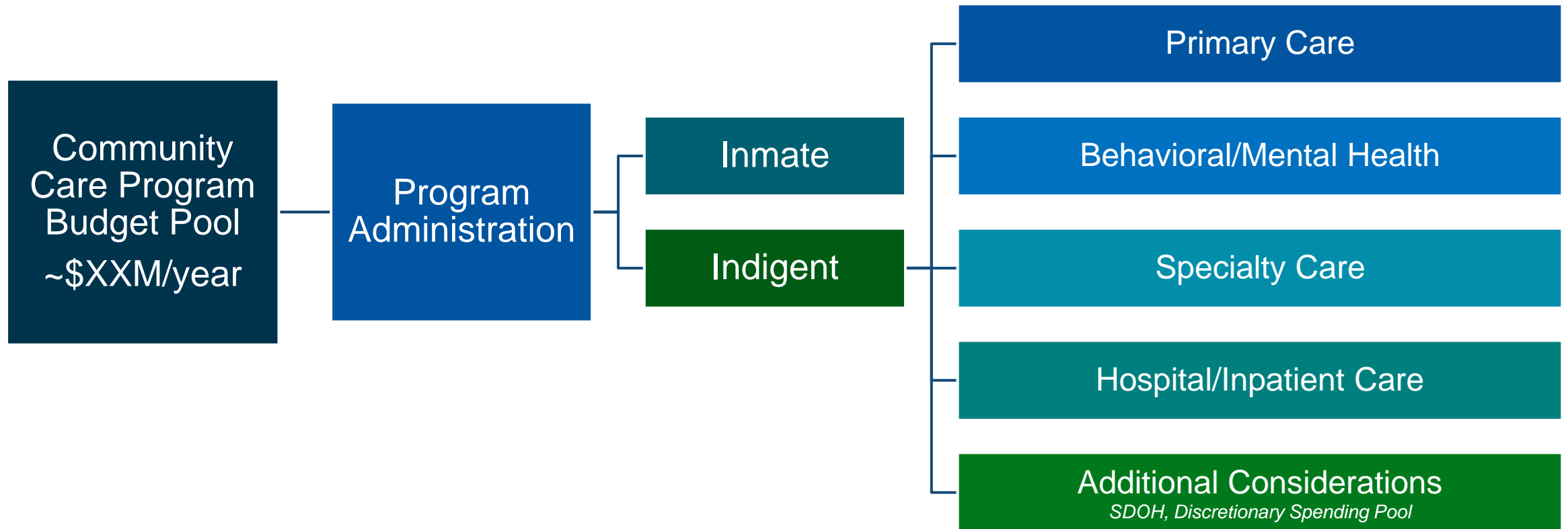
## 4. Providers have served this population without City-based reimbursement.

- Two providers welcomed the opportunity to serve a greater number of patients – with funding.
- One provider continues to serve this population (emergent services at a minimum) without reimbursement.

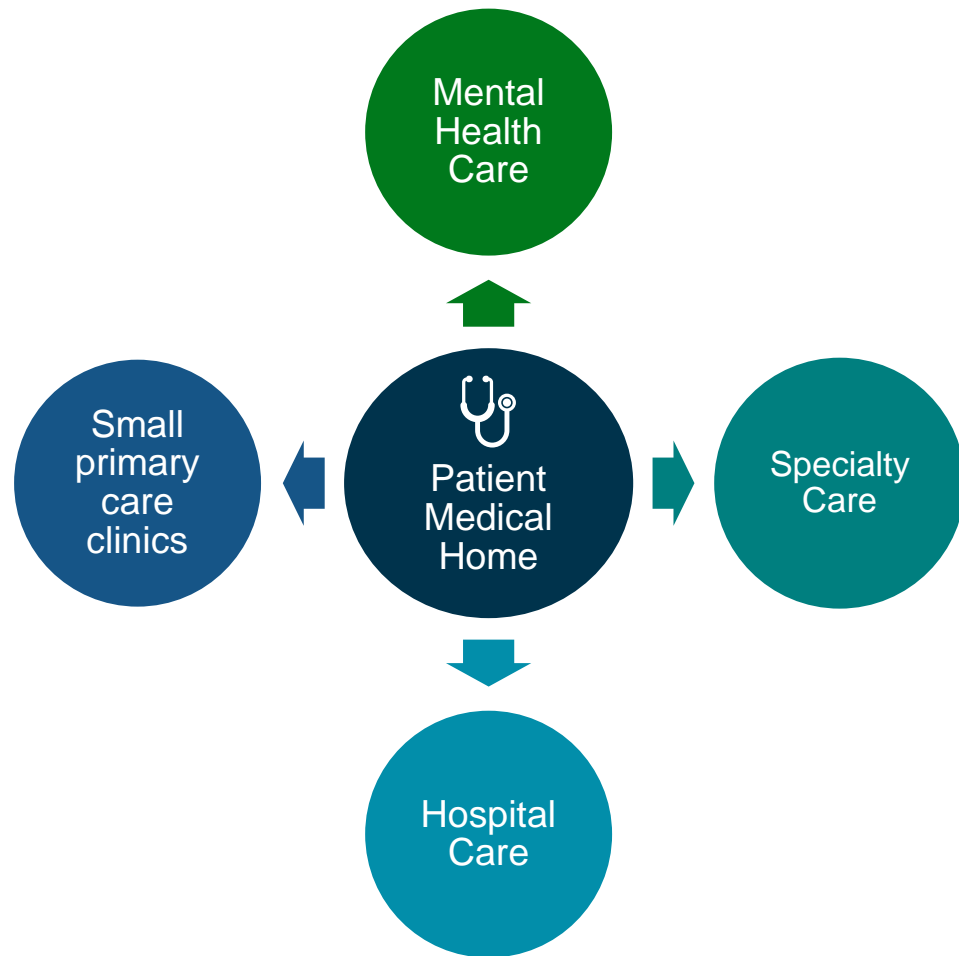
## Goals for the Program Redesign Effort

- **Expand the reach** – provide more care to a growing number of indigent in the community with a primary care/preventative care focus to reduce spending on high-cost ER and inpatient care. Include in the scope, post incarcerated persons assimilating back into the community for three months.
- **Expand mental health support** – ensure the program includes mental health services and support (more than acute episodic care) as well as substance abuse treatment to support back to work initiatives.
- **Expand the funding to more community providers** – expand the funding to more community providers caring for the indigent population (including small faith-based organizations and organizations providing care management services).
- **Integrate and coordinate care** with local publicly funded resources
  - 211 system, EMS system etc.

# Community Care Program Overview – Potential Future State



# Care Delivery Model – Potential Future State



- **Medical Home Concept:**

- Redesign the care model to support well coordinated primary and preventative care and behavioral care needs for more community residents qualifying for the program.
  - Two providers are of a size to support this care model along with another primary care/mobile unit.
- The primary care team assigned to patients (family units) will be responsible for directing care to other providers including behavioral health care, specialty care and hospital care as needed.
- Reimbursement rates to align with Medicaid rates in the state. Consider per member per month payment for patient medical home care coordination services.
- Recognizing the value of smaller faith-based and nonprofit clinics in the city, grant funding could support services provided to the qualifying populations.

*Program administration oversight functions*

# Fund Distribution Model Concepts

- **Program Administration**

- Community Care Program Coordinator
- TPA services – manage simple “billing” process for providers/reporting requirements for cost and quality
- Care management coordination
- Possible one-time investment for primary care expansion
- Consider a withhold of 5% of funding to allow for discretionary spending



- **Inmate**

- Fee for service model at Medicaid-type rates like current process for services
- Post discharge, formerly incarcerated persons would move to the indigent pool for three months post incarceration

- **Indigent**

- Establish various pools: Primary Care, Mental Health, Specialty Care, Hospital Care
- Consider Medicaid-type rates for services and possibly per member per month for primary care coordination; consider other reimbursement methods for certain providers
- Consider a withhold of XX% of funding to allow for discretionary spending



## Project Estimated Timeline and Milestones



Workstream	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	
Provider Network Development	Interviews with key stakeholders <b>completed 11/25/24</b>		Draft of objective criteria for selection of network providers <b>completed December 2024</b>			Draft list of recommended network providers <b>complete by 12/31/24</b>					
	Draft of reimbursement methodology <b>currently in process</b>			Draft of contracting guidelines with key providers <b>complete by 3/31/25</b>							
	Share draft of key performance indicators with the City <b>complete by 3/31/25</b>										
Measuring Program Effectiveness	Share the program's key performance indicators tracking tool with the City <b>complete by 3/31/25</b>										
	Determine requirements to establish a claims reserve fund <b>complete by 3/31/25</b>										
Minimum Actuarial Reserves	Draft policy to outline the management of the claims reserve fund <b>complete by 3/31/25</b>										
	Program Implementation								The City will be leading the Implementation Phase of putting the Program in place. <b>May – July 2025</b>		

## Q & A



# Thank you!

Should you have any questions, please do not hesitate to contact us.



**Brian Fuller, MBA**  
Principal  
[bfuller@pyapc.com](mailto:bfuller@pyapc.com)



**Jane Jerzak, RN, CPA**  
Principal  
[jjerkzak@pyapc.com](mailto:jjerkzak@pyapc.com)



**Bob Paskowski, CPA**  
Principal  
[bpaskowski@pyapc.com](mailto:bpaskowski@pyapc.com)



ATLANTA | CHARLOTTE | KANSAS CITY | KNOXVILLE | NASHVILLE | TAMPA

**File Attachments for Item:**

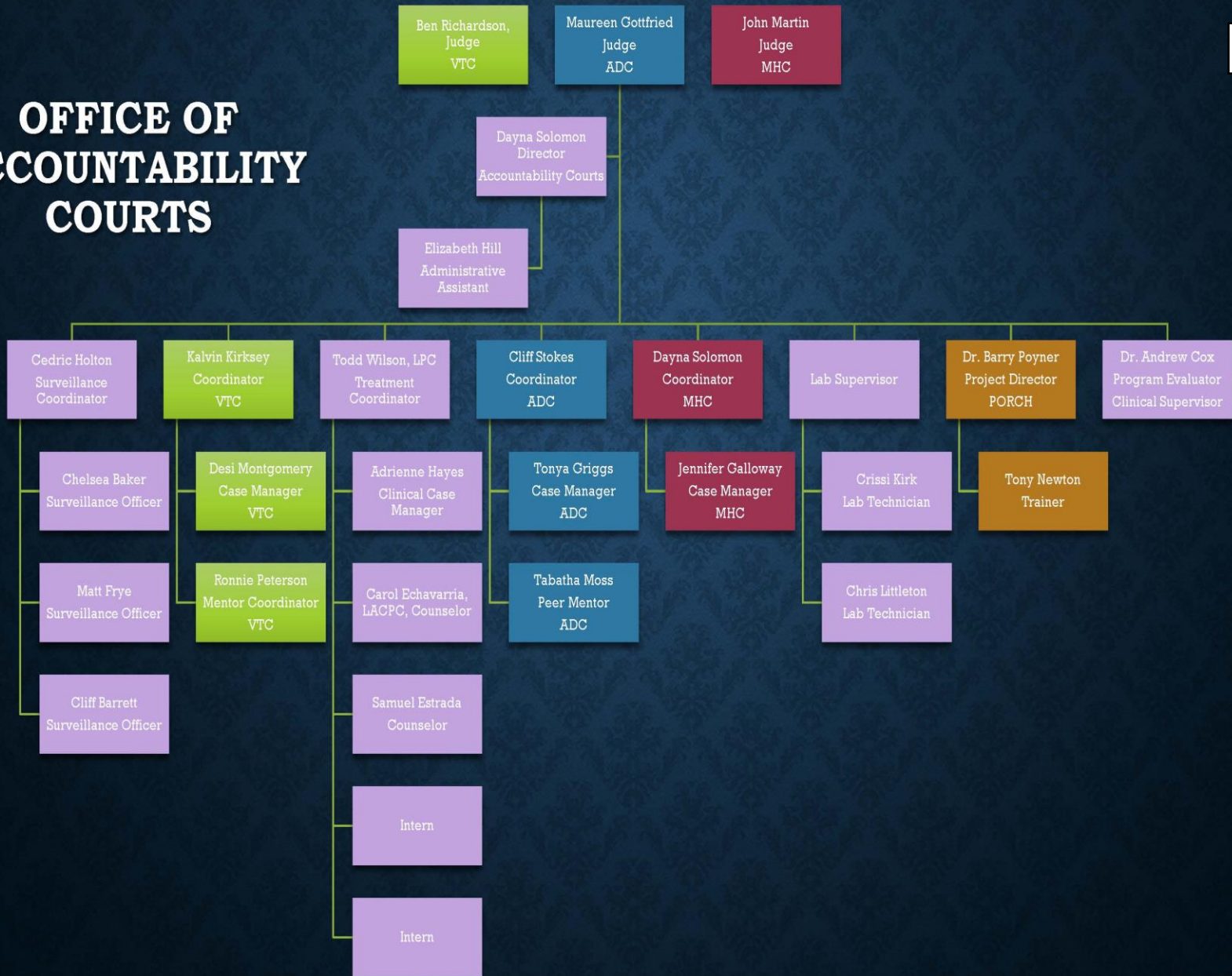
7. Accountability Court – Dayna Soloman, Director of Accountability Courts

# THE DEPARTMENT OF ACCOUNTABILITY COURTS CHATTAHOOCHEE JUDICIAL CIRCUIT

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# OFFICE OF ACCOUNTABILITY COURTS



# THE JUDGES

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- Maureen C. Gottfried – Adult Drug Court
- Ben Richardson – Veterans Treatment Court
- John T. Martin Sr, Mental Health Court



# WHAT ARE ACCOUNTABILITY COURTS?

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- ADC Began in 2007
- Created by statute in GA
- Behavior Change vs incarceration
- ADC, VTC, MHC
- Minimum of 18 month programs
- Driven with solid evidence based treatment models
- Led by a team representing all aspects of the legal system in a non adversarial role.
- Consists of Court status hearings, treatment, drug testing, surveillance and case management.

# TARGET POPULATION

---

- The population of focus for this project is adults ages 18-65 charged with one or more criminal offense or probation violation, motivated by addiction and/or untreated mental illness and not solely for profit. The participant must show a willingness to live a drug free lifestyle and a desire to participate in the program.

# HOW DO WE DO IT?

---

- 5 phase program lasting a minimum of 18 months
- Surveillance –
- Curfews
- DRUG TESTING
- Court status hearings
- Case management
- Evidence based treatment
- Clinical Evaluations
- Treatment driven incentives and sanctions

# WHO SITS ON AN ACCOUNTABILITY COURT TEAM?

- Judge
- Coordinator
- Prosecuting Attorney
- Public Defender
- Case Manager
- Peer
- Treatment Team
- Law Enforcement/ Probation
- Jail Liaison from the MCSO

# TREATMENT!

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- In house treatment team (licensed positions, Spanish speaking, Veterans)
- New Horizons CSB/ Midtown/ JTR
- American Works
- **Dr. Andrew Cox - Licensed Professional Counselor Licensed Marriage & Family Therapist Licensed Clinical Social Worker, Master Addiction Counselor Certified Rehabilitation Counselor Certified Vocational Evaluation Specialist, Certified School Psychologist Certified School Social Worker Certified Vocational Evaluation Specialist ABDA Senior Disability Analyst and Diplomat Georgia Registry of Substance Abuse Clinical Evaluators and Treatment Providers**

# GRADUATE INTERNSHIP PROGRAM

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- Partnering with local colleges and universities
- Troy, CSU, online school
- Clinical Mental Health and Social Work students
- Practicum and Internship hours
- Employment pipeline for post graduation and path to licensure

# ADULT DRUG COURT COMMUNITY VALUE BREAKDOWN

Estimated Community Value:

**\$1,911,566.08**

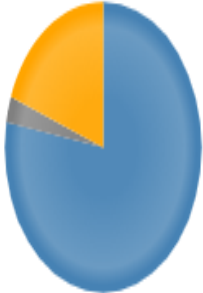
Community Value Breakdown:

Incarceration Cost Value: 77.77 %

Program Benefits: 2.87 %

Community Savings: 19.36 %

Participants In Program: 88



# MENTAL HEALTH COURT COMMUNITY VALUE BREAKDOWN

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Estimated Community Value:

**\$239,954.16**

Community Value Breakdown:

Incarceration Cost Value: 68.03 %

Program Benefits: 1.06 %

Community Savings: 30.92 %

Participants In Program: 19





# VETERANS TREATMENT COURT COMMUNITY VALUE BREAKDOWN

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Estimated Community Value:

**\$413,559.91**

Community Value Breakdown:

Incarceration Cost Value: 75.05 %

Program Benefits: 1.49 %

Community Savings: 23.46 %

Participants In Program: 19



# FUNDING SOURCES

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Currently:

- City of Columbus  
Criminal Justice  
Coordinating Council

- SAMHSA
- SAMHSA
- Byrne JAG



- TraumAnon is a peer-led 12-step support group focused on sharing healing and creating community for those who have experienced trauma.
- The Savannah Trauma Institute
- Columbus is first satellite location
- Recently held training of over 15 community advocates

# COMMUNITY PARTNERSHIPS ARE ESSENTIAL

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- New Horizons Behavioral Health
- American Works
- Safehouse Ministries
- Home for Good
- Gloria Strode
- Truth Springs
- The Fort Church
- Local Churches and Missions

# CONTACT INFORMATION

---



Dayna Solomon

Director

100 10<sup>th</sup> Street

Columbus GA 31901

706-225-3597 Office

[Dsolomon@columbusga.org](mailto:Dsolomon@columbusga.org)

**File Attachments for Item:**

8. Transitional Audit Report for Inspection & Codes - Donna McGinnis, Internal Auditor/Compliance Officer



# Columbus Consolidated Government

Item #8.

## Georgia's First Consolidated Government

Post Office Box 1340  
Columbus, Georgia 31902-1340

**Donna L. McGinnis, CPA, CFE**  
Internal Auditor / Compliance Officer

### Internal Audit of Inspection & Codes Department

706 225-3119  
FAX: 706 225-4447  
McGinnis.Donna@columbusga.org

### AUDIT AUTHORIZATION

This transitional departmental audit was authorized by City Council on December 15, 2020, in response to a request for audit by former Internal Auditor John Redmond. The audit began on May 23, 2023, with the audit completed by Internal Auditor Donna McGinnis and Forensic Auditors Jonathan Smith, Benjamin Meadow and Grant Conaway.

### BACKGROUND

The Inspection & Codes Department is responsible for the enforcement of the latest editions of the Georgia State International Codes for Building, Plumbing, Electrical, Gas, Mechanical and Property Maintenance Codes, adopted by the State of Georgia as the State Construction Codes. Furthermore, the Department enforces the Local Zoning Ordinance, the Flood Plan Ordinance, Soil Erosion and Sedimentation Control and the Georgia Safety Fire Regulations. Additionally, the Code Enforcement Division is responsible for all environmental law enforcement such as, but is not limited to the enforcement of the solid waste ordinance, business licenses, alcohol licensing, gross receipt taxes, mobile home taxes, scrap tire management, illegal dumping, weed violations, junk vehicles, fencing violations and other environmental violations.

### LEADERSHIP

Director Ryan Pruett leads the department, accompanied by Assistant Director Phillip Smith and Code Enforcement Manager Natalia Zeigler. Additionally, Office Manager Jazmine Scott leads the permit & GIS technicians. The team is also supported by Plans Examiners Brett Faulkner & Charles LaPlace. The Department Director reports to the Deputy City Manager-Finance, Planning & Development.

### AUDIT SCOPE

The audit scope is intended to address all material aspects of the Inspection & Codes Department. Material aspects included, but were not limited to: organizational structure, policies and procedures, internal controls, cash handling process, strategic planning, payroll, equipment, inventories, and budgetary control.

## AUDIT PROCESS

The Audit Process began with the authorization of the audit. An audit program was developed to address the material aspects of the departmental audit, followed by the entrance conference with the department head and the Deputy City Manager-Finance, Planning & Development. During the meeting, attendees were presented with the preliminary audit program items and invited to suggest any additional areas that warranted inspection. The audit techniques included reviews of documents and manuals, physical verification of employees and capital assets, tests of internal controls, examination of reports prepared by the department and others from independent sources, tests of transactions, interviews, meeting observations, independent verifications, and other techniques as appropriate. During the audit, management was briefed on findings and potential recommendations. Following the audit, a draft report is presented to department management for review and response. A final report including the departmental response is then prepared and distributed to department management, the Mayor and Council, concurrently. A presentation to Council is scheduled to address any questions or concerns they may have and to avail it to the public. The auditor provides follow-up later to insure that agreed-to recommendations have been implemented and are properly functioning.

## FIELDWORK ACTIVITIES

Fieldwork included payroll testing re: the payroll distributions of May 19, 2023 and June 16, 2023 with confirmation against time records and payroll system reporting and no discrepancies were noted. Additionally, a drive-thru fixed asset confirmation occurred on July 19, 2023 and no discrepancies were noted. Three years of budgetary performance were reviewed and generally Inspections & Codes have managed their divisional budgets well, apart from challenges in Postage, Operating Materials and Motor Fuel. In FY23, there was also a significant budget variance in Lot Clearing & Maintenance of \$152,975.69.

Fieldwork included a visit with Permit Technician Delaine Silva. Daily transactional processing was reviewed and found to be in very responsible order. Daily balancing and Finance reporting and records were in very good condition. This role involves a lot of customer and citizen interaction and requires knowledge of local and state laws and ordinances, some real estate knowledge and often requires empathy and a missional approach to customer service.

We additionally had an opportunity to visit Assistant Director Phillip Smith. He shared how effectively his team has been utilizing Tyler's EnerGov, and they are using the product to more fully digitize their inspection processing. While there may be a bit more training ahead, it was awesome to see what has already been accomplished. Digitization will ultimately reduce costs associated with the preparation, maintenance and storage of paper permitting records. It was great to see EnerGov so fully utilized. Following our visit, the Chief Inspector provided an opportunity for our Forensic Auditors to join the team in the field, so that they could observe daily inspection activities.



As fieldwork continued, we had a chance to visit with Code Enforcement Manager Natalia Zeigler and her team. They have a challenging role in that code enforcement may lead to upset encounters out in the community. Ordinances, laws and requirements need compliance and enforcement and this team needs to often utilize firm diplomacy. We did learn that their work effort is currently quite redundant in that EnerGov doesn't communicate with the Q-Alert system that is utilized city-wide for 3-1-1 reporting. There have been discussions about addressing this disconnect which would be a wonderful process improvement. We additionally learned that in recent years, this team has approached council for additional budget support to support the escalating need for abatements in the community, and thus far, when approached, council has been very supportive of the escalating need. At the conclusion of our team visit, we had opportunities to visit further with the Code Enforcement Technician, and the Manager, and additionally Forensic Auditors joined Code Enforcement Officers in the field in order to observe enforcement activities.

Observations from the field activities include:

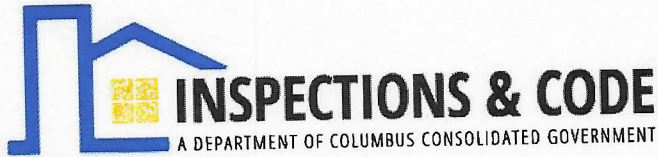
The online code case dashboard provides the public with a way to check case statuses in their area, but its outdated system falls short of real-time updates, limiting its effectiveness. While a planned software update promises to improve workflows and communication, the lack of a clear implementation timeline keeps this tool from reaching its full potential. As it stands, the dashboard functions adequately but leaves room for significant improvement.

The Inspections and Code Enforcement teams demonstrated strong dedication to safety and compliance, earning high marks for their thorough reviews and hands-on approach. From ensuring older buildings meet updated codes to managing detailed cases like solar panel installations, their methodical work reflects a commitment to quality. However, outdated systems requiring manual data transfers slowed some processes, leaving opportunities to streamline operations further.

On more complex cases like squatter residences and property clean-ups, the teams performed well. Partnering with private contractors allowed them to manage costs while adhering to city standards, and their communication with the community was clear and professional. While their work was efficient and focused on minimizing disruptions, there's still room for growth in improving efficiency and fully integrating their systems. Overall, their efforts are commendable, reflecting a strong performance that could be enhanced with modern tools and processes.

### RECOMMENDATIONS

1. Would recommend the establishment of a hyper-link in the Q-Alert system which would dramatically address the known cost of redundancy between EnerGov & Q-Alert. There would be benefits city-wide, and our citizens would also enjoy more expeditious customer service.
2. Would recommend a quarterly budget review for Code Enforcement, with a focus on adequate funding to address the pace of necessary abatements.
3. Would recommend funding for training and additional efforts necessary for a more complete digitization of the department. There have been impressive strides, and improved efficiencies will reduce our costs in the future.
4. Would recommend review of procedures and resource allocation across multiple departments to reduce the amount of properties that become repeat nuisance properties. This would include coordination with the Tax Commissioner's Office and the Land Bank Authority.



420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

**Ryan Pruett**  
Director

February 4, 2025

Donna L. McGinnis, CPA CFE  
Internal Auditor/Compliance Officer  
Columbus Consolidated Government  
420 E. 10th Street, 2nd Floor  
Columbus, GA 31901

RE: Inspections and Code Internal Audit

Dear Ms. McGinnis,

First and foremost, I would like to extend my appreciation to you and your team's efforts during this internal audit process. It has been a pleasant experience, and the Inspections and Code Department will be improved because of this effort.

The Inspections and Code Department is comprised of a team of 29 individuals committed to ensuring the safety and the quality of life of the citizens and visitors of Columbus, Georgia. We are tasked with the large and technically demanding job of enforcing the City's development ordinance and the state minimum construction codes. In addition, we also enforce the City's nuisance and blight ordinances. Inspections and Code also manages all the City's capital improvement projects related to buildings to include the Judicial Center, Synovus Park, City Hall, and other SPLOST projects. We have a vital role to play in this local government and we endeavor to provide our services in the most efficient and professional way possible.

A lot of our discussions revolved around our permitting software and how the Inspections and Code Department currently effectively utilizes this system. I wanted to highlight our progress with making this system available online and provide a timeline for total implementation.

- Inspections and Code customers can currently register for an account on the Civic Access Self Service (CASS) Portal. By creating an account, customers can view all of their plan review and permit history and statuses.
- Users with a CASS account can currently request inspections online in lieu of calling Inspections and Code. Users can also see inspection results in real-time.
- By Spring 2025, customers will be able to purchase permits and submit certain plan reviews online.
- By Summer 2025, all permits and plan reviews will be available to be submitted online. For large commercial projects, this will save our customers thousands of dollars in printing costs that they currently incur.

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**Ryan Pruett**  
Director

I remain committed to making our plan review and permitting process as customer friendly as possible. I would like to point out that while an online process makes it easier for our customers to submit things for our review, the process of reviewing and issuing permits remains the same for our staff in a digital process. Every submission must be completely reviewed prior to issuance so we can confirm compliance with the applicable codes, City ordinances, and State law.

In addition to the above steps toward going digital, Inspections and Code has made some internal changes to improve our efficiency. We have moved most of our records retention to digital format to reduce our demand for the City's limited records storage space. We also recently moved to an online receipts database in lieu of using a cash register. The online database allows for much quicker and reliable coordination with the Finance Department for the revenue generated by Inspections and Code.

Below are detailed responses to each recommendation found in the audit report:

**Recommendation #1** - Would recommend the establishment of a hyper-link in the Q-Alert system which would dramatically address the known cost of redundancy between EnerGov & Q-Alert. There would be benefits city-wide, and our citizens would also enjoy more expeditious customer service.

**Response to Recommendation #1** – I fully recognize the benefits to the public and staff for more effective communication between the Energov and Q-Alert systems and am committed to working with 311 and Information Technology to make the communication as seamless as possible. However, in my opinion, there is limited redundancy between the two systems. Q-Alert is the system that the City uses to document complaints and create work orders so that departments can address those complaints. Energov is a comprehensive case management software that allows Code Enforcement to schedule inspections, issue correspondence, and enter detailed notes on interactions with the public. These features are not available in Q-Alert.

**Recommendation #2** - Would recommend a quarterly budget review for Code Enforcement, with a focus on adequate funding to address the pace of necessary abatements.

**Response to Recommendation #2** – I agree that regular reviews of the Code Enforcement budget is necessary given the ever-increasing costs of abatements. Inspections and Code staff currently, and will continue to, meet regularly to review budgetary status and review reports provided by the Finance Department. Executive Management and the City Council have always been receptive to additional funding requests to allow abatements to continue including in the FY24 mid-year budget.

**Recommendation #3** - Would recommend funding for training and additional efforts necessary for a more complete digitization of the department. There have been impressive strides, and improved efficiencies will reduce our costs in the future.

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Director

Response to Recommendation #3 – I agree that keeping our employees trained on the software is of vital importance as we transition to more digital processes. Just as important will be provided enough training and instructions for our customers to be able to successfully navigate our online plan review and permitting systems.

Recommendation #4 - Would recommend review of procedures and resource allocation across multiple departments to reduce the amount of properties that become repeat nuisance properties. This would include coordination with the Tax Commissioner's Office and the Land Bank Authority.

Response to Recommendation #4 – Inspections and Code currently spends thousands of dollars a year to clean up some of the same properties year after year. A lot of these properties have several thousand in tax and lot clearing liens and are essentially abandoned. I concur that efforts to reduce these repeat nuisance properties would be beneficial to the taxpayer and to Inspections and Code. Every property that can be brought back to good ownership would reduce our lot clearing expenditures and would increase property tax revenue.

Thank you again for your facilitation and assistance throughout this audit process.

Sincerely,

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Ryan Pruett, CBO  
Director

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# Columbus Consolidated Government

Item #8.

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**Donna L. McGinnis, CPA, CFE**  
Internal Auditor / Compliance Officer

### Internal Audit of Inspection & Codes Department

706 225-3119  
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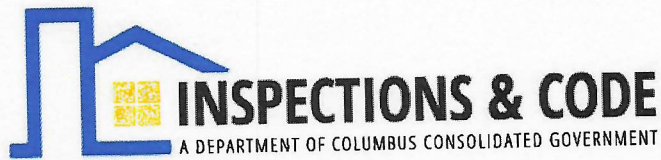
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Director

February 4, 2025

Donna L. McGinnis, CPA CFE  
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Columbus Consolidated Government  
420 E. 10th Street, 2nd Floor  
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**Ryan Pruett**  
Director

Response to Recommendation #3 – I agree that keeping our employees trained on the software is of vital importance as we transition to more digital processes. Just as important will be provided enough training and instructions for our customers to be able to successfully navigate our online plan review and permitting systems.

Recommendation #4 - Would recommend review of procedures and resource allocation across multiple departments to reduce the amount of properties that become repeat nuisance properties. This would include coordination with the Tax Commissioner’s Office and the Land Bank Authority.

Response to Recommendation #4 – Inspections and Code currently spends thousands of dollars a year to clean up some of the same properties year after year. A lot of these properties have several thousand in tax and lot clearing liens and are essentially abandoned. I concur that efforts to reduce these repeat nuisance properties would be beneficial to the taxpayer and to Inspections and Code. Every property that can be brought back to good ownership would reduce our lot clearing expenditures and would increase property tax revenue.

Thank you again for your facilitation and assistance throughout this audit process.

Sincerely,

A handwritten signature in blue ink that reads "R. Pruett".

Ryan Pruett, CBO  
Director

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# Internal Audit of the Inspection & Codes Department February 11, 2025

Presented by: Donna L.  
McGinnis, CPA, CFE  
Internal Auditor/Compliance  
Officer, Jonathan Smith,  
Benjamin Meadow & Grant  
Conaway, Forensic Auditors

# 2 Audit Authorization

The audit was authorized by City Council on December 15, 2020.

3

## Audit Process

Authorization of Audit

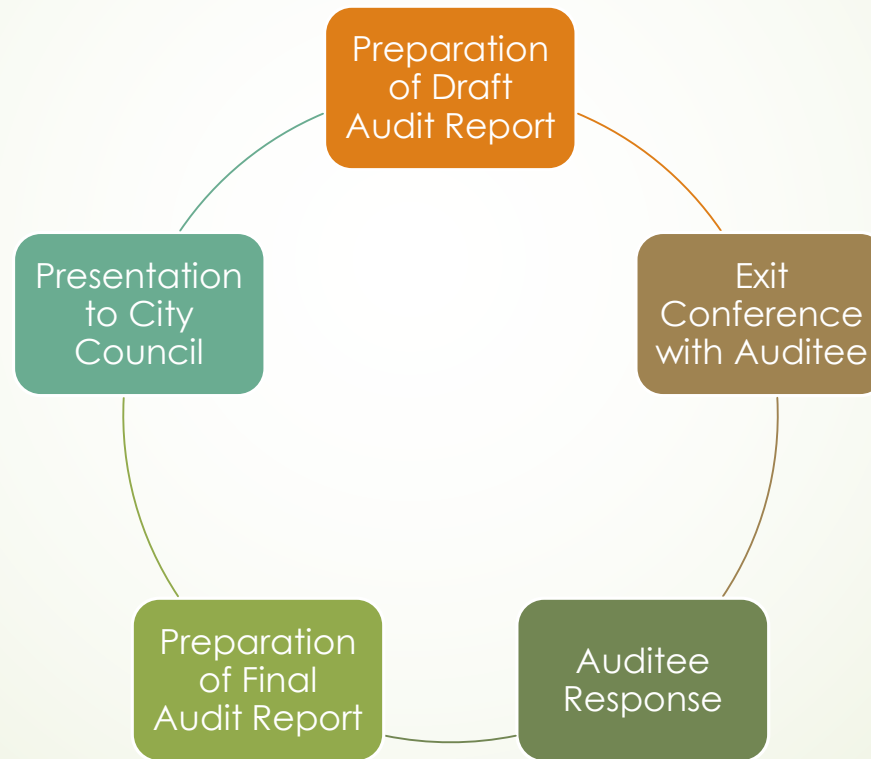
Development of Audit Program

Entrance Conference With Auditee

Conduct of Fieldwork

4

# Audit Process (Continued)





5

# Audit Scope

Organizational Structure of  
the Inspection & Codes  
Department.

Operations.

Inventory and Assessment of  
Vehicles, Capital Equipment  
& Facilities.

Financial Position.

Recommend the establishment of a hyper-link in the Q-Alert system which would dramatically address the known cost of redundancy between EnerGov and Q-Alert. There would be benefits city-wide, and our citizens would also enjoy more expeditious customer service.

Recommend a quarterly budget review for Code Enforcement, with a focus on adequate funding to address the pace of necessary abatements.

7

## Audit Recommendations (continued):



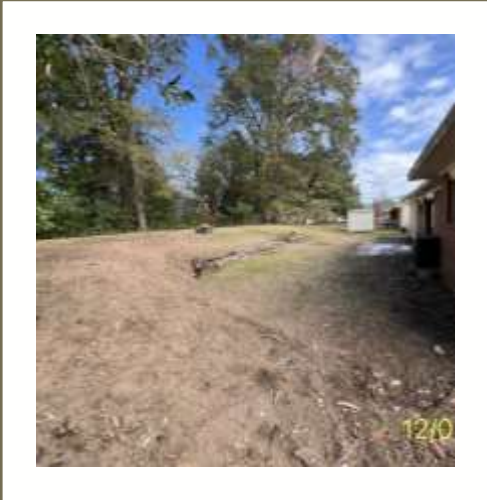
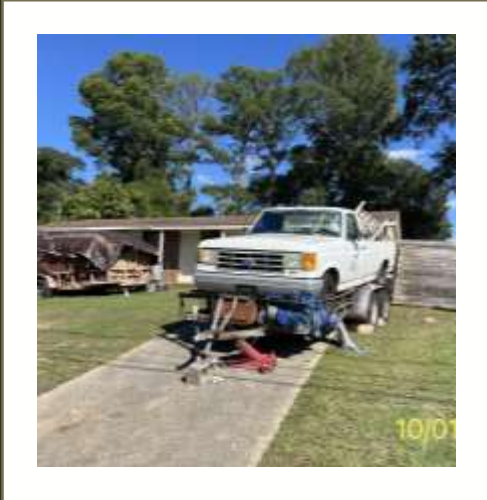
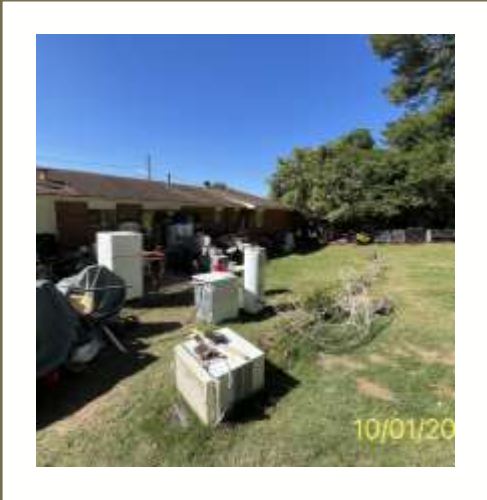
Recommend funding for training and additional efforts necessary for a more complete digitization of the department. There have been impressive strides, and improved efficiencies will reduce our costs in the future.



Recommend review of procedures and resource allocation across multiple departments to reduce the amount of properties that become repeat nuisance properties. This would include collaboration with the Tax Commissioner's Office and the Land Bank Authority.

8

# Code Enforcement in action-



9

# Inspections in action-



# 10 Questions

Are there any questions from City Council or Executive Management regarding this report?

**File Attachments for Item:**

**1. 2nd Reading-** REZN-10-24-2232: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1126 30th Street** (parcel # 029-013-001) from Neighborhood Commercial (NC) 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 **1126 30th Street** (parcel # 029-013-001) from Neighborhood Commercial (NC) 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 Neighborhood Commercial (NC) Zoning District to Residential Multifamily - 1 (RMF1) Zoning District.

“All that lot, tract or parcel of land being situated, lying and being in the State of Georgia, County of Muscogee, City of Columbus and being known and designated as PART OF LOT NUMBERED ONE (1), in BLOCK LETTERED "M", of that certain subdivision of land known as WAVERLY TERRACE, as said lot is shown upon that certain map or plat of said subdivision recorded in the Office of the Clerk of Superior Court of Muscogee County, Georgia in Deed Book 5, Page 488, and said PART OF LOT NUMBERED ONE (1) being shown upon a plat or survey dated March 2, 2017, made by Hobbs, Smith & Associates, Inc., which is recorded in Plat Book 165, Page 120, in the Office of the aforementioned Clerk, to which reference is hereby made for a more particular description of said Part of Lot One.

Said property being more particularly described as follows: BEGINNING at the intersection of the southerly line of 30th Street with the southeasterly line of Peabody Avenue, and from said Point of Beginning running thence N 87 degrees 30 minutes 35 seconds East along the southerly line of 30th Street a distance of 42.87 feet to the southwesterly corner of the intersection of 30th Street and 12th Avenue; thence running South 02 degrees 00 minutes 00 seconds East along the westerly line of 12th Avenue a distance of 98.0 feet to a point; running thence S 87 degrees 59 minutes 35 seconds West a distance of 37.48 feet to a point; thence running N 71 degrees 35 minutes 13 seconds West a distance of 39.31 feet to a point located on the southeasterly line of Peabody Avenue; thence running N 18 degrees 32 minutes 42 seconds East along the southeasterly line of Peabody Avenue, a distance of 89.63 feet to the POINT OF BEGINNING.”

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 7th day of January, 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.



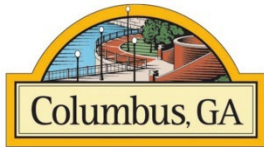
Councilor Allen	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

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Lindsey G. McLemore  
Deputy Clerk of Council

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B. H. "Skip" Henderson, III  
Mayor



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-10-24-2232

<b>Applicant:</b>	Howard Jefferson
<b>Owner:</b>	Marty Sanders
<b>Location:</b>	1126 30 <sup>th</sup> Street
<b>Parcel:</b>	029-013-001
<b>Acreage:</b>	0.17 Acres
<b>Current Zoning Classification:</b>	Neighborhood Commercial
<b>Proposed Zoning Classification:</b>	Residential Multifamily
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	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:**

<b>North</b>	Neighborhood Commercial (NC)
<b>South</b>	Residential Multifamily – 1 (RMF1)
<b>East</b>	Neighborhood Commercial (NC)
<b>West</b>	Residential Multifamily – 1 (RMF1)

**Reasonableness of Request:** The request is compatible with existing land uses.

**School Impact:** N/A

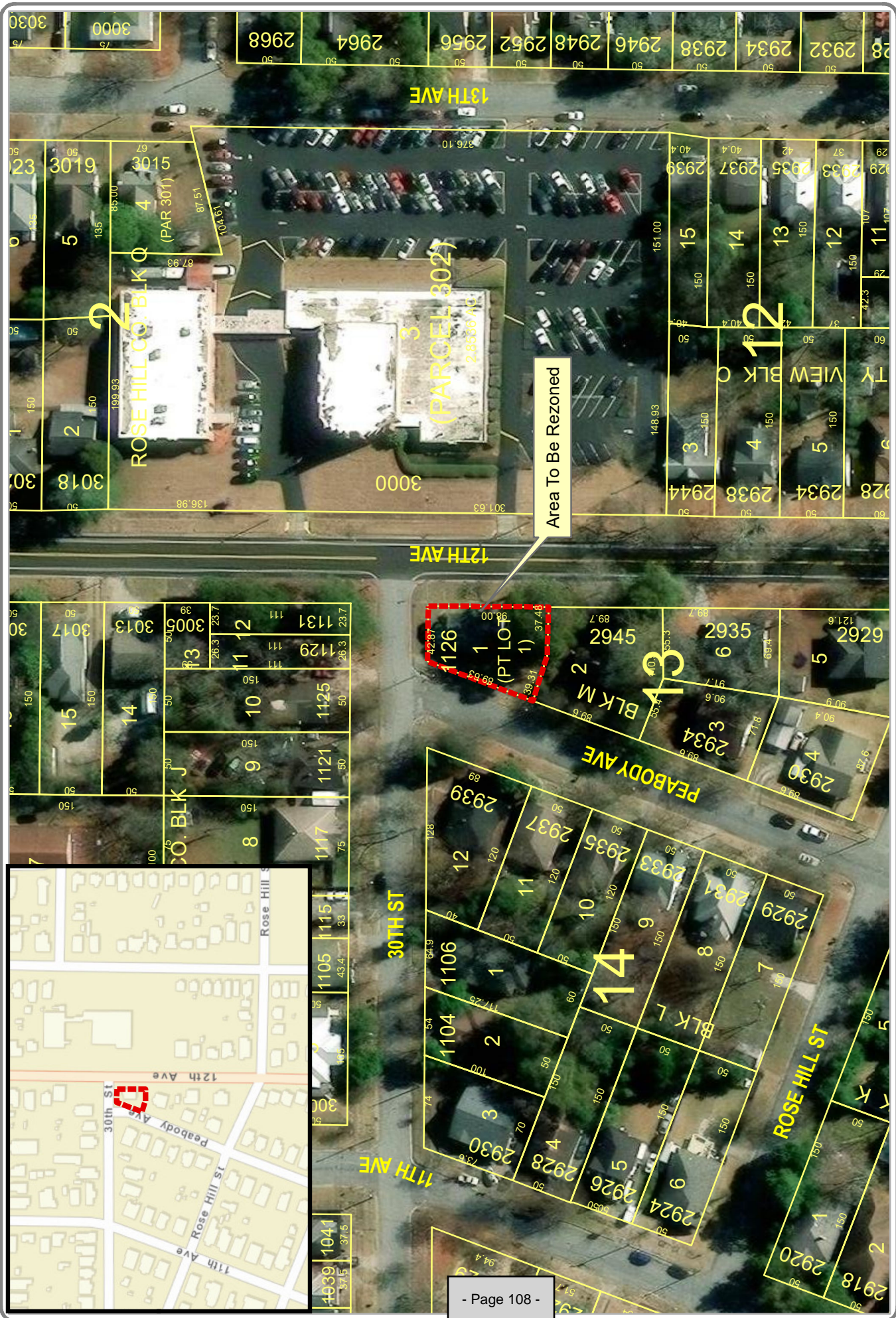
**Buffer Requirement:** N/A

**Attitude of Property Owners:** **Forty-Six (46)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two inquiry calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>0</b> Responses

**Additional Information:** Existing home will continue to be used as Single-Family Residential.

**Attachments:** Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map



Area To Be Rezoned



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

Aerial Map for REZN 10-24-2232  
 Map 029 Block 013 Lot 001  
 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.





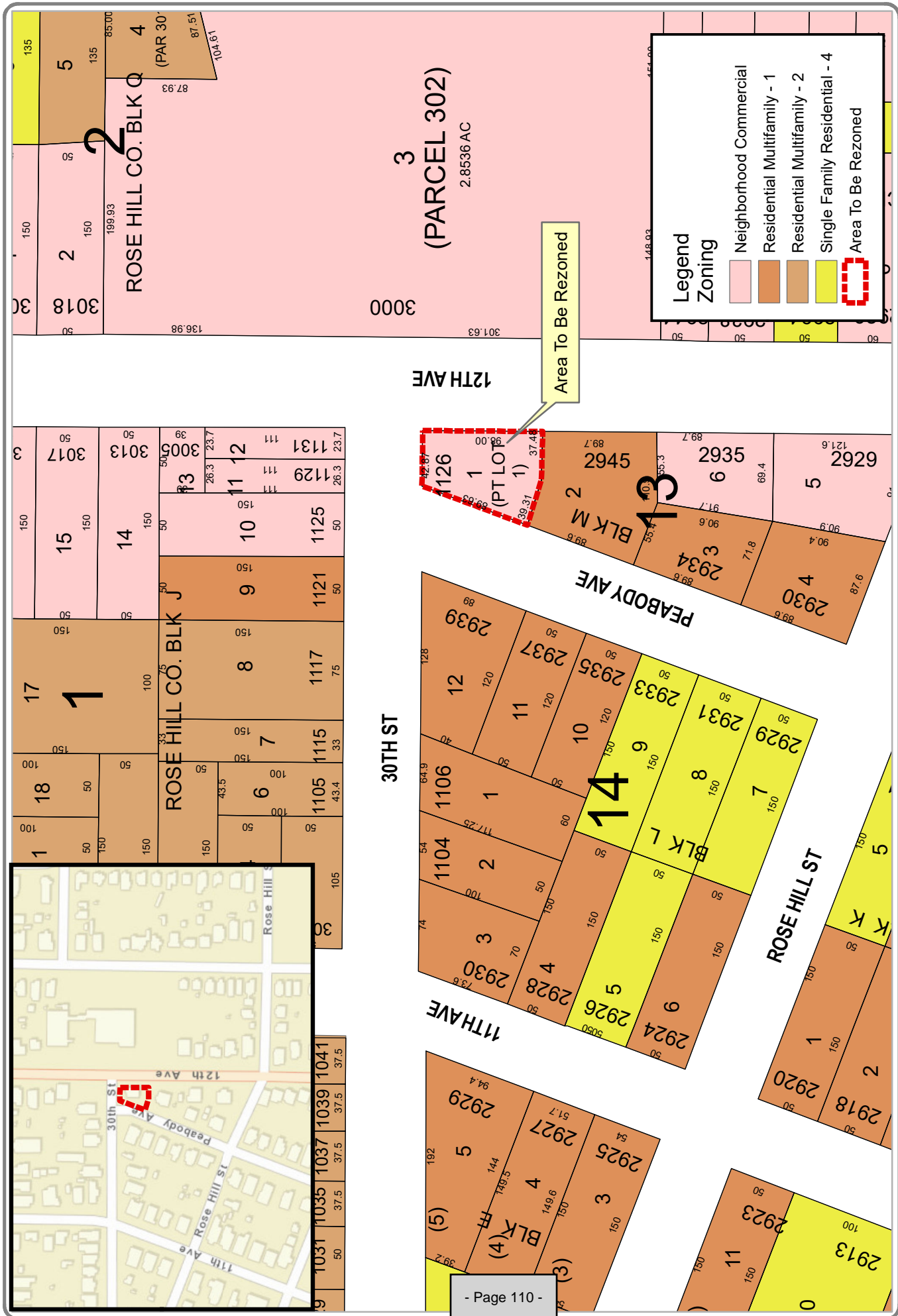
Item #1.

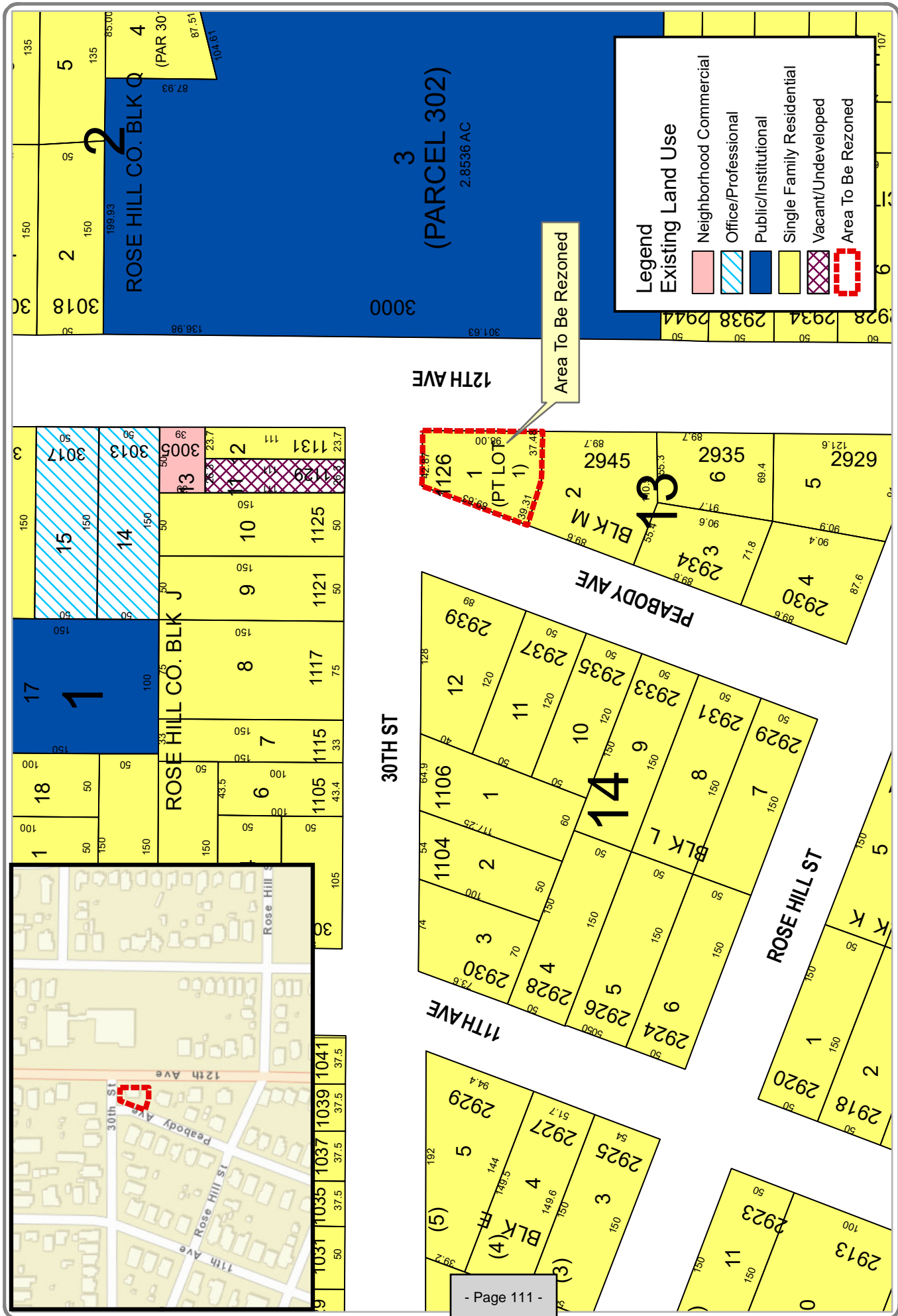
100 Feet  
1 inch = 100 feet  
Data Source: IT/GIS  
Author: DavidCooper

Location Map for REZN 10-24-2232  
Map 029 Block 013 Lot 001  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 11/18/2024





**Legend**

**Existing Land Use**

- Neighborhood Commercial
- Office/Professional
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

12TH AVE

Area To Be Rezoned



Item #1.

100 Feet

1 inch = 100 feet

Data Source: IT/GIS

Author: DavidCooper

Existing Land Use Map for REZN 10-24-2232

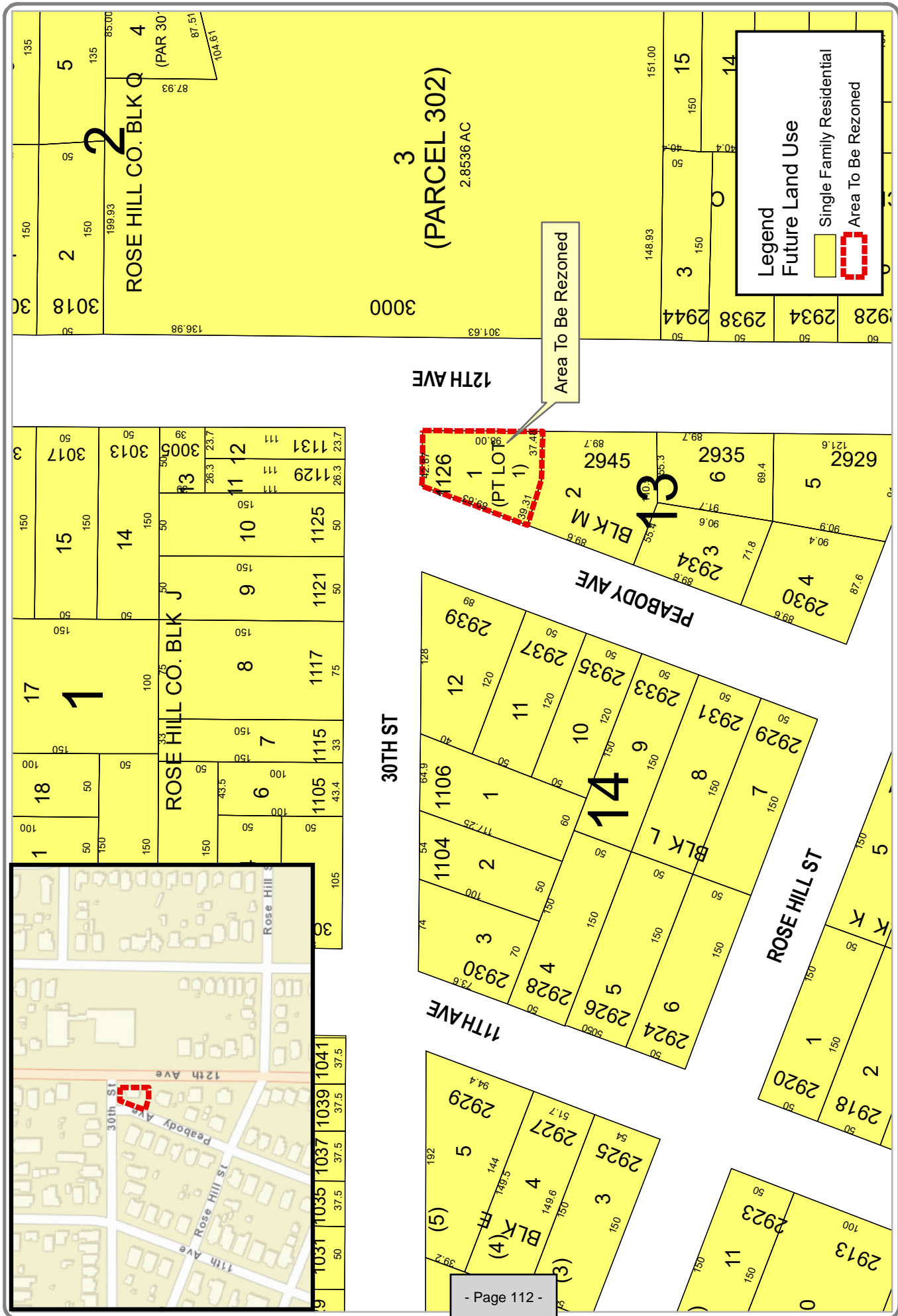
Map 029 Block 013 Lot 001

Planning Department-Planning Division

Prepared By Planning GIS Tech

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Item #1.

Future Land Use Map for REZN 10-24-2232  
 Map 029 Block 013 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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

Flood Hazard Map for REZN 10-24-2232  
 Map 029 Block 013 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

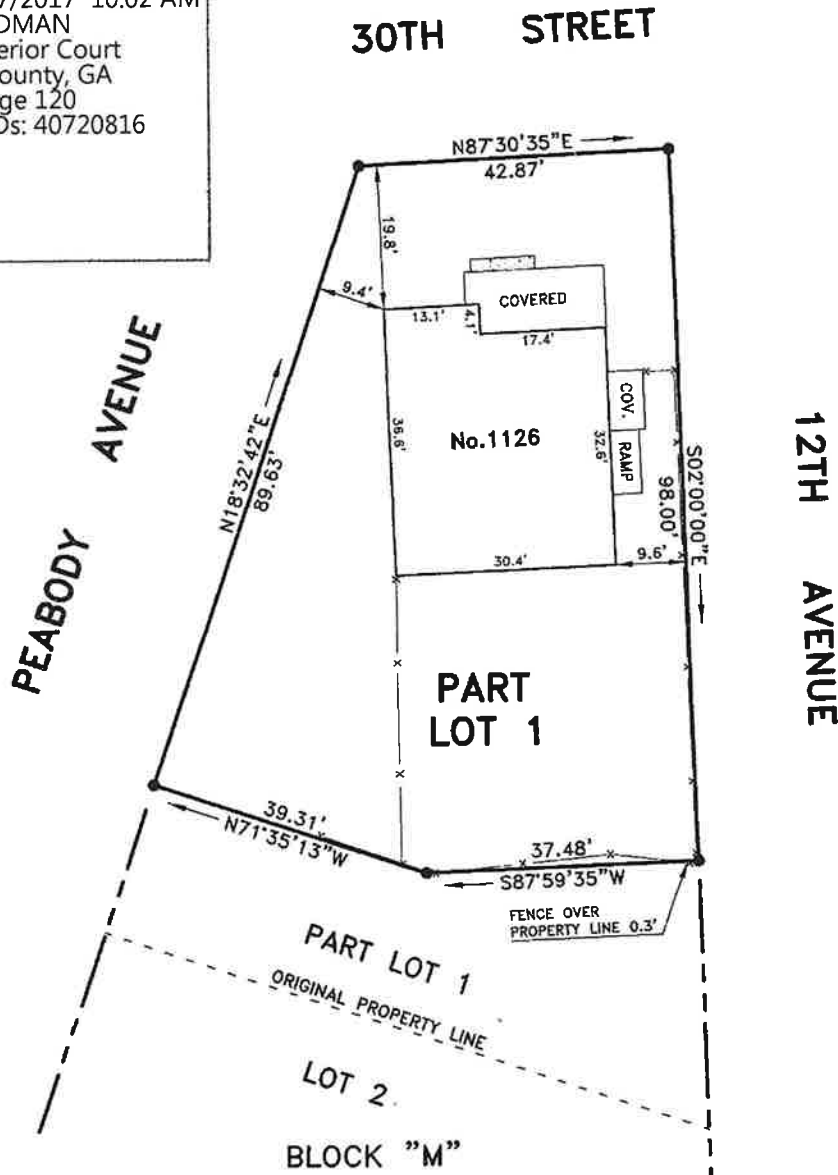
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 Maps and data are to be used for reference purposes only.  
 The data contained is subject to constant change.  
 Map information is believed to be correct but is not guaranteed.



Date: 11/18/2024

Item #1.

Plat  
Recorded 3/7/2017 10:02 AM  
ANN L. HARDMAN  
Clerk of Superior Court  
Muscogee County, GA  
Book 165 Page 120  
Participant IDs: 40720816



This Survey Approved For Filing By:  
*Austin Ledwith*  
Engineering Dept.  
Date: 3/7/2017

I have this date examined the official flood insurance rate map covering Columbus, Georgia and I have determined that this property is not in a 100 year flood zone.

*Bobby R. Hobbs*  
Bobby R. Hobbs, L.S.  
Georgia Reg. No. 1610

ALL PROPERTY CORNERS WERE FOUND IN PLACE.

- NOTES:
- POWER POLE
  - IRON PIN FOUND
  - IRON PIN SET
  - FENCE
  - WALL
  - CONCRETE

619-43  
SCALE: 1" = 20'  
DATE: MARCH 02, 2017

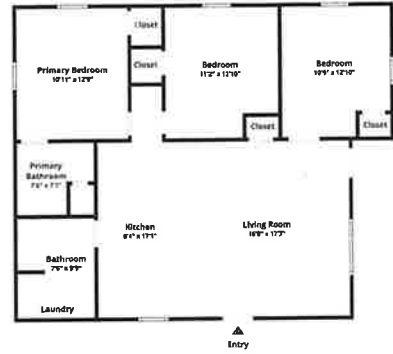


SURVEY OF  
PART LOT 1, BLOCK "M"  
WAVERLY TERRACE  
LYING IN THE 8TH DISTRICT  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

*Bobby R. Hobbs*  
Bobby R. Hobbs L.S. Ga. Reg. No. 1610 Ala. Reg. No. 9052

Hobbs Smith & Inc. 221 9th St., Columbus, Ga 31901



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**File Attachments for Item:**

**2. 2nd Reading-** REZN-11-24-2363- An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **425 3rd Avenue** (parcel #002-015-002) from Historic (HIST) Zoning District to Residential Office (RO) Zoning District with Conditions. (Planning Department and PAC recommend approval with conditions.)(Councilor Cogle)

**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 **425 3<sup>rd</sup> Avenue** (parcel #002-015-002) from Historic (HIST) Zoning District to Residential Office (RO) 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 parcel described below from Historic (HIST) Zoning District to Residential Office (RO) Zoning District with Conditions.

All that tract or parcel of land lying and being in the city of Columbus, Muscogee County, Georgia known and designated as all of city lots numbered 289, 290, 291 and 292 and part of city lot 287 and being more particularly described as follows: To reach the Point of Beginning, Commence at the intersection formed by the Southerly right-of-way line of 5<sup>th</sup> Street (99 foot r/w) with the Easterly right of way line of 2<sup>nd</sup> Avenue (132 foot r/w) and proceed South 01 Degree 49 Minutes 19 Seconds East along the Easterly right-of-way line of 2<sup>nd</sup> Avenue for a distance of 148.06 feet to an iron pin found (1 and ½ inch crimped top pipe) and the point of beginning: From the Beginning thus established. Depart said right-of-way line of 2<sup>nd</sup> Avenue and run North 88 Degrees 00 Minutes 13 Seconds East for a distance of 149.76 feet to an iron pin found (1 and ½ inch crimped top pipe); Thence North 88 Degrees 06 Minutes 00 Seconds East a distance of 174.54 feet to an iron pin found (1 and ½ inch crimped top pipe) on the westerly right-of-way line of 3<sup>rd</sup> Avenue (132 feet r/w); Thence South 01 Degrees 46 Minutes 27 Seconds East along said right-of-way line of 3<sup>rd</sup> Avenue for a distance of 303.41 feet to an iron pin placed (1 and ½ inch rebar) on the South line of city lot #289; Thence departing said right-of-way line of 3<sup>rd</sup> Avenue and run South 87 Degrees 58 Minutes 50 Seconds West along the South line of city lot #289 for a distance of 147.96 feet to an iron pin found (1 and ¼ inch crimped top pipe); Thence departing said line of city lot #289 and run South 01 Degree 33 Minutes 10 Seconds East of distance of 31.33 feet to a drill hole set on block wall; Thence South 88 Degrees 02 Minutes 50 Seconds West a distance of 149.37 feet to an iron pin found (1 and ½ inch crimped top pipe) on the easterly right-of-way line of 2<sup>nd</sup> Avenue (132 feet r/w); Thence North 01 Degrees 45 Minutes 00 Seconds West along the Easternly right-of-way line of 2<sup>nd</sup> Avenue for a distance of 333.05 feet to an iron pin found and the point of beginning; Said property containing 2.17371 Acres or 94,687 square feet.

Section 2.

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

1. The parking requirements will be reduced from 174 spaces to 42 spaces.
2. The maximum density permitted on this parcel shall be increased to from 43 to 53 dwelling units/acre.
3. These conditions of zoning only apply during the life of the existing HUD contract.

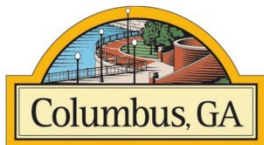
\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 28th day of January, 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 Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

\_\_\_\_\_  
Lindsey G. McLemore  
Deputy Clerk of Council

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-11-24-2363

<b>Applicant:</b>	LRC Mansion West, LLC
<b>Owner:</b>	LRC Mansion West, LLC
<b>Location:</b>	425 3rd Avenue
<b>Parcel:</b>	002-015-002
<b>Acreage:</b>	2.17 Acres
<b>Current Zoning Classification:</b>	Historic (HIST)
<b>Proposed Zoning Classification:</b>	Residential Office (RO) with Conditions
<b>Conditions Proposed by Applicant:</b>	<ol style="list-style-type: none"> <li>1. Reduce the parking requirements from 174 to 42.</li> <li>2. Increase the maximum density permitted in RO from 43 to 53 dwelling units/acre.</li> </ol>
<b>Conditions Proposed by PAC:</b>	Conditions of zoning only apply to life of existing HUD contract.
<b>Current Use of Property:</b>	Residential Multifamily
<b>Proposed Use of Property:</b>	Residential Multifamily
<b>Council District:</b>	District 7 (Cogle)
<b>PAC Recommendation:</b>	<b>Conditional Approval</b> based existing use
<b>Planning Department Recommendation:</b>	<b>Conditional Approval</b> based on existing use
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A

**General Land Use:** Inconsistent  
Planning Area D

**Current Land Use Designation:** Multifamily

**Future Land Use Designation:** General Commercial

**Compatible with Existing Land-Uses:** No

**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:** Average Annual Daily Trips (AADT) will increase by 24 trips if used for Residential Office use.

**Traffic Engineering:** This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

**Surrounding Zoning:**  
**North** Historic (HIST)  
**South** Historic (HIST)  
**East** Historic (HIST)  
**West** Historic (HIST)

**Reasonableness of Request:** The request is compatible with the existing use.

**School Impact:** N/A

**Buffer Requirement:** N/A

**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 two inquiry calls and/or emails regarding the rezoning.

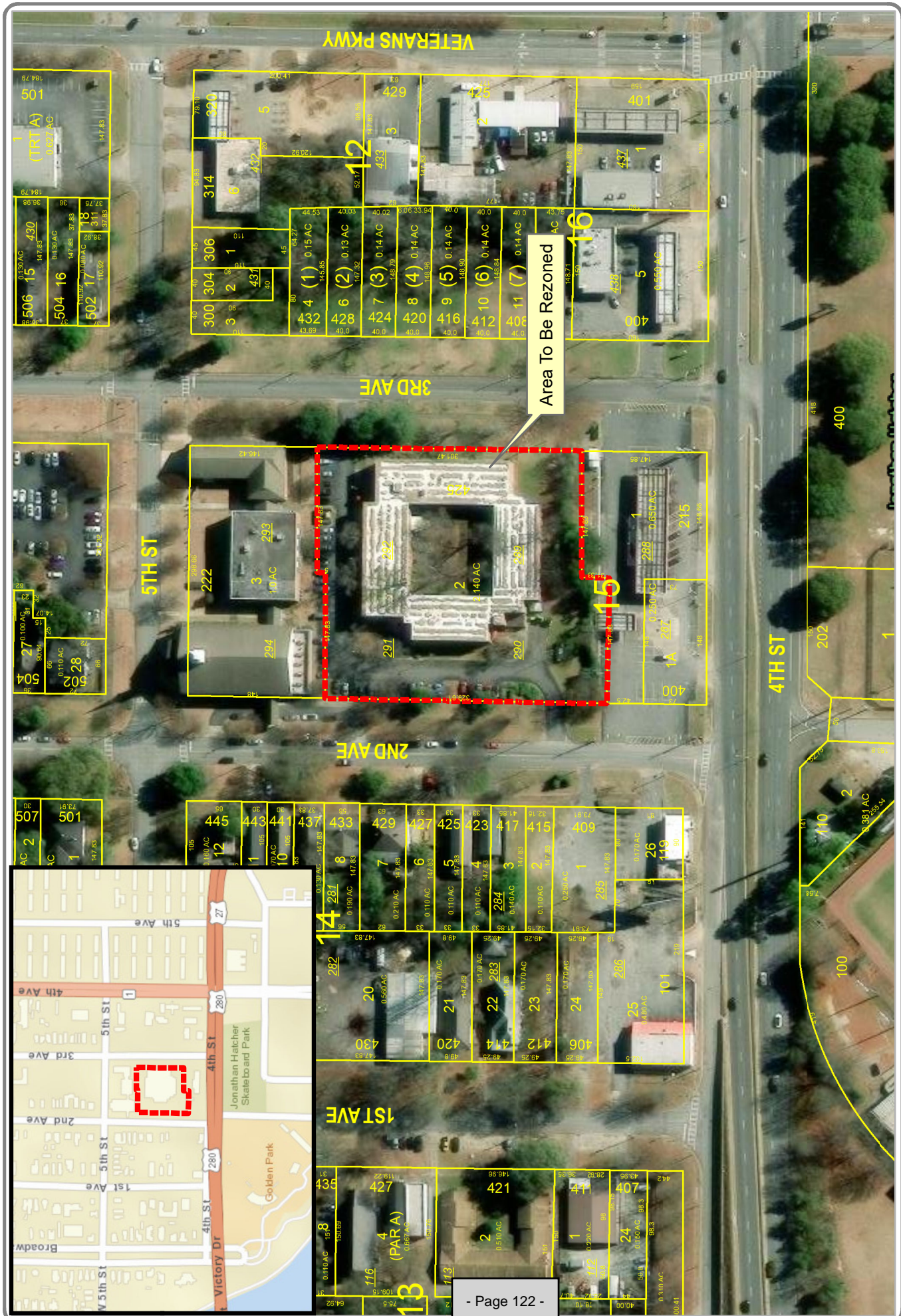
**Approval** 0 Responses  
**Opposition** 0 Responses

**Additional Information:** 116 residential units in an existing legal nonconforming residential multifamily complex. Applicant stated the intent is to keep the existing building and number of units.



**Attachments:**

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



Area To Be Rezoned



Item #2.  
 0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Aerial Map for REZN 10-24-2263  
 Map 002 Block 015 Lot 002  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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 Date: 11/26/2024

VETERANS PKWY

506	15	0.130 AC	430	184.79
504	16	0.130 AC	147.83	36.98
502	17	0.080 AC	18	37.83
	18	0.080 AC	311	37.83
	19	0.080 AC	311	37.83

504	27	0.100 AC	32	62
505	28	0.110 AC	66	72
507	29	0.100 AC	32	62

508	30	0.100 AC	147.83	147.83
509	31	0.100 AC	147.83	147.83
510	32	0.100 AC	147.83	147.83

5TH ST

300	304	306	314	320
301	302	303	305	306
307	308	309	310	311
312	313	314	315	316
317	318	319	320	321

294	293	292	291	290
289	288	287	286	285
284	283	282	281	280
279	278	277	276	275
274	273	272	271	270

3RD AVE

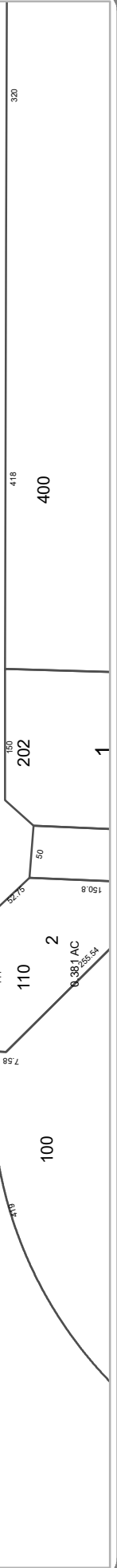
2ND AVE

1ST AVE

511	512	513	514	515
516	517	518	519	520
521	522	523	524	525
526	527	528	529	530
531	532	533	534	535

Area To Be Rezoned

4TH ST



150 Feet  
0 75 150 feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

Location Map for REZN 10-24-2263  
Map 002 Block 015 Lot 002  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 11/26/2024

VETERANS PKWY

506	15	0.130 AC	430
504	16	0.130 AC	18
502	17	0.130 AC	18

300	304	306	1	0.157 AC	44
432	4	(1)	0.157 AC	44	53
428	6	(2)	0.143 AC	40	03
424	7	(3)	0.14 AC	40	02
420	8	(4)	0.14 AC	39	03
416	9	(5)	0.14 AC	40	00
410	(6)	0.14 AC	40	00	00
408	11	(7)	0.14 AC	40	00

**Legend**

**Zoning**

- General Commercial
- Historic
- Light Manufacturing/Industrial
- Area To Be Rezoned

504	27	0.100 AC	18
502	28	0.110 AC	18

222	3	299	2	299	1	0.250 AC	288
294	299	299	2	299	1A	287	215

Area To Be Rezoned

5TH ST

3RD AVE

2ND AVE

1ST AVE

4TH ST

507	2	0.100 AC	18
501	1	0.100 AC	18

445	12	0.100 AC	18
443	10	0.100 AC	18
441	8	0.100 AC	18
437	7	0.100 AC	18
433	6	0.100 AC	18
429	5	0.100 AC	18
427	4	0.100 AC	18
425	3	0.100 AC	18
423	2	0.100 AC	18
417	1	0.100 AC	18
415	285	0.250 AC	288
409	26	0.170 AC	119



435	13	0.170 AC	18
427	4	(PAR A)	0.667 AC
421	2	0.510 AC	151
411	1	0.220 AC	151
407	24	0.150 AC	98.3

0 75 150 Feet

1 inch = 150 feet

Data Source: IT/GIS

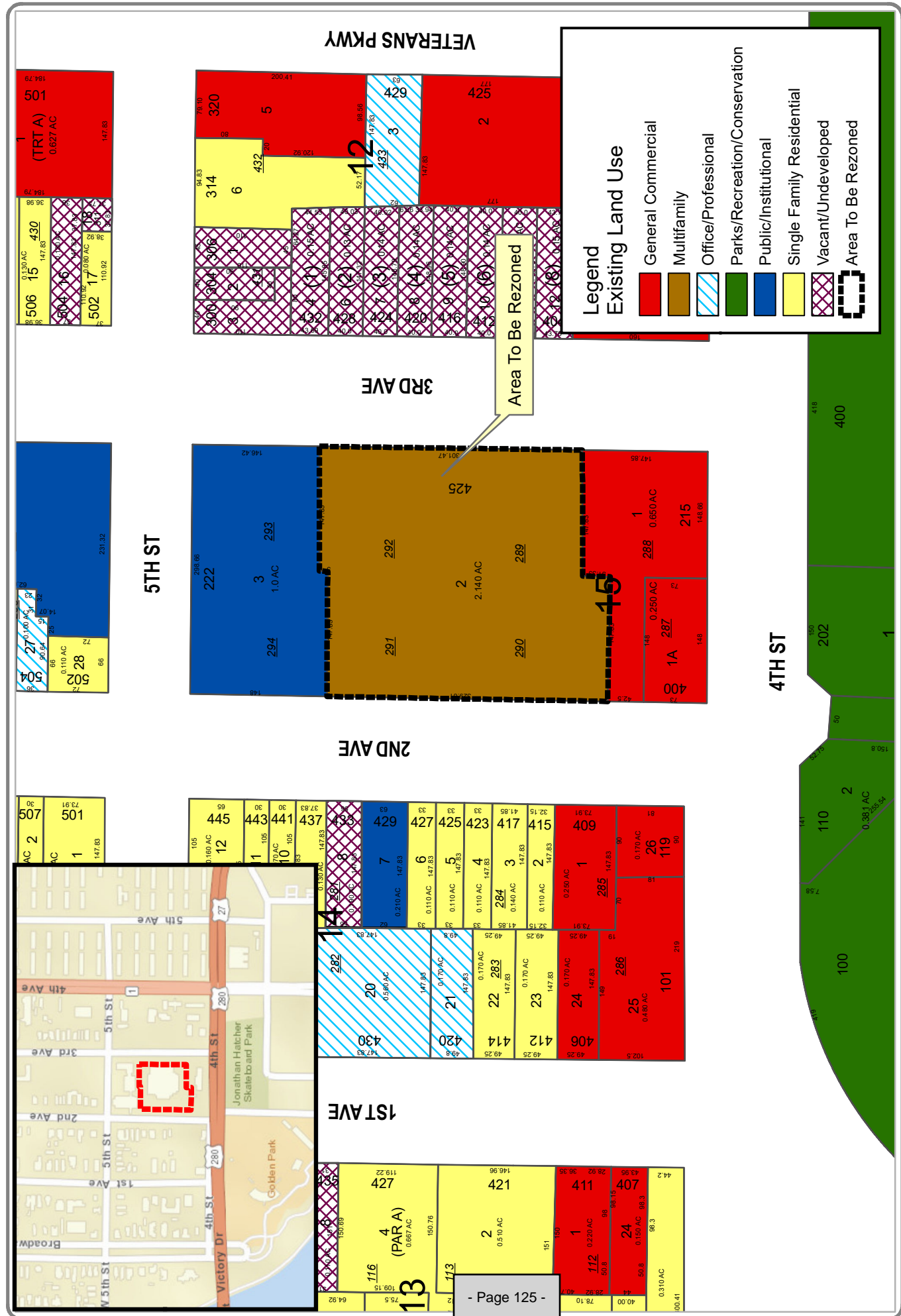
Author: DavidCooper



Zoning Map for REZN 10-24-2263  
 Map 002 Block 015 Lot 002  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**Legend**  
Existing Land Use

- General Commercial
- Multifamily
- Office/Professional
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

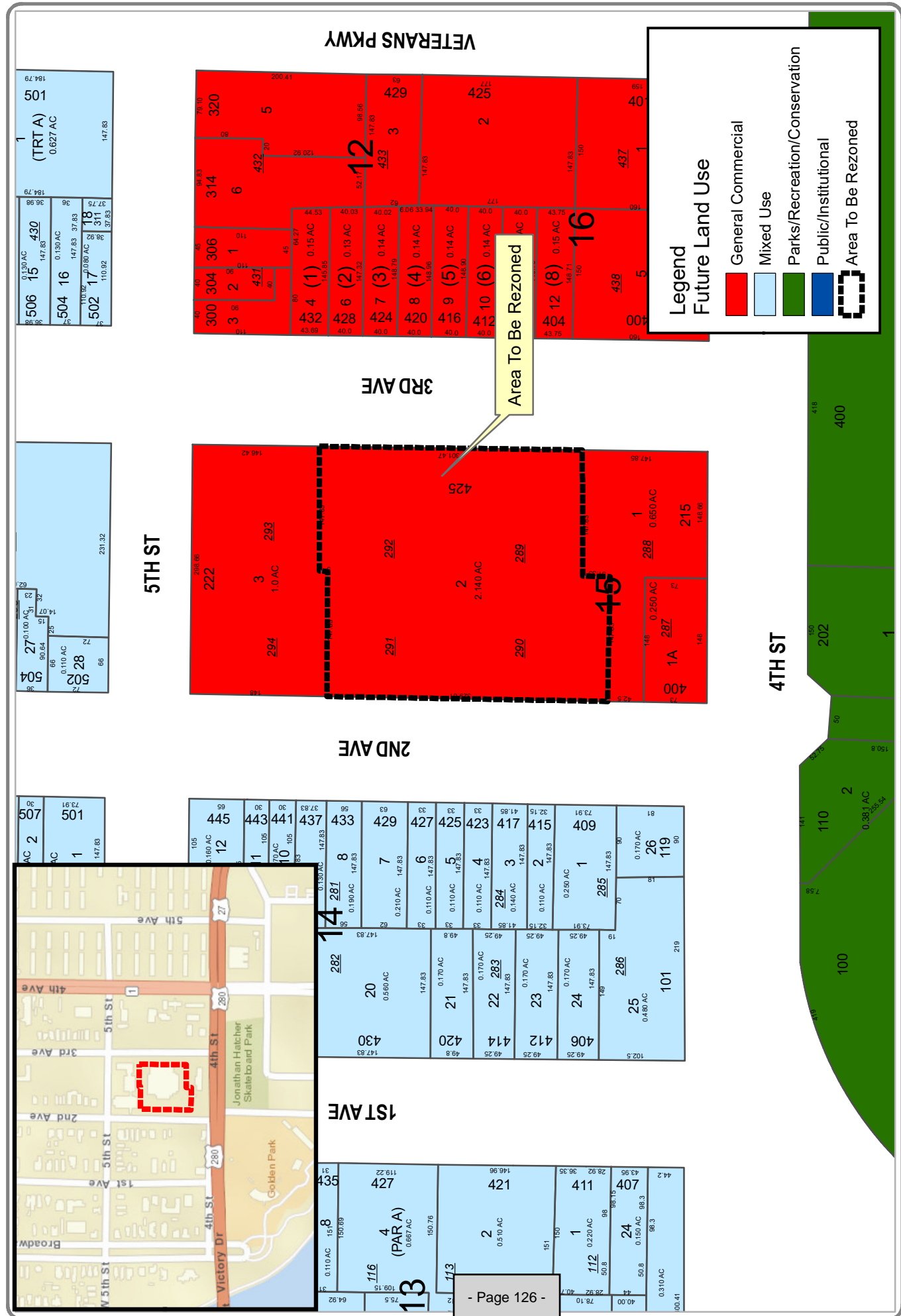
Existing Land Use Map for REZN 10-24-2263  
Map 002 Block 015 Lot 002  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 11/26/2024





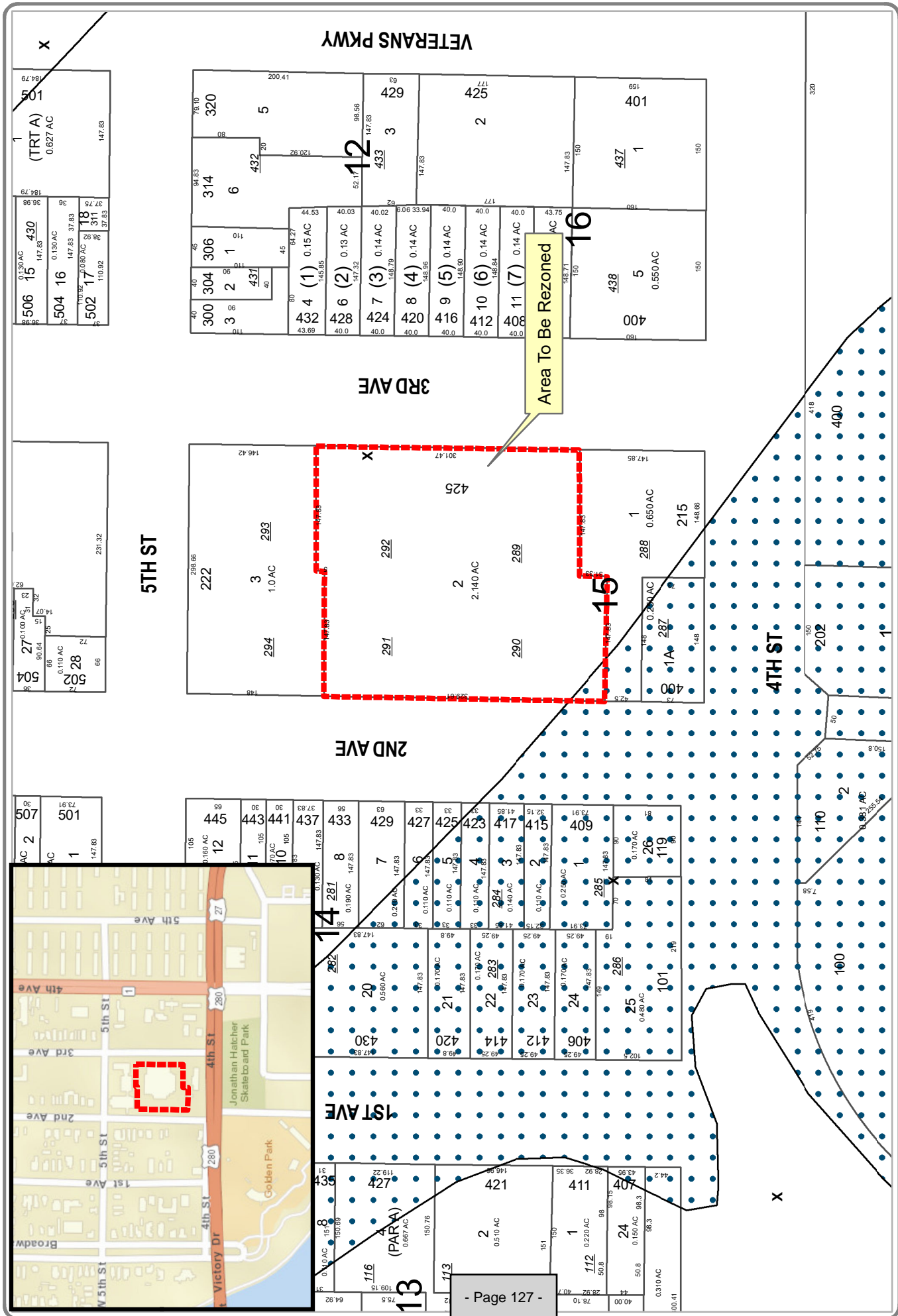
Item #2.

Future Land Use Map for REZN 10-24-2263  
 Map 002 Block 015 Lot 002  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Date: 11/26/2024



Item #2.  
 0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Flood Hazard Map for REZN 10-24-2263  
 Map 002 Block 015 Lot 002  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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 Date: 11/26/2024

# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN-11-24-2363  
**PROJECT** 425 Third Avenue  
**CLIENT**  
**REZONING REQUEST** HIST to RO

**LAND USE**

Trip Generation Land Use Code\* 221  
 Existing Land Use Historic District (HIST)  
 Proposed Land Use Residential Office (RO)  
 Existing Trip Rate Unit HIST - Acreage converted to square footage.  
 Proposed Trip Rate Unit RO - Acreage converted to square footage.

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Historic	221	HIST	2.17 Acres	4.54	10 Weekday
				4.55	10 Saturday
				3.86	8 Sunday
				<b>Total</b>	<b>28</b>
<b>Daily (Proposed Zoning)</b>					
Residential Office	221	RO	2.17 Acres	0.47	1 AM Peak
				0.57	1 PM Peak
				4.55	10 Saturday
				3.86	8 Sunday
				<b>Total</b>	<b>21</b>

*Note: \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (I)**

Name of Street	Third Avenue
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	1,100
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	30
Total Projected Traffic (2021)	1,130
Projected Level of Service (LOS)**	A

**PROPOSED ZONING (GC)**

Name of Street	Third Avenue
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	1,100
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	30
Total Projected Traffic (2021)	1,130
Projected Level of Service (LOS)**	A

*Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*



**SURVEYOR'S NOTES**

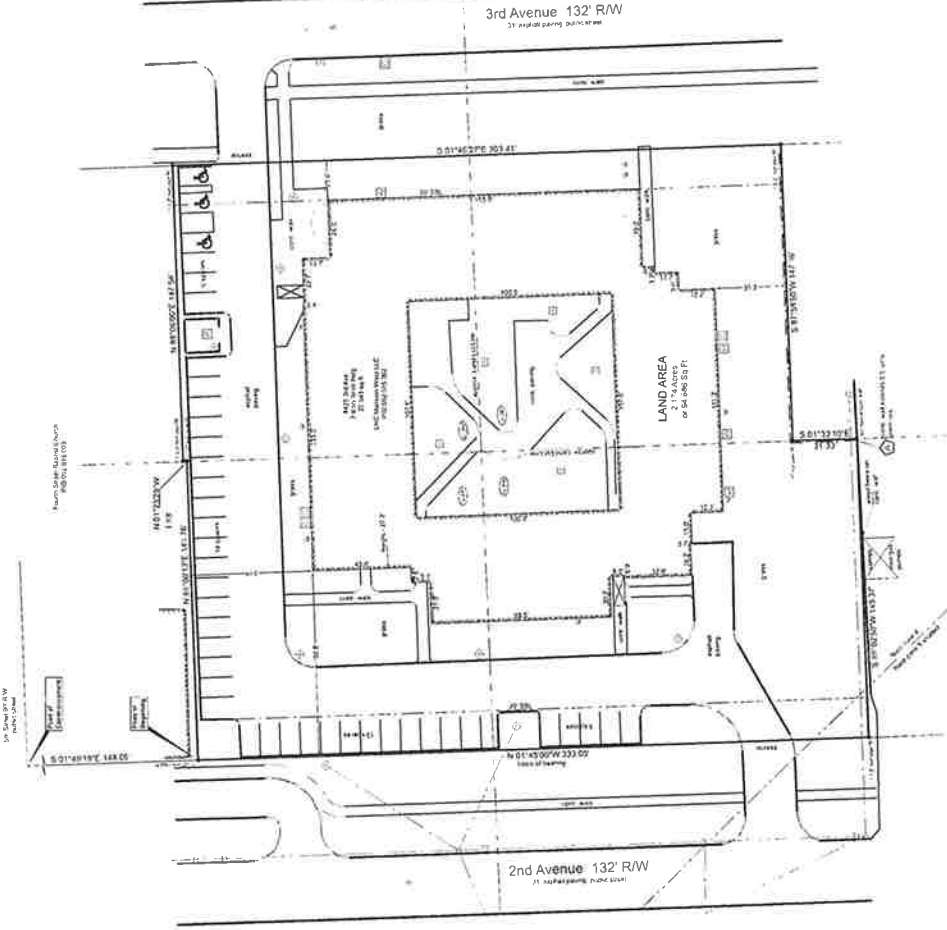
1. All dimensions shown on this plan are based on the survey conducted by the Surveyor. The Surveyor is not responsible for any errors or omissions in the field notes or on this plan, unless a specific error or omission is noted on this plan.
2. There is no guarantee that the information shown on this plan is correct or that the Surveyor is not responsible for any errors or omissions in the field notes or on this plan.
3. There is no liability for any errors or omissions in the field notes or on this plan, unless a specific error or omission is noted on this plan.
4. There is no liability for any errors or omissions in the field notes or on this plan, unless a specific error or omission is noted on this plan.
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19. There is no liability for any errors or omissions in the field notes or on this plan, unless a specific error or omission is noted on this plan.
20. There is no liability for any errors or omissions in the field notes or on this plan, unless a specific error or omission is noted on this plan.

**FLOOD INFORMATION**

By virtue of the fact that the Flood Insurance Rate Map (FIRM) for the subject property is not available, the Surveyor is unable to determine the flood hazard for the subject property. The Surveyor is not responsible for any errors or omissions in the field notes or on this plan, unless a specific error or omission is noted on this plan.

**SURVEYOR CERTIFICATION**

I, the Surveyor, certify that the information shown on this plan is true and correct to the best of my knowledge and belief. I am a duly Licensed Professional Surveyor in the State of Georgia. My license number is 12345. I am not responsible for any errors or omissions in the field notes or on this plan, unless a specific error or omission is noted on this plan.



**VICINITY MAP**



**TITLE DESCRIPTION**

The title description for this project is as follows: [Detailed description of the property and its location, including references to previous surveys and legal descriptions.]

**NOTES CORRESPONDING TO SCHEDULE 'B'**

1. The title description for this project is as follows: [Detailed description of the property and its location, including references to previous surveys and legal descriptions.]

**ZONING INFORMATION**

The subject property is zoned [Zoning Code]. The zoning regulations for this zone are as follows: [List of zoning regulations, including setbacks, height restrictions, and other requirements.]

**PARKING INFORMATION**

The subject property has a total of [Number] parking spaces. The parking spaces are located as follows: [List of parking spaces and their locations.]

**POSSIBLE ENCROACHMENTS**

The subject property has the following possible encroachments: [List of encroachments and their locations.]



**LEGEND**

[Symbol]	Property Boundary
[Symbol]	Setback Line
[Symbol]	Right-of-Way Line
[Symbol]	Utility Line
[Symbol]	Other Encroachment
[Symbol]	Other

**ALTANSP'S LAND TITLE SURVEY**  
Columbus Gardens  
425 3rd Ave. Columbus, GA

**Pirkle & Associates Surveying, Inc.**  
783 Slater Drive  
Columbus, GA 31906  
Phone: 912-654-3288  
Fax: 912-654-1463  
Email: pirklesurveying@earthlink.com  
GA LSF 006922

Sheet No. 1 of 1

**GENERAL SITE NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
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17. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

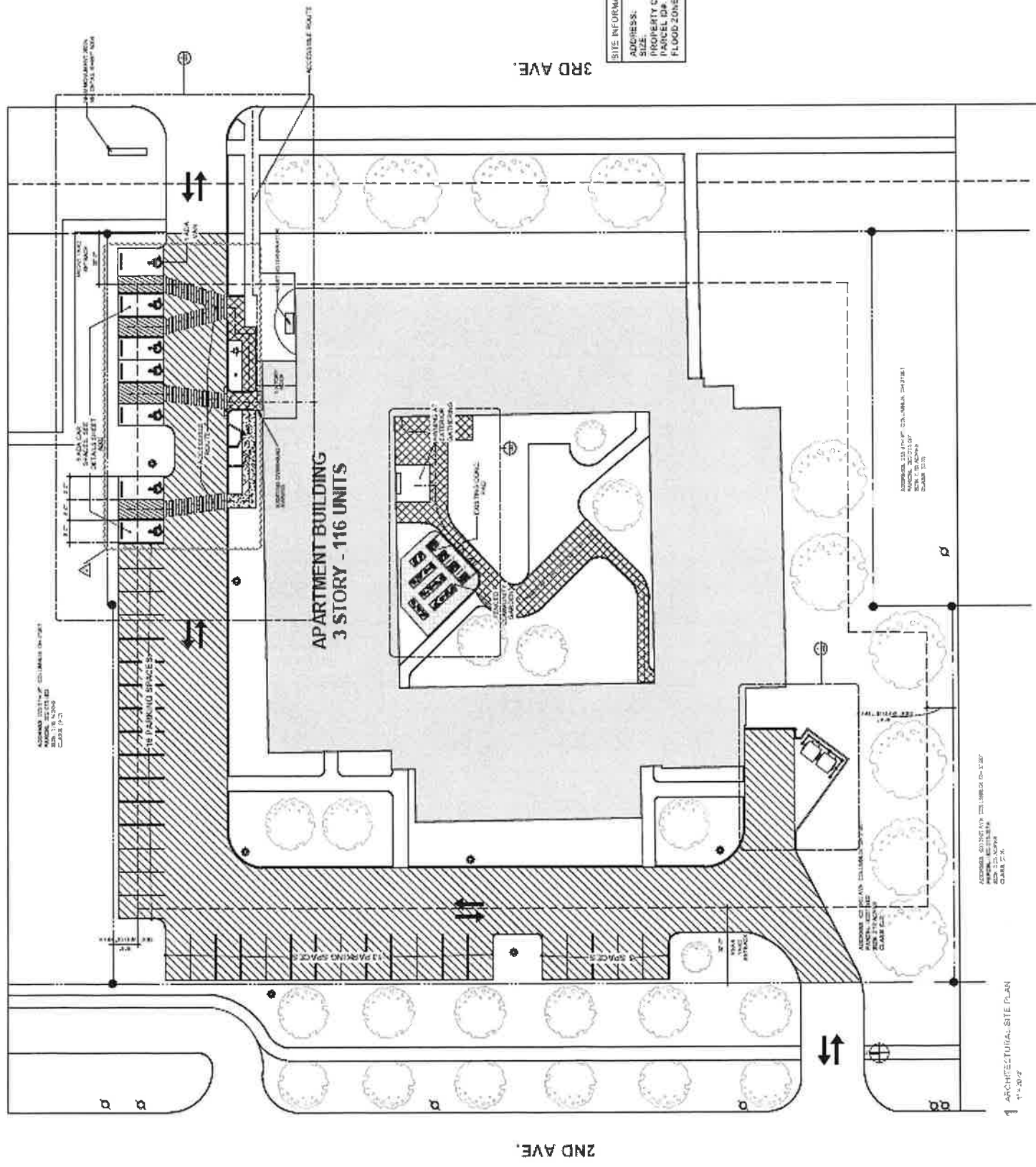
**25 REPAIR LEGEND**

◻	REPAIR LIGHT BROWN
◻	REPAIR LIGHT PINK
◻	REPAIR RED
◻	REPAIR GREEN
◻	REPAIR BLUE
◻	REPAIR PURPLE
◻	REPAIR YELLOW
◻	REPAIR BLACK
◻	REPAIR WHITE
◻	REPAIR GREY
◻	REPAIR BROWN

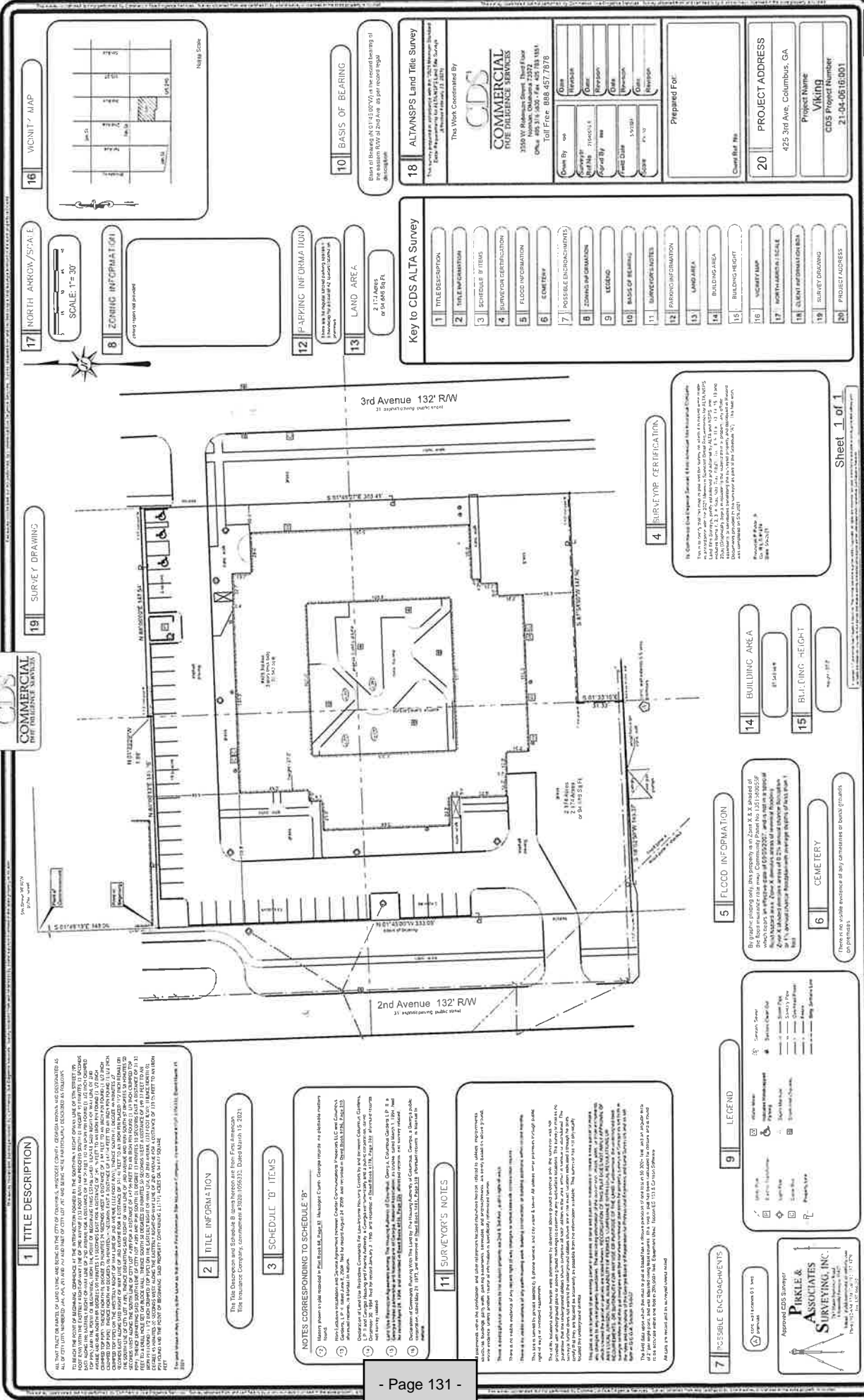
**25 REPAIR LEGEND**

◻	REPAIR LIGHT BROWN
◻	REPAIR LIGHT PINK
◻	REPAIR RED
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◻	REPAIR BLUE
◻	REPAIR PURPLE
◻	REPAIR YELLOW
◻	REPAIR BLACK
◻	REPAIR WHITE
◻	REPAIR GREY
◻	REPAIR BROWN

**SITE INFORMATION**  
 ADDRESS: 425 3RD AVE COLUMBUS, GA 31901  
 SIZE: 2.14 ACRES  
 PROPERTY CLASS: IC-31  
 PARCEL ID: 02201562  
 FLOOD ZONE: X



1 ARCHITECTURAL SITE PLAN  
11-2017



**16 VICINITY MAP**

**17 NORTH ARROW/SCALE**

**8 ZONING INFORMATION**

Refer to applicable zoning ordinance for zoning information.

**12 PARKING INFORMATION**

Refer to applicable zoning ordinance for parking information.

**13 LAND AREA**

37.72 Acres  
of 54.685 Sq. Ft.

**10 BASIS OF BEARING**

Basis of bearing is G143 (G143) at the second bearing of the session from 2nd Ave. as per record plat.

**18 ALTA/SPS Land Title Survey**

This work prepared by CDS Commercial Real Estate Services, Inc. in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 136, Florida Statutes.

**CDS COMMERCIAL REAL ESTATE SERVICES**  
3500 N.W. 10th Street, Suite 400  
Northwest, Oklahoma 73107  
Phone: 405.371.4000 • Fax: 405.371.1814  
Toll Free: 888.457.7878

Over By: [Signature]  
Surveyed By: [Signature]  
Record Date: 5/2/2011  
Scale: As Shown

Prepared For:  
Client: [Name]

**20 PROJECT ADDRESS**

425 3rd Ave., Columbus, GA

**Project Name**  
Viking

**CDS Project Number**  
21-04-0616-001

**1 TITLE DESCRIPTION**

ALL THAT PART OF PARCELS OF LAND LYING AND BEING ON THE CITY OF COLUMBUS, GEORGIA COUNTY, GEORGIA AND RESTRICTED AS TO ALL CITY UTILITIES NEEDED, SAID PART OF SAID PARCELS OF LAND, BEING THE SAME PARCELS, DESCRIBED AS FOLLOWS:

TO BE OPEN TO THE PUBLIC FOR THE PURPOSES OF THE CITY OF COLUMBUS, GEORGIA COUNTY, GEORGIA AND RESTRICTED AS TO ALL CITY UTILITIES NEEDED, SAID PART OF SAID PARCELS OF LAND, BEING THE SAME PARCELS, DESCRIBED AS FOLLOWS:

TO BE OPEN TO THE PUBLIC FOR THE PURPOSES OF THE CITY OF COLUMBUS, GEORGIA COUNTY, GEORGIA AND RESTRICTED AS TO ALL CITY UTILITIES NEEDED, SAID PART OF SAID PARCELS OF LAND, BEING THE SAME PARCELS, DESCRIBED AS FOLLOWS:

**2 TITLE INFORMATION**

This Title Description and Schedule B items herein are from First American Title Insurance Company, commitment #202105022. Dated March 15, 2021.

**3 SCHEDULE 'B' ITEMS**

**NOTES CORRESPONDING TO SCHEDULE 'B'**

1. Survey was made in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 136, Florida Statutes.
2. This survey was made in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 136, Florida Statutes.
3. This survey was made in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 136, Florida Statutes.
4. This survey was made in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 136, Florida Statutes.
5. This survey was made in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 136, Florida Statutes.
6. This survey was made in accordance with the standards of the Surveying and Mapping Act of 1992, Chapter 136, Florida Statutes.

**4 SURVEYOR'S NOTES**

The following notes are for the information of the client and are not to be construed as a warranty of any kind. The surveyor is not responsible for the accuracy of the information provided by the client. The surveyor is not responsible for the accuracy of the information provided by the client.

**5 FLOODED INFORMATION**

By graphic showing only, this property is in Zone 1, which is subject to flooding which occurs on an average of once in 100 years. The property is not subject to flooding which occurs on an average of once in 500 years.

**6 CEMETERY**

There is no visible evidence of any cemeteries or burial grounds on this property.

**7 POSSIBLE ENCROACHMENTS**

There are no visible encroachments on this property.

**9 LEGEND**

- 1. Survey Lines
- 2. Easement Lines
- 3. Property Lines
- 4. Utility Lines
- 5. Other Lines

**14 BUILDING AREA**

17,541 sq. ft.

**15 BUILDING HEIGHT**

14.75 ft.

**11 SURVEYOR'S NOTES**

The following notes are for the information of the client and are not to be construed as a warranty of any kind. The surveyor is not responsible for the accuracy of the information provided by the client. The surveyor is not responsible for the accuracy of the information provided by the client.

**19 SURVEY DRAWING**

**5 FLOODED INFORMATION**

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17,541 sq. ft.

**15 BUILDING HEIGHT**

14.75 ft.

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**7 POSSIBLE ENCROACHMENTS**

There are no visible encroachments on this property.

**Key to CDS ALTA Survey**

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE 'B' ITEMS
- 4 SURVEYOR'S NOTES
- 5 FLOODED INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW/SCALE
- 18 SURVEY INFORMATION
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

**PIRKLE & ASSOCIATES SURVEYING, INC.**  
1000 Peachtree Street, N.E., Suite 1000  
Atlanta, Georgia 30309  
Phone: 404.525.1100 • Fax: 404.525.1101

Sheet 1 of 1

**File Attachments for Item:**

**3. 2nd Reading-** REZN-11-24-2362: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2311 Fort Benning Road** (parcel # 062-037-003) from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval.)(Councilor Cogle)

**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 **2311 Fort Benning Road** (parcel # 062-037-003) from General Commercial (GC) Zoning District to Residential Office (RO) 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 parcel described below from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District.

“All that tract or parcel of land lying and being in Land Lot 29, 7th District, City of Columbus, Muscogee County, Georgia, and being more particularly described as follows:

Commencing from a point at the intersection of the Western Right-of-Way of Torch Hill Road and the Northwestern Right-of-Way of Fort Benning Road (Right-of-Way Varies); Thence leaving said intersection and following along said Right-of-Way of Fort Benning Road, along an arc of a curve to the left, an arc length of 122.63 feet, having a radius of 2914.93 feet, being subtended by a chord bearing of South 34 degrees 15 minutes 45 seconds West, a chord distance of 122.62 feet to a Pl< nail set, said nail being the POINT OF BEGINNING; Thence continuing along said Right-of-Way, along an arc of a curve to the left, an arc length of 210.89 feet, having a radius of 2914.93 feet, being subtended by a chord bearing of South 30 degrees 57 minutes 40 seconds West, a chord distance of 210.84 feet to an iron pin found (1/2" re bar w/ cap); Thence leaving the Northwestern Right-of-Way of Fort Benning Road, North 62 degrees 12 minutes 47 seconds West, a distance of 302.37 feet to a point on the Southeastern Right-of-Way of Fall Line Trace (200' Right-of-Way); Thence following along said Right-of-Way of Fall Line Trace, North 20 degrees 32 minutes 42 seconds East, a distance of 197.75 feet to an iron pin set (5/8" re bar w/ cap - LSF 51 ); Thence leaving the said Right-of-Way of Fall Line Trace, South 65 degrees 17 minutes 00 seconds East, a distance of 34.19 feet to an iron pin set 5/8" re bar w/ cap - LSF 51 ); Thence South 26 degrees 04 minutes 17 seconds West, a distance of 5.04 feet to an iron pin set 5/8" rebar w/ cap - LSF 51 ); Thence South 65 degrees 30 minutes 36 seconds East, a distance of 305.19 feet to a PK nail set on the Northwestern Right-of-Way of Fort Benning Road, said nail being the POINT OF BEGINNING. Said tract containing 1.476 acres or 64,283 square feet.”

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 25th day of January, 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.

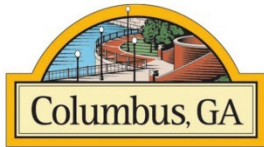
- Councilor Allen voting \_\_\_\_\_
- Councilor Chambers voting \_\_\_\_\_
- Councilor Cogle voting \_\_\_\_\_
- Councilor Crabb voting \_\_\_\_\_
- Councilor Davis voting \_\_\_\_\_
- Councilor Garrett voting \_\_\_\_\_
- Councilor Hickey voting \_\_\_\_\_
- Councilor Huff voting \_\_\_\_\_
- Councilor Thomas voting \_\_\_\_\_
- Councilor Tucker voting \_\_\_\_\_

---

**Lindsey G. McLemore**  
Deputy Clerk of Council

---

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-11-24-2362

<b>Applicant:</b>	Susan Sealy
<b>Owner:</b>	Family Holdings Sub, LLC
<b>Location:</b>	2311 Fort Benning Road
<b>Parcel:</b>	062-037-003
<b>Acreage:</b>	1.47 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Residential Office
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	Columbus technical College
<b>Council District:</b>	District 7 (Cogle)
<b>PAC Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area C
<b>Current Land Use Designation:</b>	Vacant/Undeveloped

**Future Land Use Designation:** Multifamily

**Compatible with Existing Land-Uses:** Yes

**Environmental Impacts:** The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

**City Services:** Property is served by all city services.

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

<b>Surrounding Zoning:</b>	<b>North</b>	General Commercial (GC)
	<b>South</b>	Residential Office (RO)
	<b>East</b>	Neighborhood Commercial (NC)
	<b>West</b>	Residential Multifamily 2 (RMF2)

**Reasonableness of Request:** The request is compatible with existing land uses.

**School Impact:** N/A

**Buffer Requirement:** The site shall include a Category C buffer along all property lines bordered by the GC zoning district. The 3 options under Category C are:

- 1) **20 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **10 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **30 feet** undisturbed natural buffer.

**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 two inquiry calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

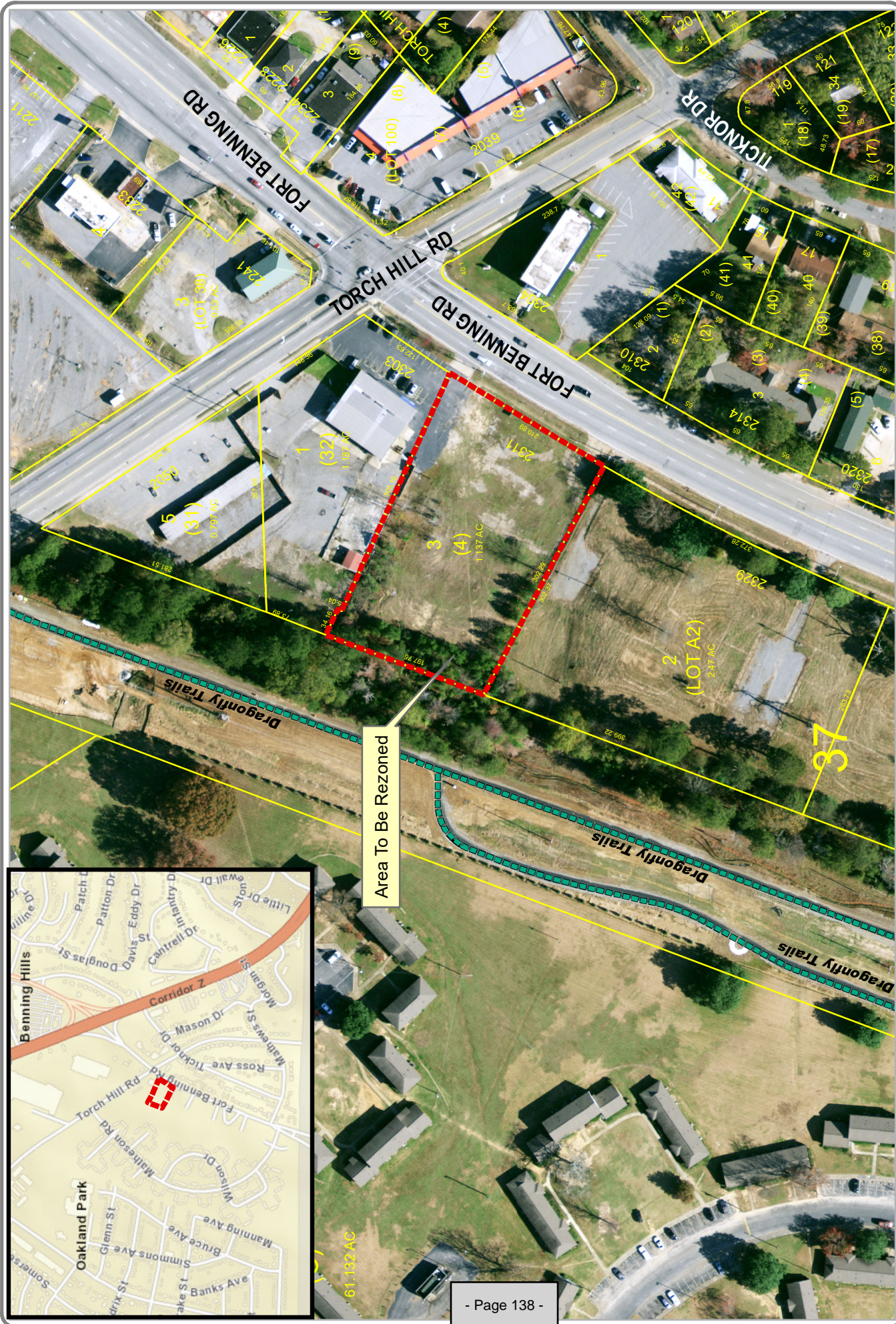
**Additional Information:** This lot is being rezoned in order to be combined with the lot to the south. The lot



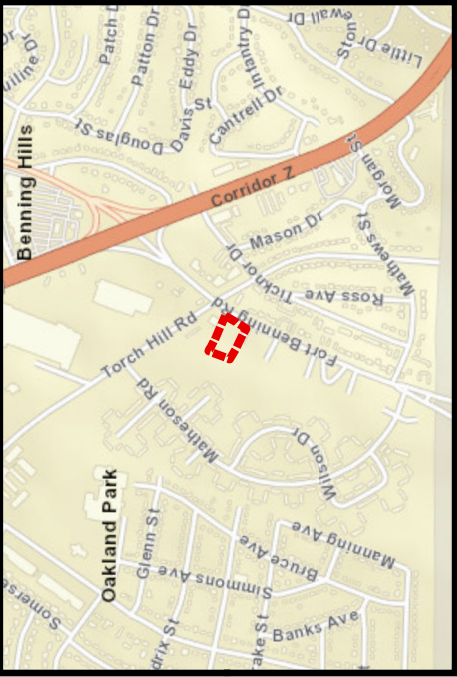
to the south will be developed for Columbus Technical College.

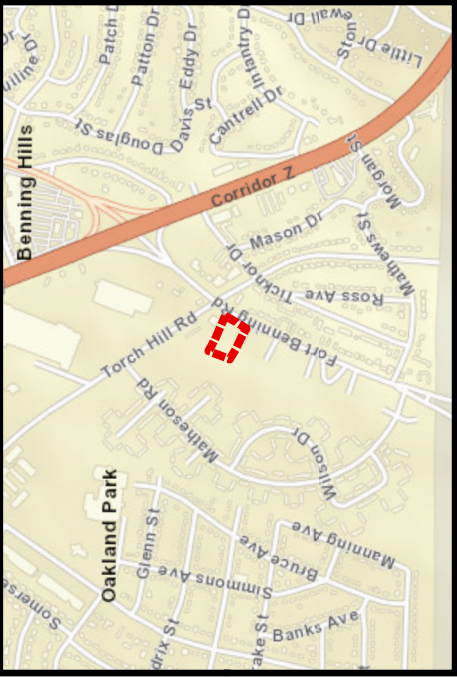
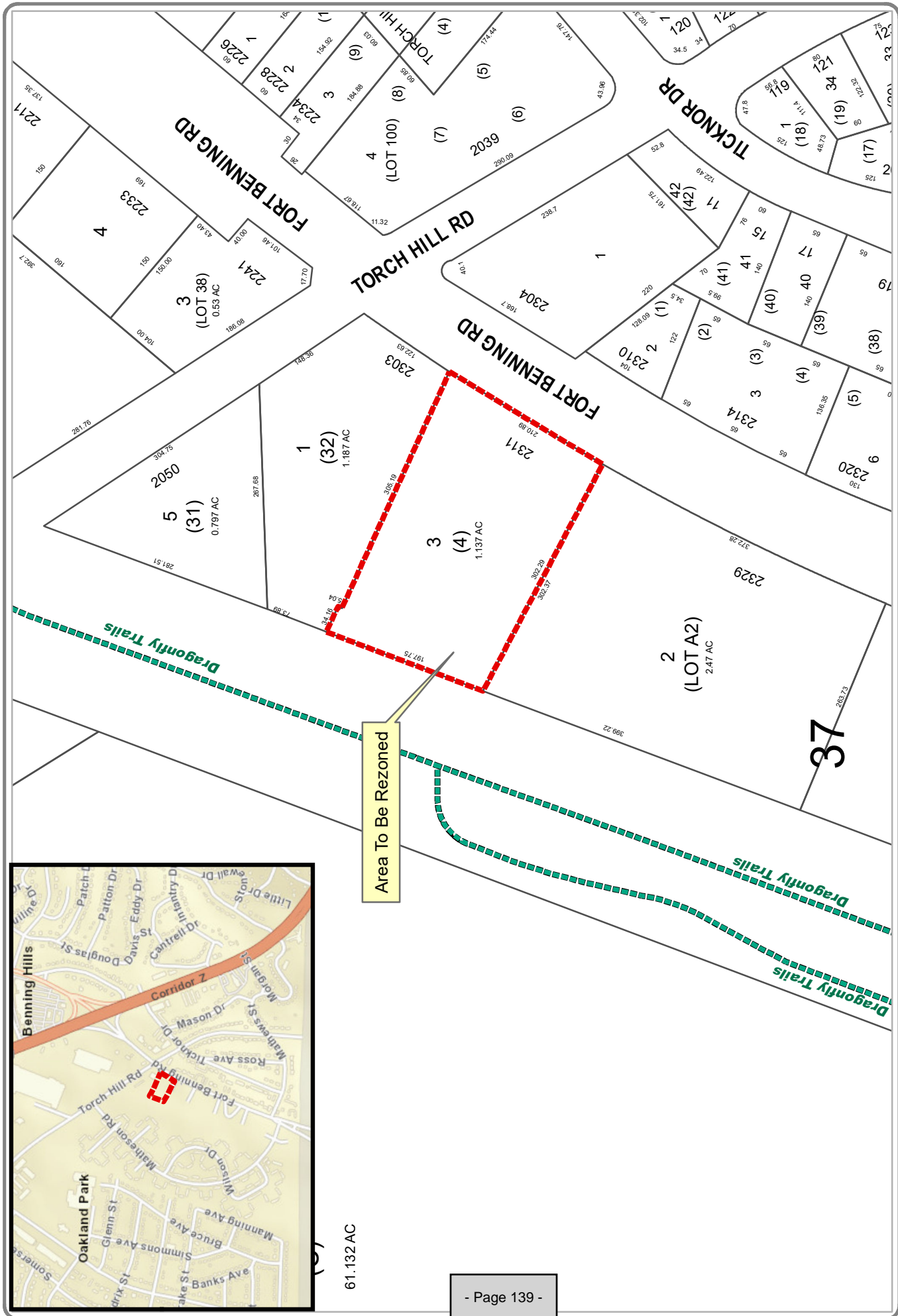
**Attachments:**

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



Area To Be Rezoned





61.132 AC

Area To Be Rezoned



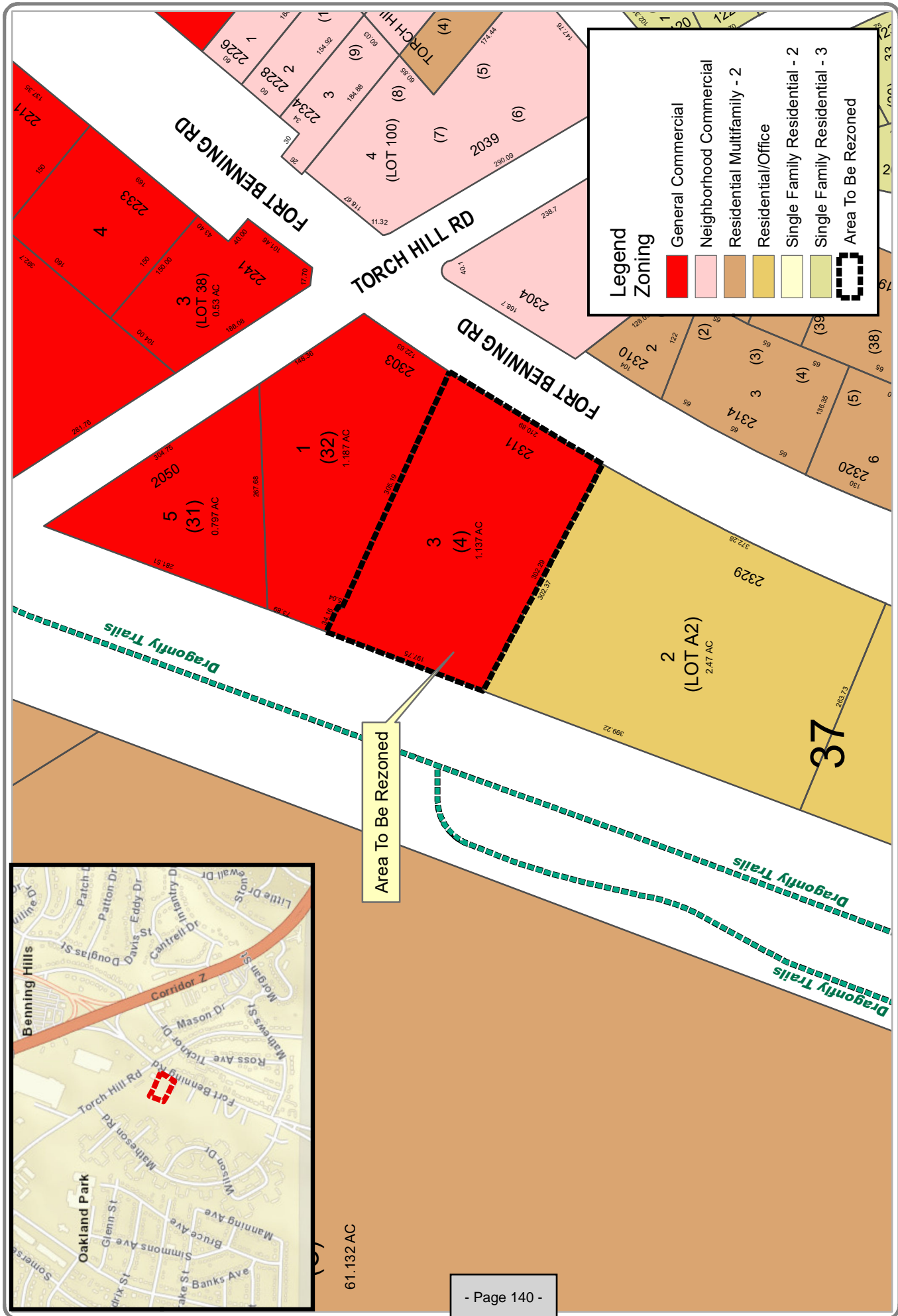
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75  
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1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

Location Map for REZN 11-24-2362  
Map 062 Block 037 Lot 003  
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: 11/25/2024



**Legend**  
**Zoning**

- General Commercial
- Neighborhood Commercial
- Residential Multifamily - 2
- Residential/Office
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned



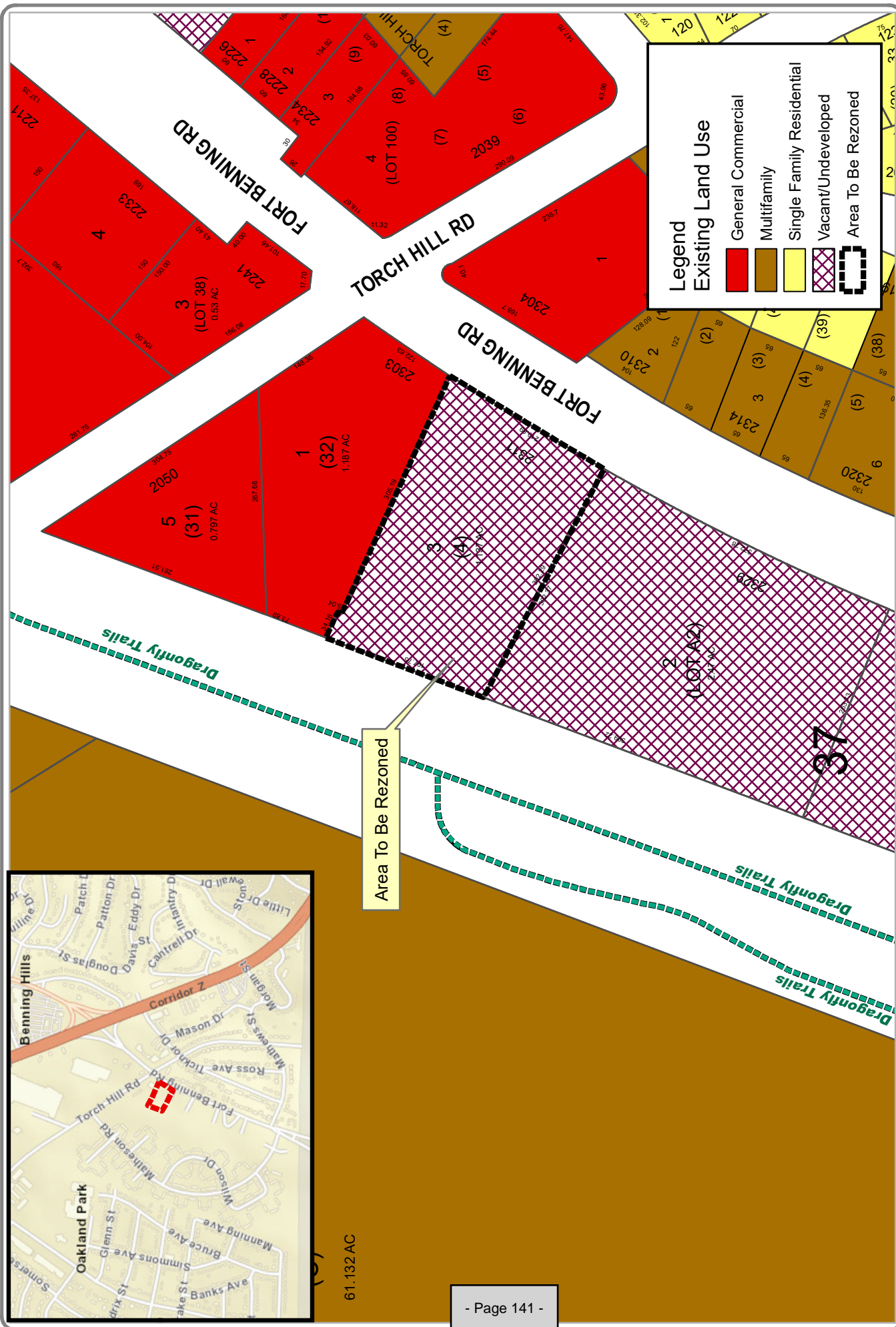
Item #3.  
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1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

Zoning Map for REZN 11-24-2362  
Map 062 Block 037 Lot 003  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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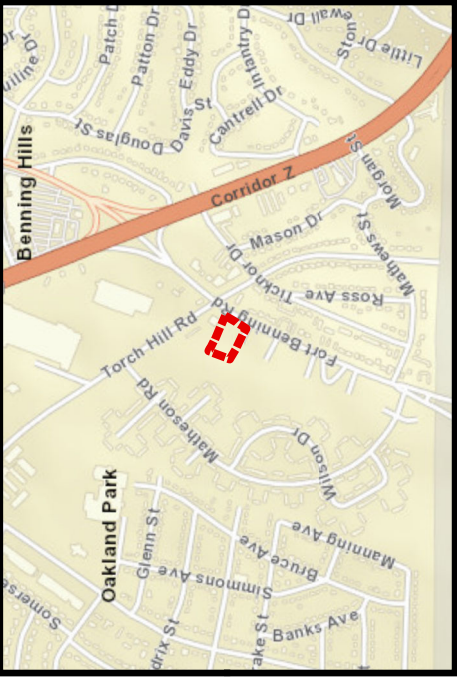


Date: 11/25/2024



**Legend**  
**Existing Land Use**

- General Commercial
- Multifamily
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Area To Be Rezoned

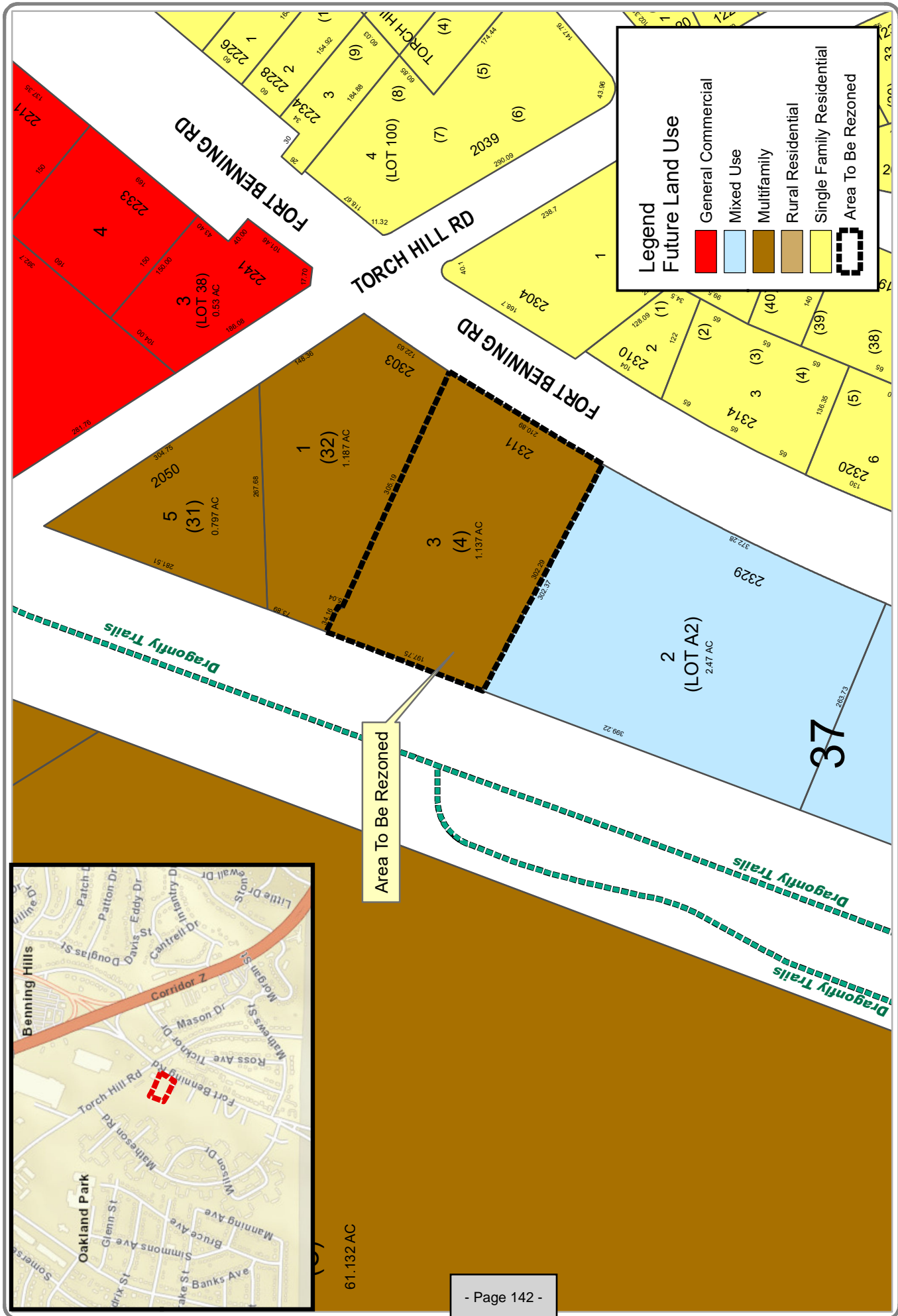


Item #3.  
 0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Existing Land Use Map for REZN 11-24-2362  
 Map 062 Block 037 Lot 003  
 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.





**Legend**  
**Future Land Use**

- General Commercial
- Mixed Use
- Multifamily
- Rural Residential
- Single Family Residential
- Area To Be Rezoned

Area To Be Rezoned



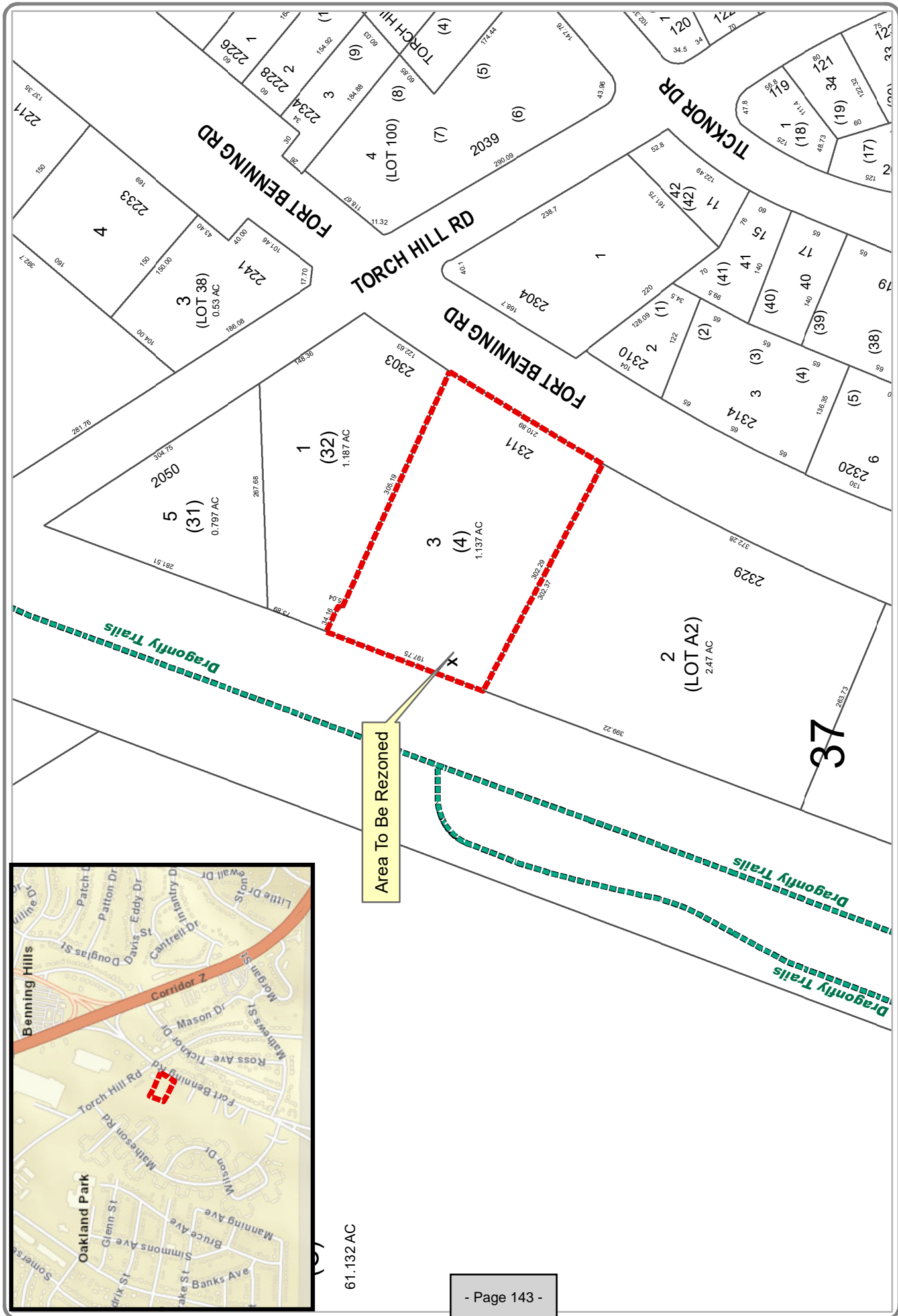
Item #3.  
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 Data Source: IT/GIS  
 Author: DavidCooper

Future Land Use Map for REZN 11-24-2362  
 Map 062 Block 037 Lot 003  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

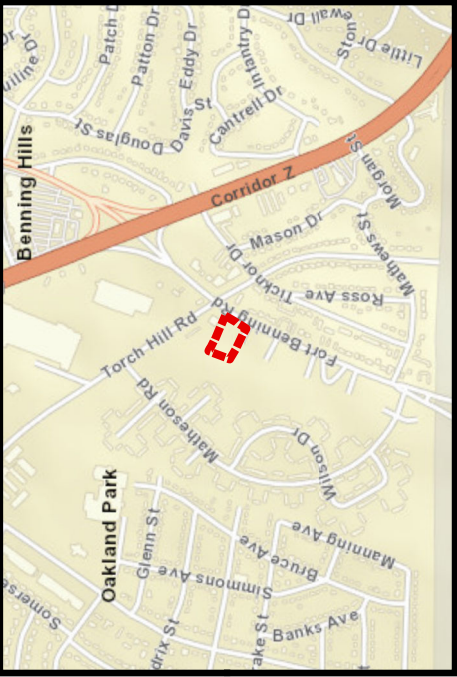
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Date: 11/25/2024



Area To Be Rezoned



61.132 AC



Item #3.  
 0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Flood Hazard Map for REZN 11-24-2362  
 Map 062 Block 037 Lot 003  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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



Date: 11/25/2024

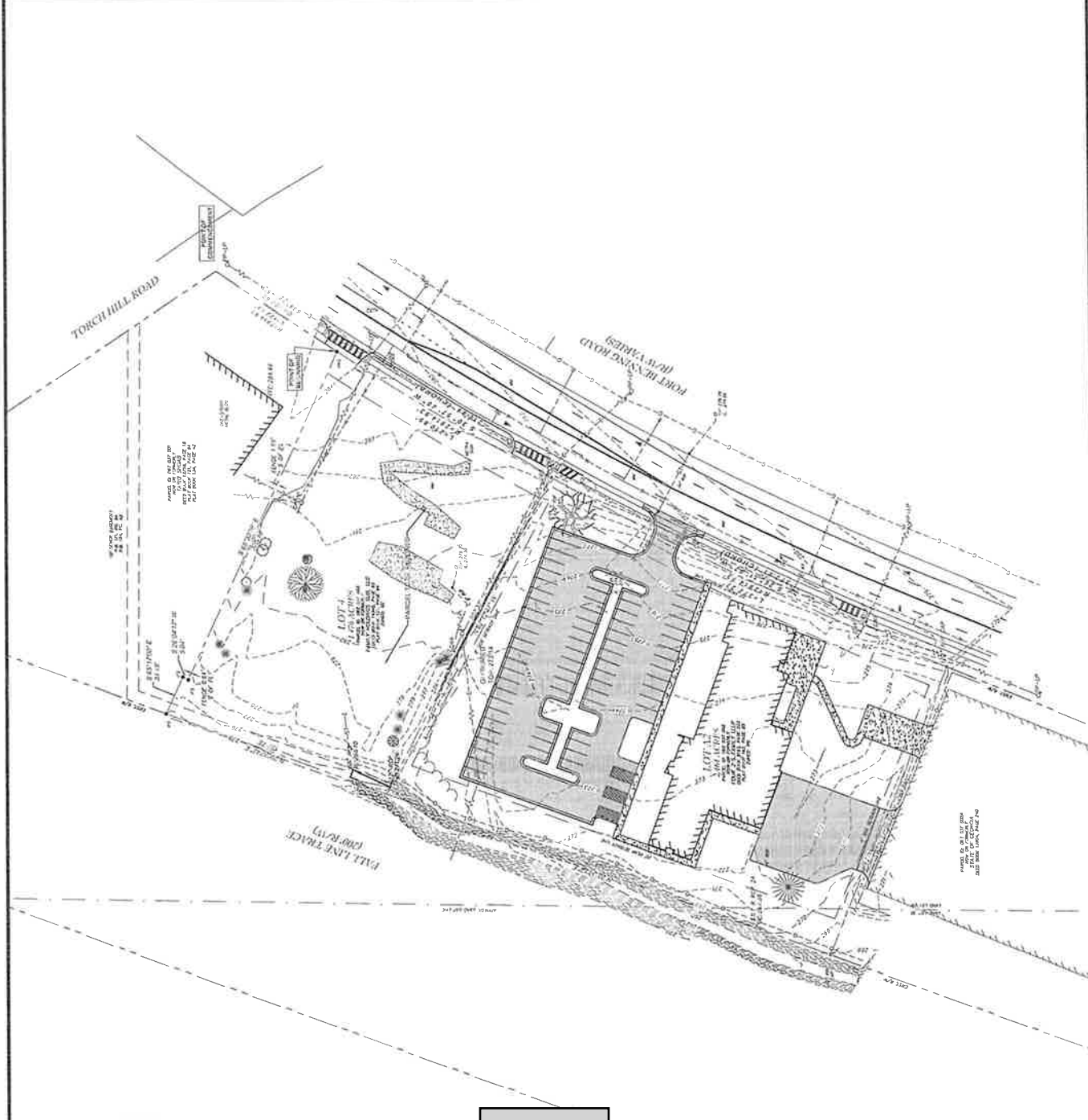
NO.	REVISION DESCRIPTION	DATE

- SITE LAYOUT AND STAKING NOTES**
- THE CONTRACTOR SHALL PROVIDE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER BY CALLING 811, IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION FOR CONSTRUCTION.
  - THE LOCATIONS OF UNDERGROUND UTILITY ARE SHOWN (BEYOND ANY RECORD OR SURVEY) IN THE ATTACHED UTILITY MAP. DURING THE PERFORMANCE OF THE WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. LOCATIONS OF UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING EXCAVATION AND/OR CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL COMPONENTS OF THE EXISTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, EASEMENTS, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - CONTRACTOR SHALL CAREFULLY EXAMINE ALL OCCUPANTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
  - ALL DIMENSIONS ARE MEASURED TO BACK OF CURB, WIRE CURB & GUTTER. PRESENT ALL DIMENSIONS TO BE SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
  - ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL HAVE A SMOOTH TRANSITION TO EXISTING PAVEMENT.
  - ALL SIGNS AND UTILITY MARKERS REMOVED/DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED UNLESS NOTED OTHERWISE ON PLANS.
  - ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS INCLUDING HANDICAP PARKING SPACES AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE AND SPECIFICATIONS, LATEST EDITION, AND TO ANY ADDITIONAL FEDERAL, STATE, AND LOCAL CODES, REQUIREMENTS, AND REGULATIONS.
  - ALL PARKING STRIPING SHALL BE 5" PAINTED WHITE UNLESS NOTED OTHERWISE. ALL PAINT TO BE WATERBORNE TRAFFIC PAINT THAT IS ENVIRONMENTALLY FRIENDLY.
  - ALL STIPING AND SIGNS SHALL CONFORM WITH THE STATE DEPARTMENT OF TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL OF PRACTICES, LATEST EDITION.
  - AT THE END OF EACH DAY'S WORK, REMOVE/RELOCATE ANY DEBRIS AND/OR CONSTRUCTION MATERIALS THAT IS NOT WITHIN THE CONTRACTOR CONSTRUCTION LIMITS.
  - ALL PROPOSED AND EXISTING PAVEMENT AND CURB TO REMAIN SHALL BE PROTECTED IF ANY EXCAVATION IS REQUIRED AND PROMPTLY TO MEET STATE AND LOCAL REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR IS RESPONSIBLE TO NOTIFY UTILITIES PRIOR TO ANY EXCAVATION OR ANY DISCREPANCIES OR CONFLICTS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES.

**HATCH LEGEND:**

	EXISTING ASPHALT PAVEMENT
	PROPOSED GRAVEL
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT

**UTILITY NOTES:**  
WATER PROVIDER: COLUMBUS WATER WORKS  
SEWER PROVIDER: COLUMBUS WATER WORKS  
GAS PROVIDER: COLUMBUS WATER WORKS  
POWER PROVIDER: GEORGIA POWER





**File Attachments for Item:**

**4. 1st Reading-** REZN-12-24-2485: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **3114 6th Avenue** (parcel # 014-032-005) 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 **3114 6<sup>th</sup> Avenue** (parcel # 014-032-005) 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 with conditions.

“All that tract or parcel of land being Lot 5, Block "1", Belmont Homestead, as shown on plat recorded in Deed Book 91, Page 7, Muscogee County, Georgia records, being more particularly describes as follows: Commence at an iron stake marking the intersection of the southerly line of 32nd Street and the easterly line of 6th Avenue; thence southerly along the easterly line of 6th Avenue, 80.0 feet to an iron stake and the POINT OF BEGINNING; thence leaving the easterly line of 6th Avenue, South 82 degrees 57 minutes 10 seconds East, 125.01 feet to an iron stake; thence South 04 degrees 07 minutes 15 seconds West, 40.0 feet to an iron stake; thence North 82 degrees 57 minutes 21 seconds West, 125.12 feet to an iron stake on the easterly line of 6th Avenue; thence North 04 degrees 16 minutes 26 seconds East, along the easterly line of 6th Avenue, 40.0 feet to an iron stake and the POINT OF BEGNINING, containing 0.11 Acres.”

Section 2.

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

- 1. Minimum lot size of 4,500 square feet
- 2. Minimum lot width of 40 feet

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 11th day of February, 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 Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____

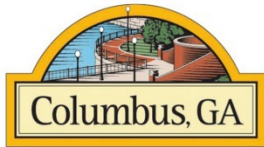
Councilor Garrett voting \_\_\_\_\_  
Councilor Hickey voting \_\_\_\_\_  
Councilor Huff voting \_\_\_\_\_  
Councilor Thomas voting \_\_\_\_\_  
Councilor Tucker voting \_\_\_\_\_

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**Lindsey G. McLemore**  
Deputy Clerk of Council

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-12-24-2485

<b>Applicant:</b>	Truth Spring Real Estate
<b>Owner:</b>	Truth Spring Real Estate
<b>Location:</b>	3114 6 <sup>th</sup> Avenue
<b>Parcel:</b>	014-032-005
<b>Acreage:</b>	0.11 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Proposed Conditions:</b>	1. Minimum lot size of 4,500 square feet 2. Minimum lot width of 40 feet
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area F

**Current Land Use Designation:** Multifamily 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.

<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 2 (RMF2)
	<b>South</b>	Residential Multifamily – 2 (RMF2)
	<b>East</b>	Residential Multifamily – 2 (RMF2)
	<b>West</b>	Residential Multifamily – 1 (RMF1)

**Reasonableness of Request:** The request is compatible with existing land uses.

**School Impact:** N/A

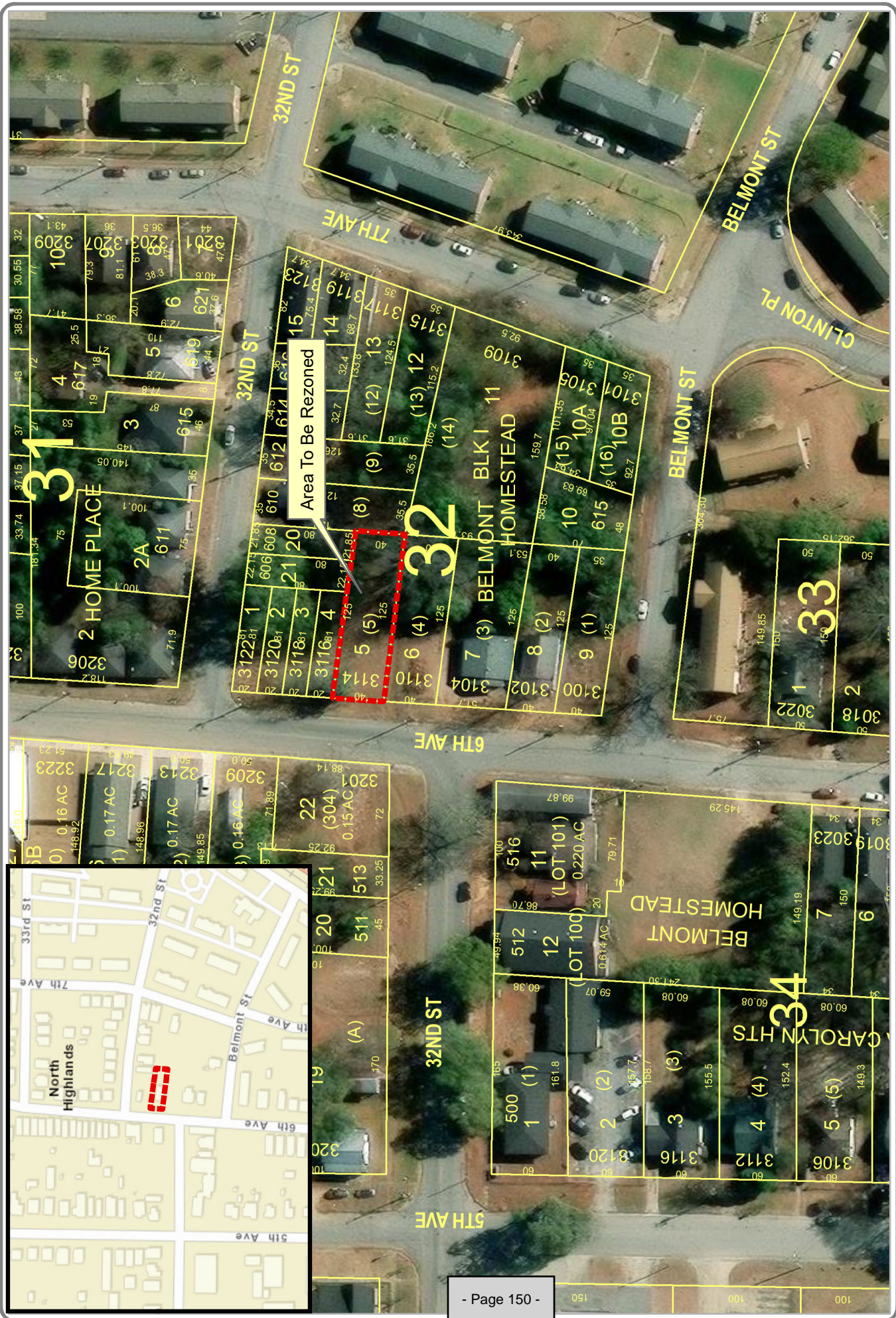
**Buffer Requirement:** N/A

**Attitude of Property Owners:** **Forty (40)** 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.

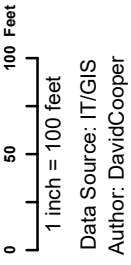
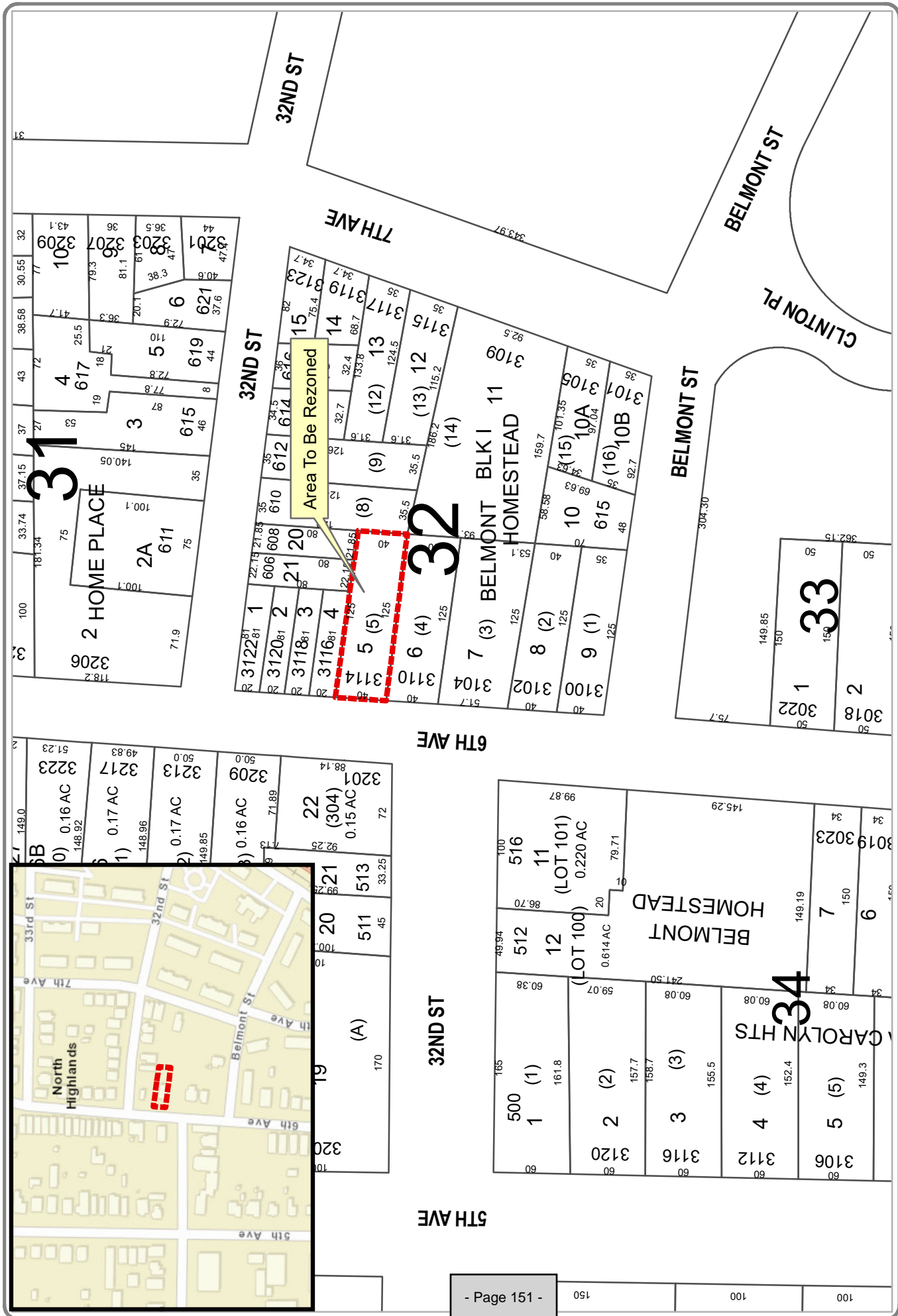
<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>0</b> Responses

**Additional Information:** Purpose is to build a single-family home.

**Attachments:**  
Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map



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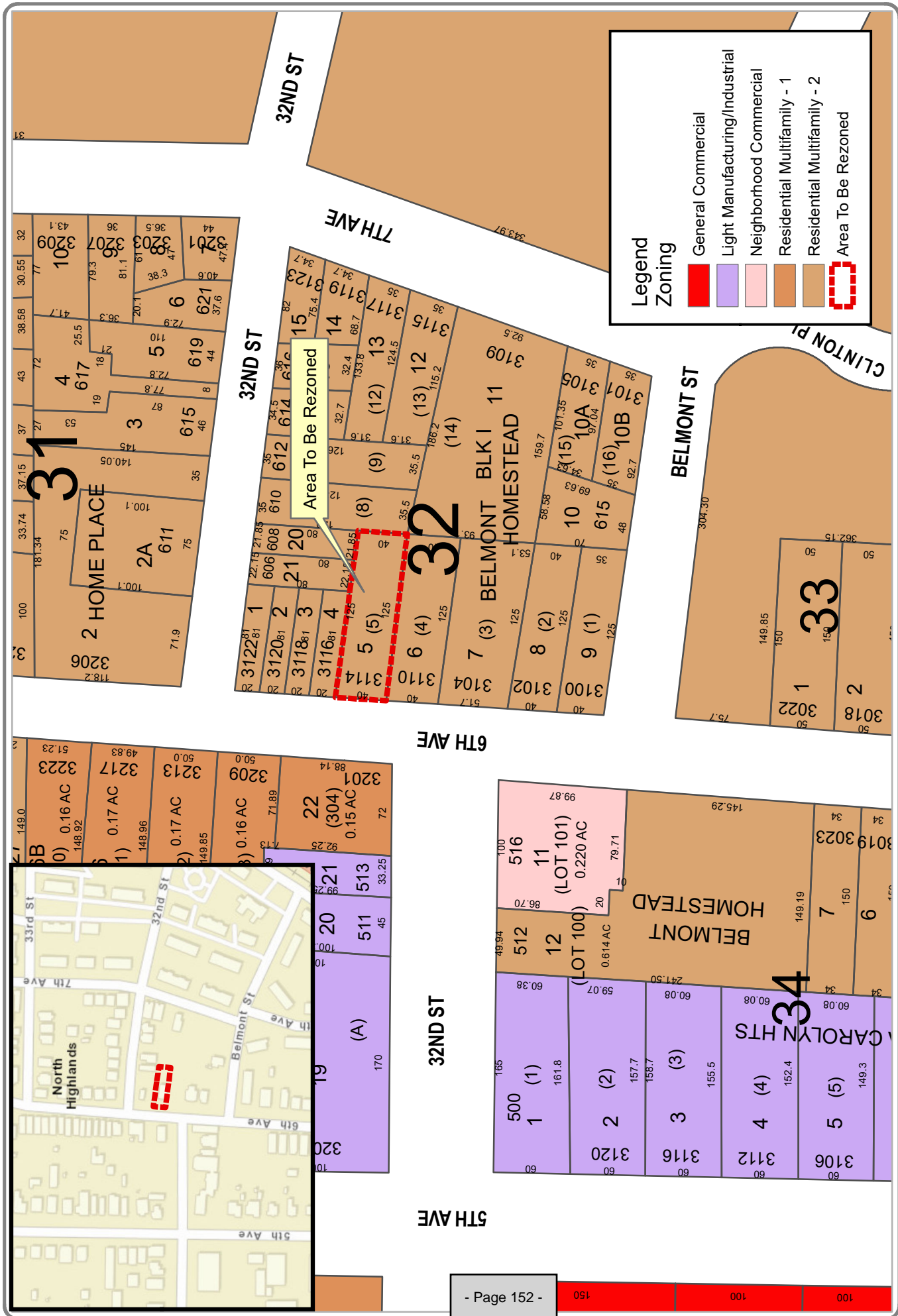


Location Map for REZN 12-24-2485  
 Map 014 Block 032 Lot 005  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

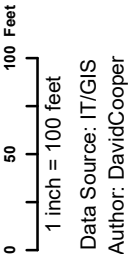
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Data Source: IT/GIS  
 Author: DavidCooper



Item #4.



Data Source: IT/GIS  
Author: DavidCooper

Zoning Map for REZN 12-24-2485

Map 014 Block 032 Lot 005

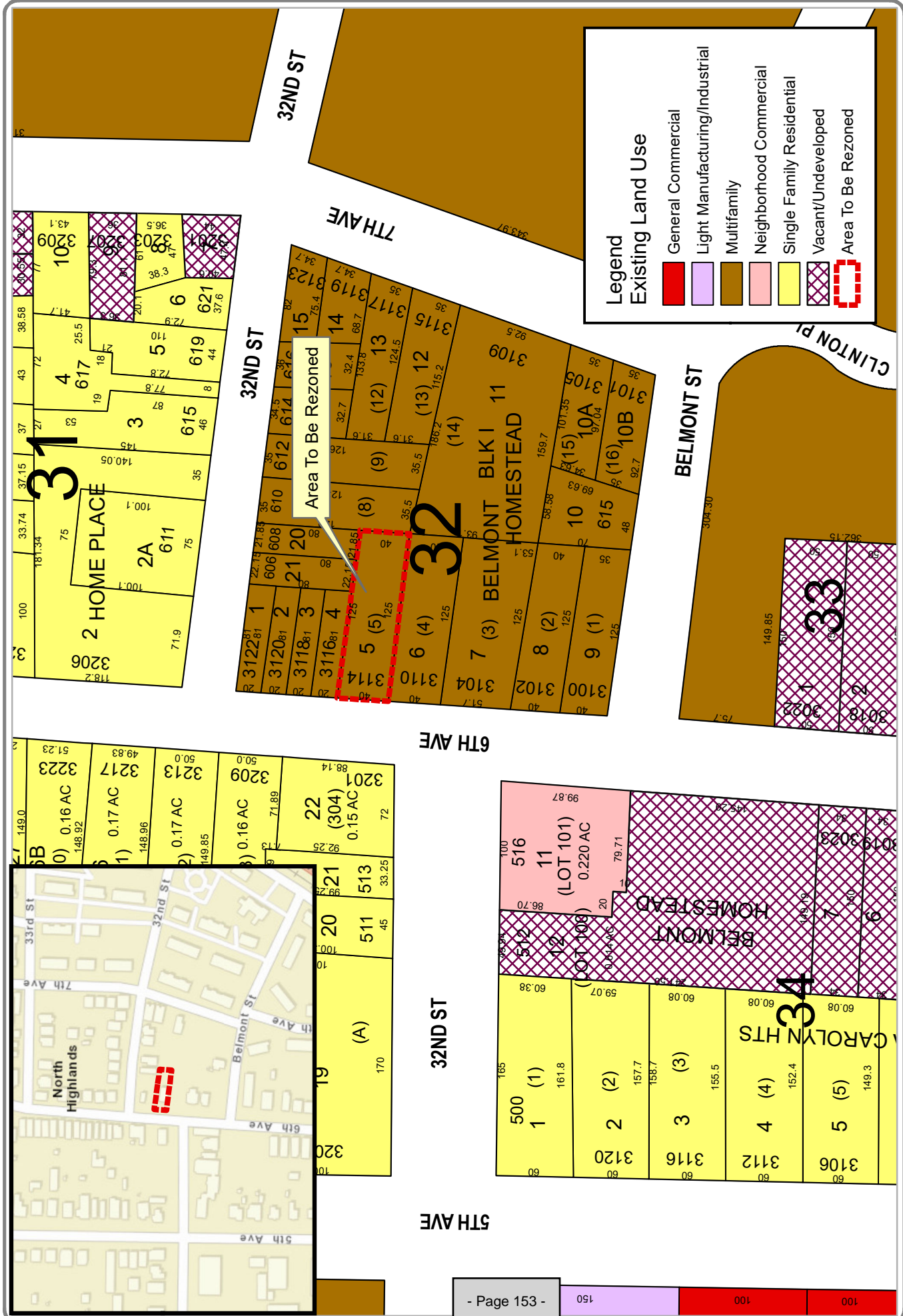
Planning Department-Planning Division  
Prepared By Planning GIS Tech

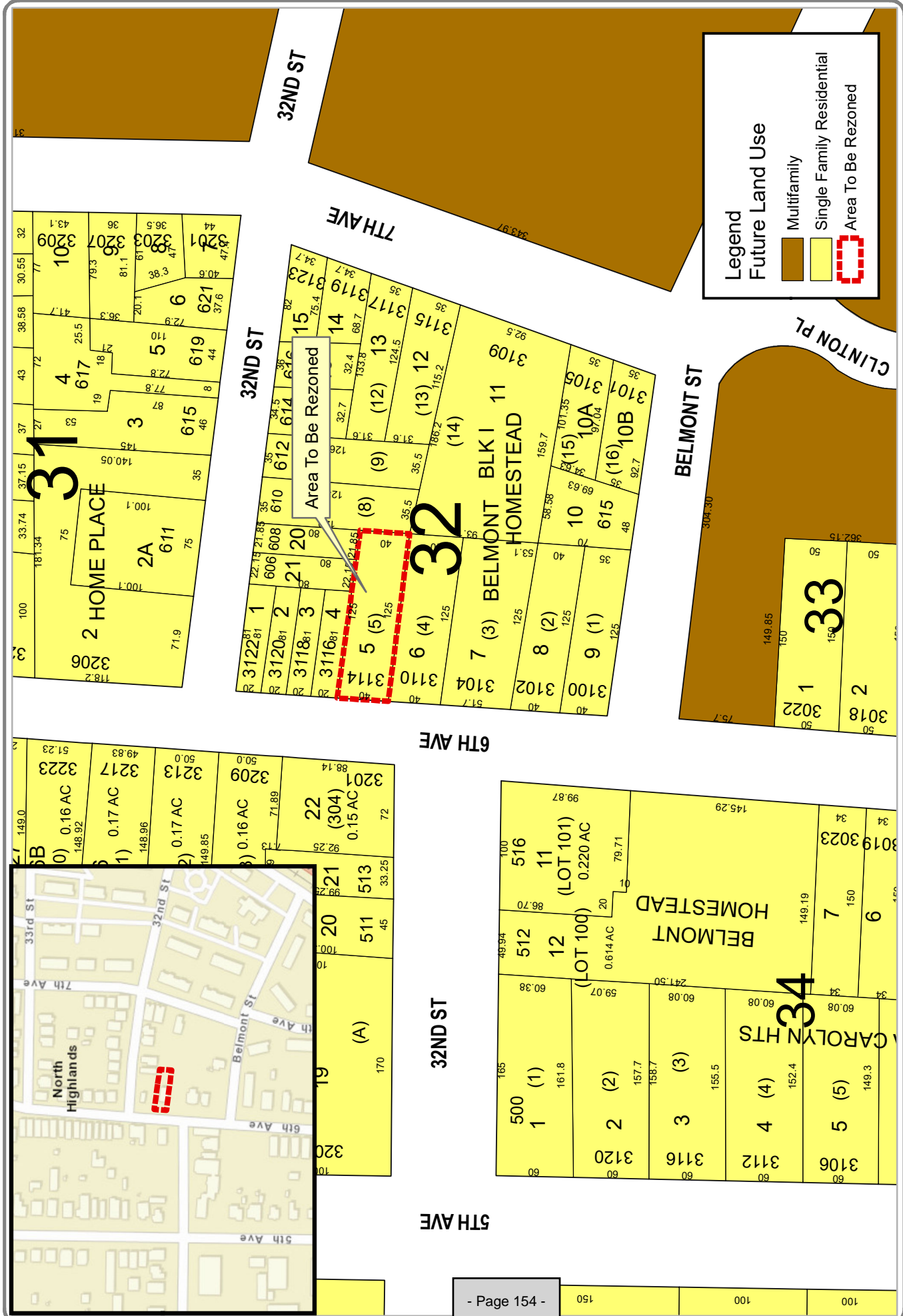
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 12/18/2024







**Legend**  
**Future Land Use**

- Multifamily
- Single Family Residential
- Area To Be Rezoned

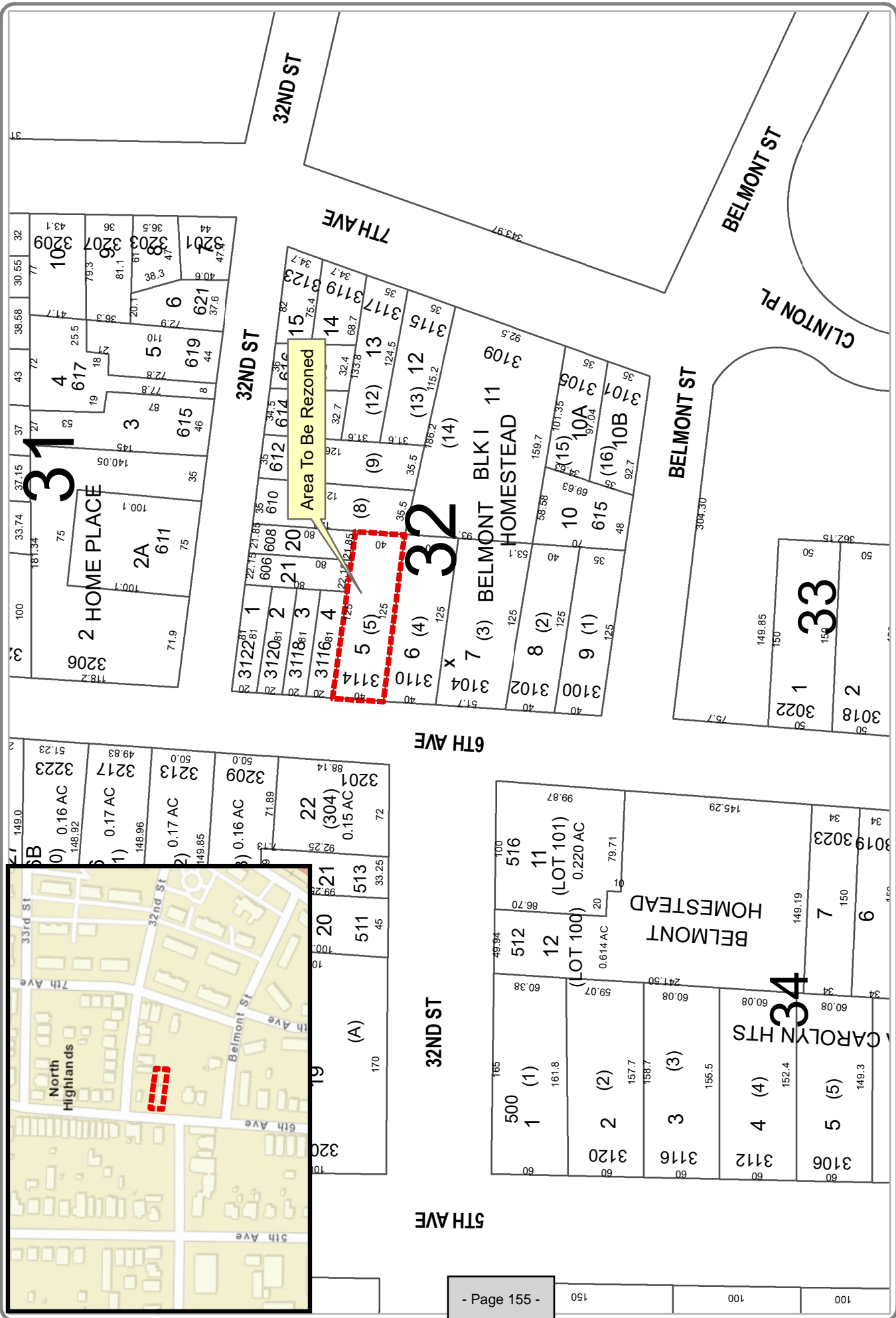
Item #4.

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

Future Land Use Map for REZN 12-24-2485  
 Map 014 Block 032 Lot 005  
 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: 12/16/2024



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

Flood Hazard Map for REZN 12-24-2485  
Map 014 Block 032 Lot 005  
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.



**File Attachments for Item:**

**5. 1st Reading-** REZN-12-24-2514: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at 1641 3rd Avenue (parcel # 005-006-001) from General Commercial (GC) Zoning District to Uptown (UPT) Zoning District with conditions. (Planning Department and PAC recommend approval with conditions.) (Councilor Cogle)

**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 **1641 3<sup>rd</sup> Avenue** (parcel # 005-006-001) from General Commercial (GC) Zoning District to Uptown (UPT) 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 General Commercial (GC) Zoning District to Uptown (UPT) Zoning District.

“All that tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as PART OF BLOCK 3, COMMONS, being more particularly shown upon a map or plat of said property entitled "Survey of Part of Block 3, Commons, Columbus, Muscogee County, Georgia", prepared by Moon, Meeks & Patrick, Inc., dated August 2, 1976, revised August 9, 1976, a copy of which map or plat is recorded in Plat Book 62, Folio 59, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said property.

LESS AND EXCEPT; All that tract or parcel of land lying and being in Muscogee County, Georgia, being more particularly described as follows: Beginning at a point 65.000 feet right of and opposite Station 122+96.750 on the construction centerline of Second Avenue-on Georgia Highway Project No. NH-004-1(52). From said point of beginning, thence North 00 degrees 41 minutes 08 seconds East for 177 .513 feet to a point on the boundary; thence South 89 degrees 35 minutes 24 seconds East for 3.187 feet to a point on the boundary; thence South 0 1 degree 42 minutes 50 seconds West for 177.557 feet to the Point of Beginning. Containing 0.006 acres. Said property is also shown in that certain Right-of-Way Deed dated February 24, 1995 and recorded in Deed Book 4201, Page 221, aforesaid records.”

Section 2.

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

1. Allow a 22' drive aisle and 18' depth spaces on 2nd Avenue Alley.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 11th day of February, 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.

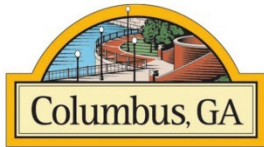
Councilor Allen	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

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**Lindsey G. McLemore**  
Deputy Clerk of Council

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-12-24-2514

<b>Applicant:</b>	Columbus, GA Pickleball Assoc., Inc
<b>Owner:</b>	Columbus, GA Pickleball Assoc., Inc
<b>Location:</b>	1641 3 <sup>rd</sup> Avenue
<b>Parcel:</b>	005-006-001
<b>Acreage:</b>	1.96 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Uptown
<b>Proposed Conditions:</b>	1. Allow a 22' drive aisle and 18' depth spaces on the 2 <sup>nd</sup> Avenue Alley.
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Recreational Pickleball Courts/Facility
<b>Council District:</b>	District 7 (Cogle)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing zoning district.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing zoning district.
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area F

**Current Land Use Designation:** Public/Institutional

**Future Land Use Designation:** Office/Professional

**Compatible with Existing Land-Uses:** No

**Environmental Impacts:** The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

**City Services:** Property is served by all city services.

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

**Surrounding Zoning:**

<b>North</b>	General Commercial (GC)
<b>South</b>	Uptown (UPT)
<b>East</b>	General Commercial (GC)
<b>West</b>	Special Activity and Technical Center (SAC)

**Reasonableness of Request:** The request is compatible with existing land uses.

**School Impact:** N/A

**Buffer Requirement:** N/A

**Attitude of Property Owners:** **Twenty (20)** 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.

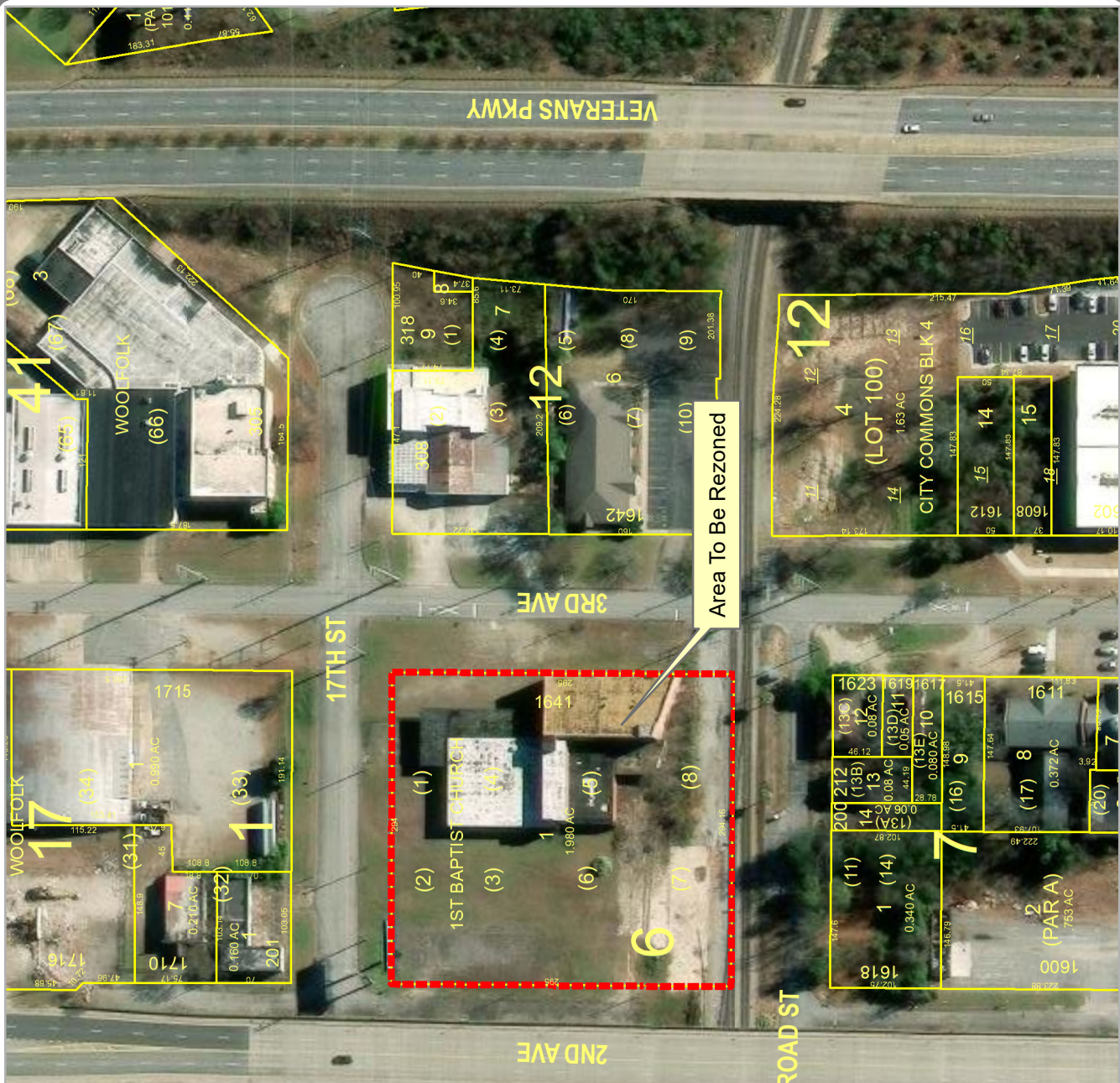
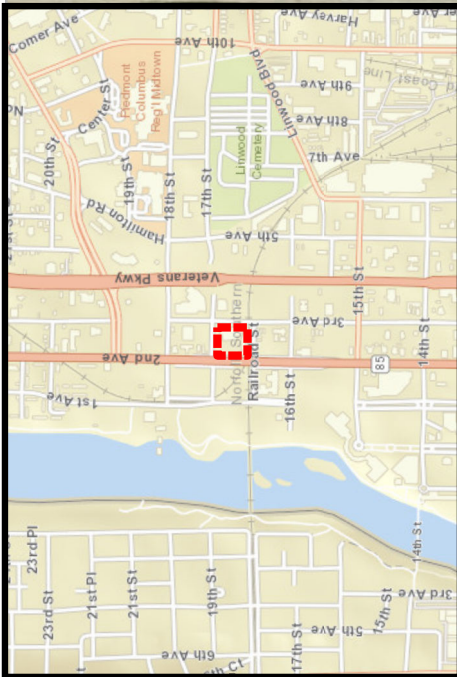
<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>0</b> Responses

**Additional Information:** 28 pickleball courts, 131 parking spaces and buildings for office, maintenance and restrooms.

**Attachments:** Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map



Site Plan

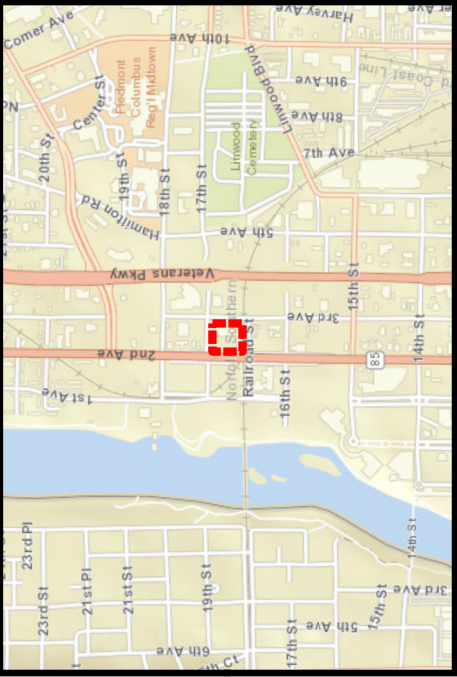
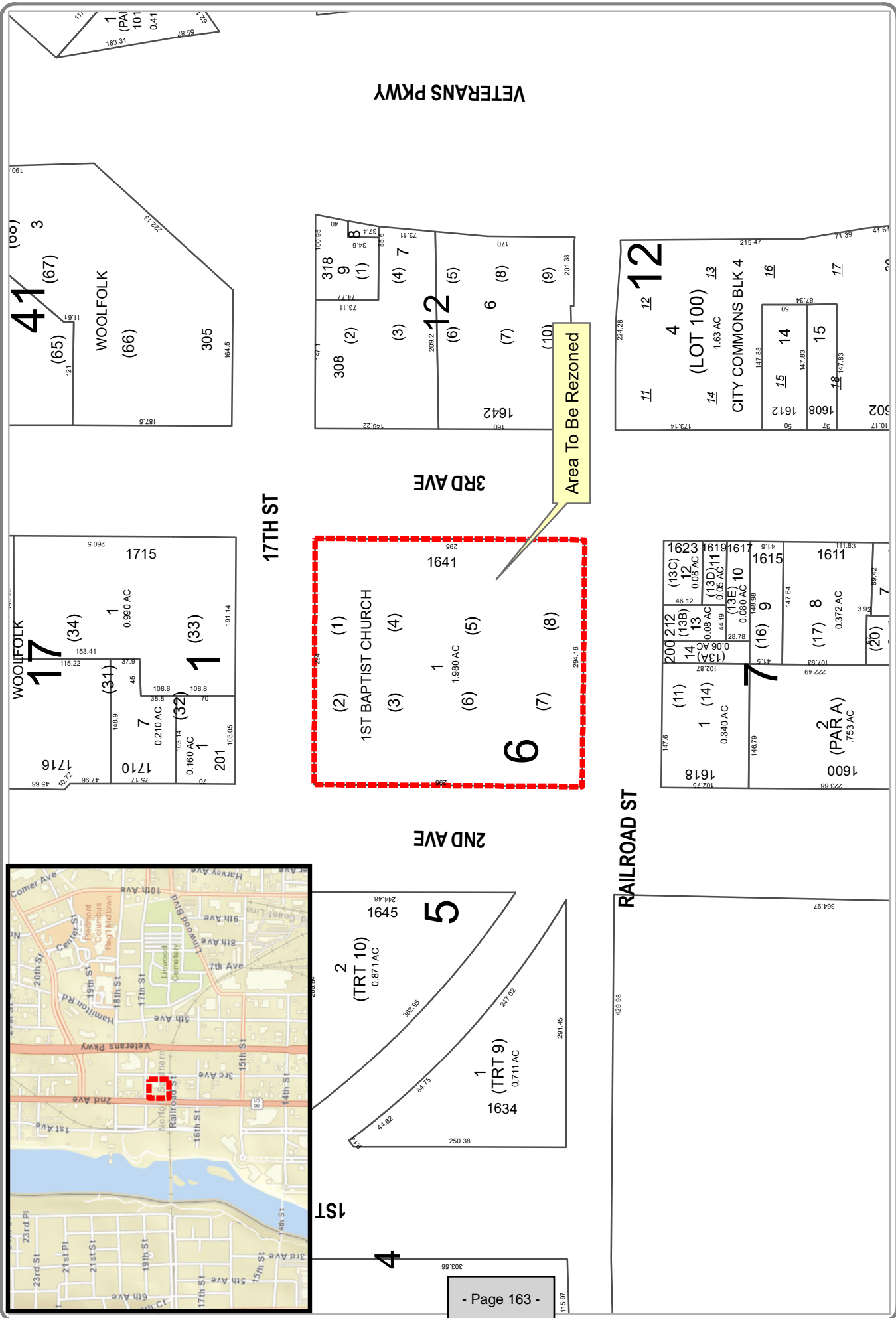


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Aerial Map for REZN 12-24-2514  
 Map 005 Block 006 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper





Item #5.

0 75 150 Feet

1 inch = 150 feet

Data Source: IT/GIS

Author: DavidCooper

Location Map for REZN 12-24-2514

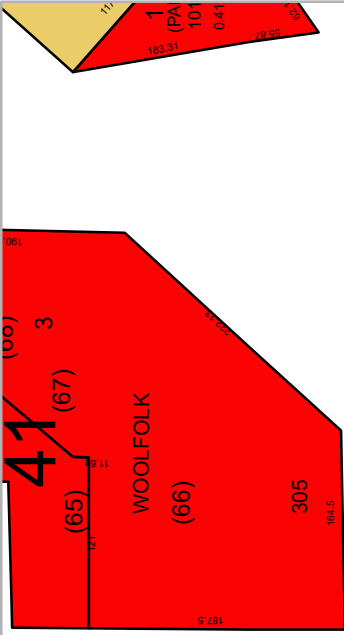
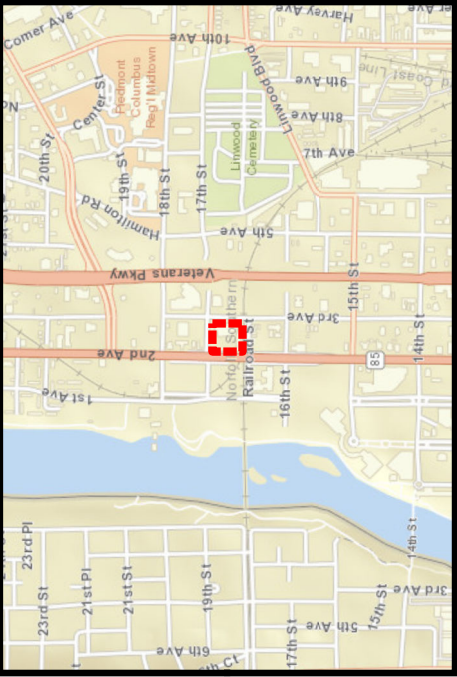
Map 005 Block 006 Lot 001

Planning Department-Planning Division

Prepared By Planning GIS Tech

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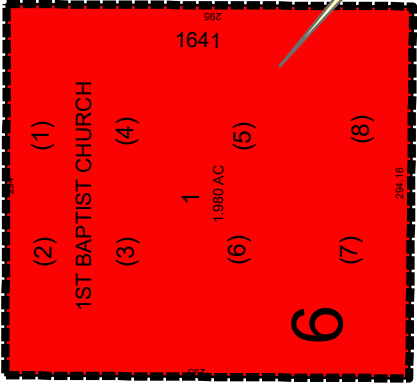


17TH ST

3RD AVE

2ND AVE

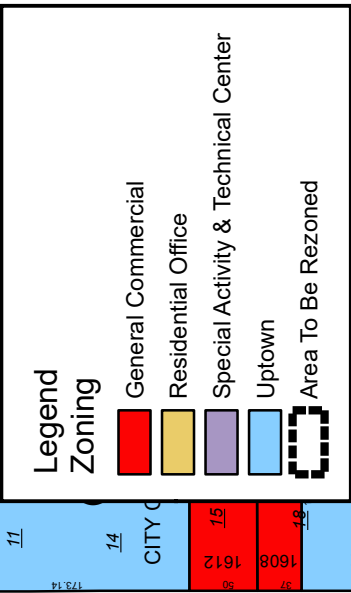
RAILROAD ST



1ST

VETERANS PKWY

Area To Be Rezoned

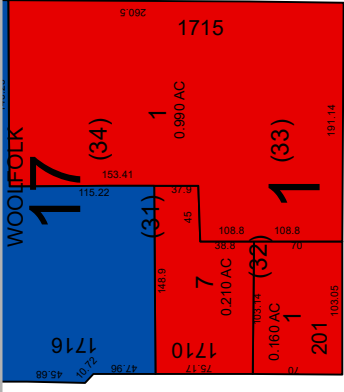
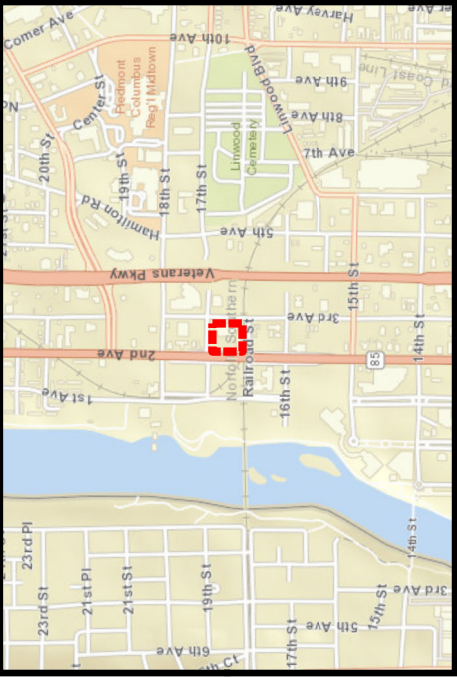


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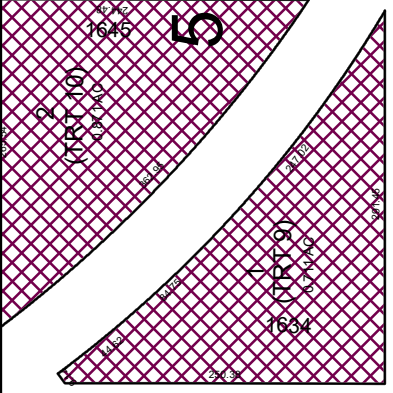
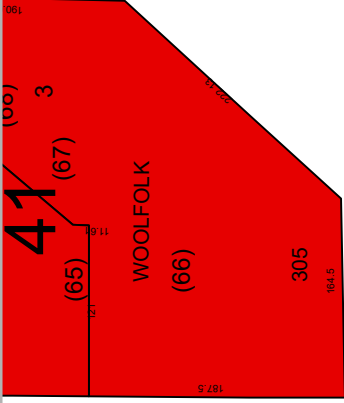
Zoning Map for REZN 12-24-2514  
 Map 005 Block 006 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

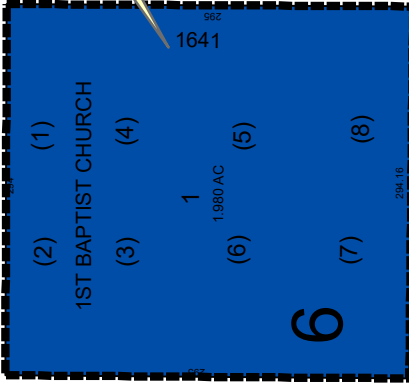




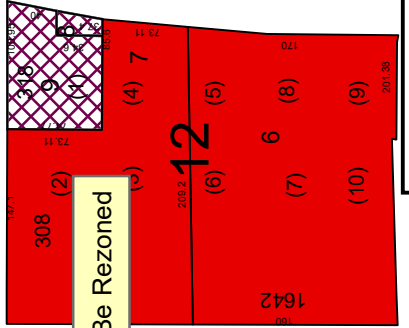
17TH ST



2ND AVE

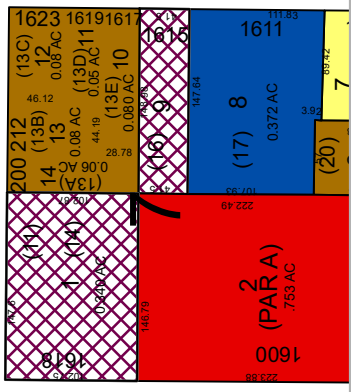
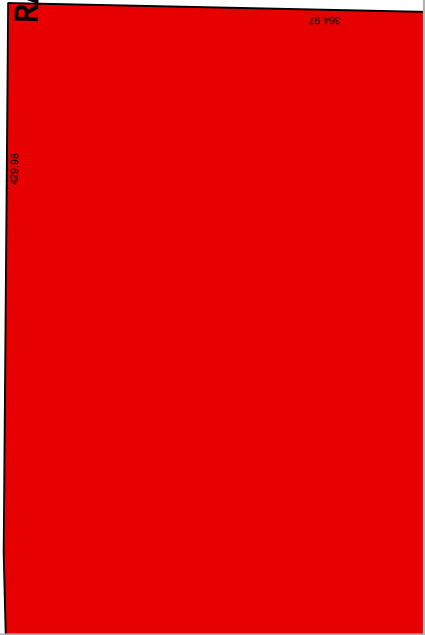


3RD AVE



VETERANS PKWY

RAILROAD ST



**Legend**  
Existing Land Use

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

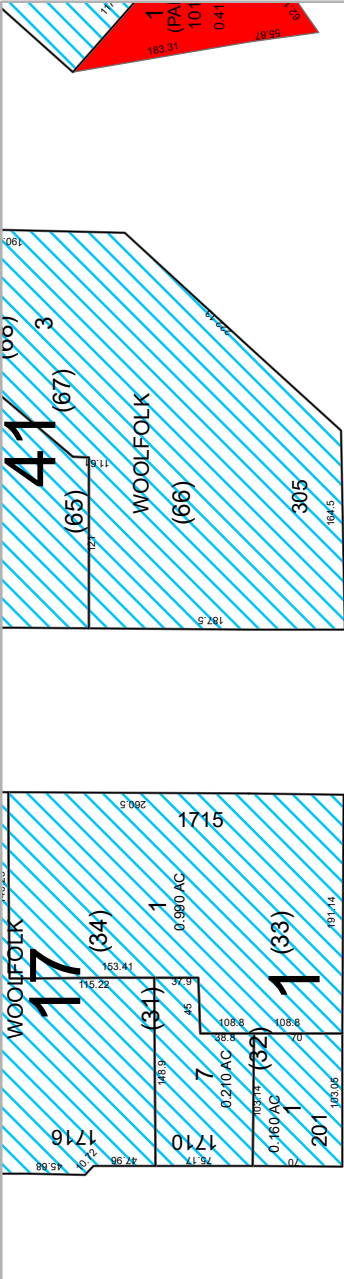
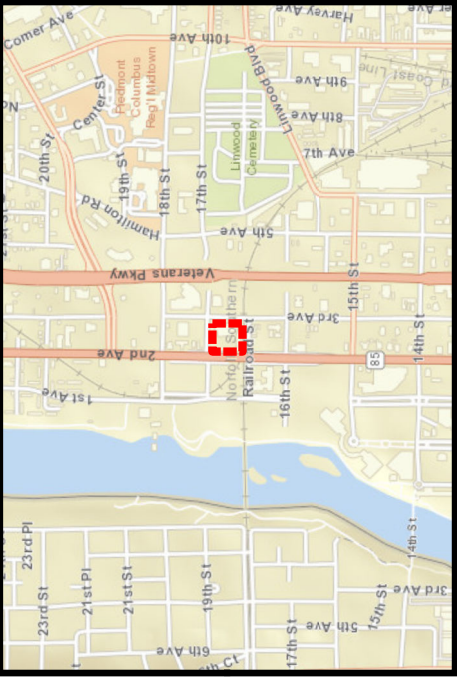


This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

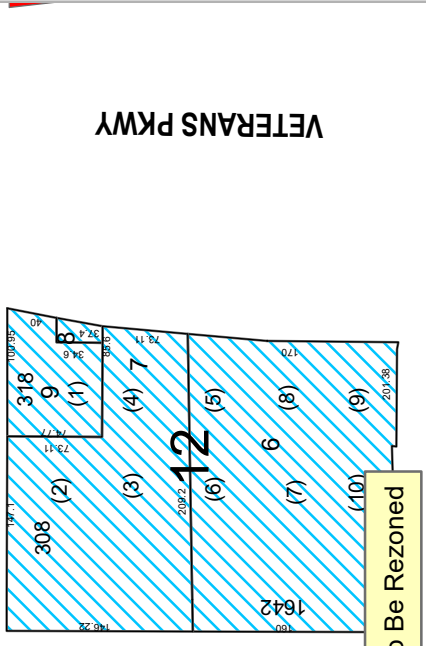
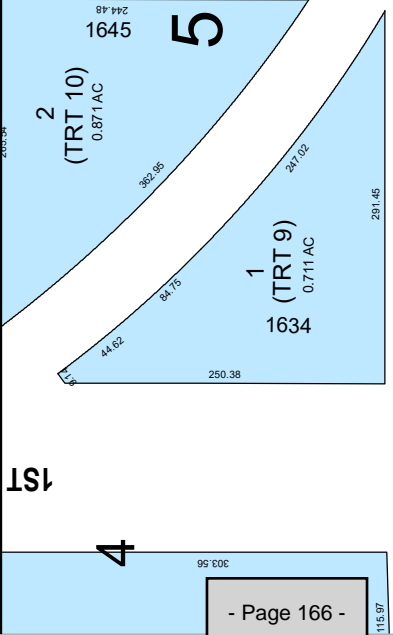
Existing Land Use Map for REZN 12-24-2514  
Map 005 Block 006 Lot 001  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper





17TH ST



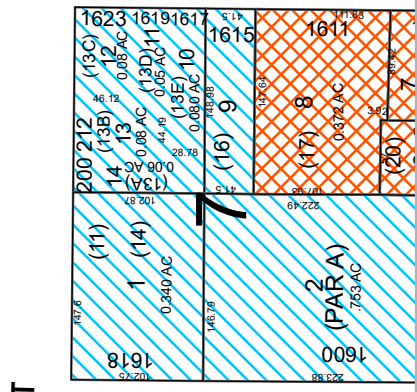
VETERANS PKWY

Area To Be Rezoned

3RD AVE

2ND AVE

RAILROAD ST



**Legend**  
**Future Land Use**

- General Commercial
- High Density Mixed Use
- Mixed Use
- Office/Professional
- Area To Be Rezoned

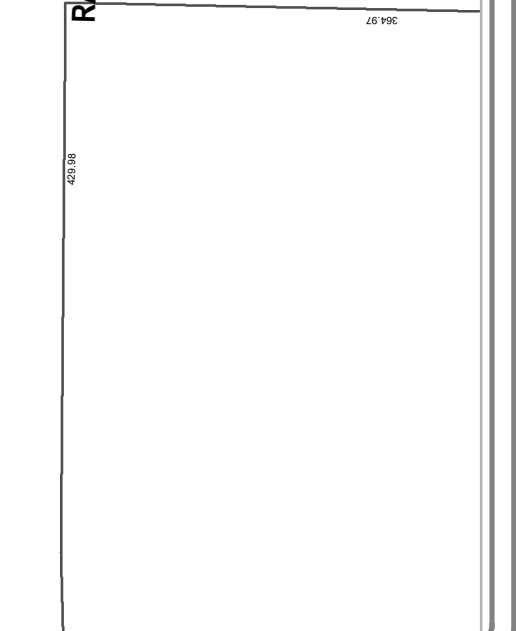
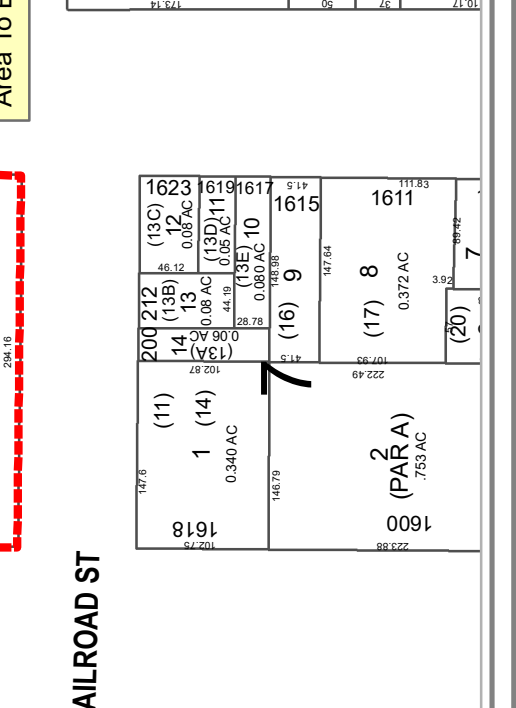
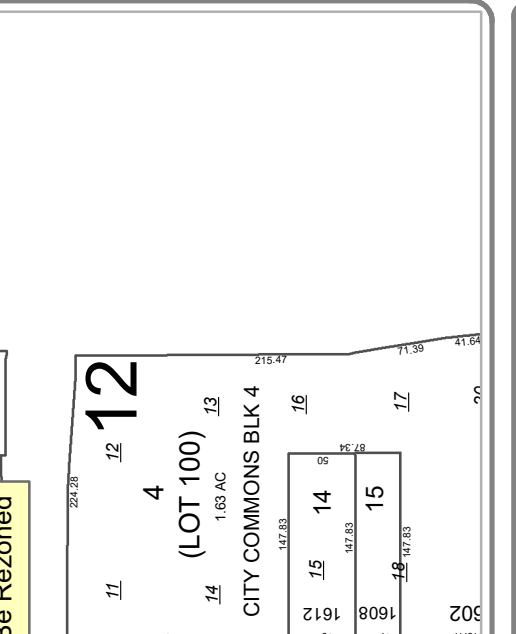
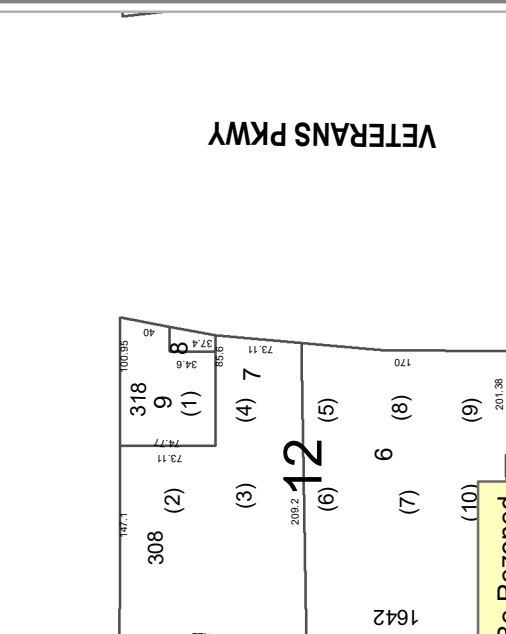
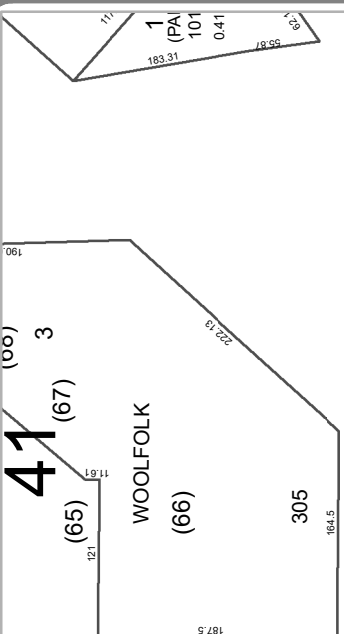
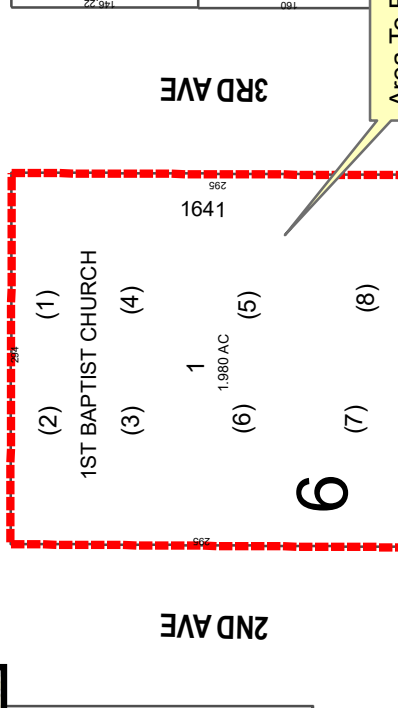
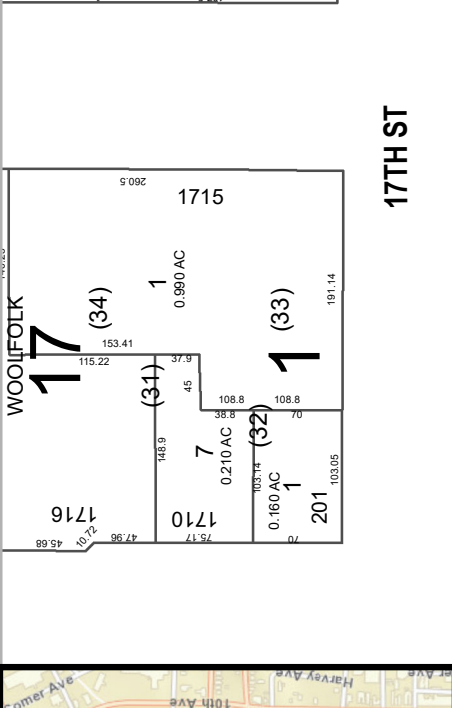
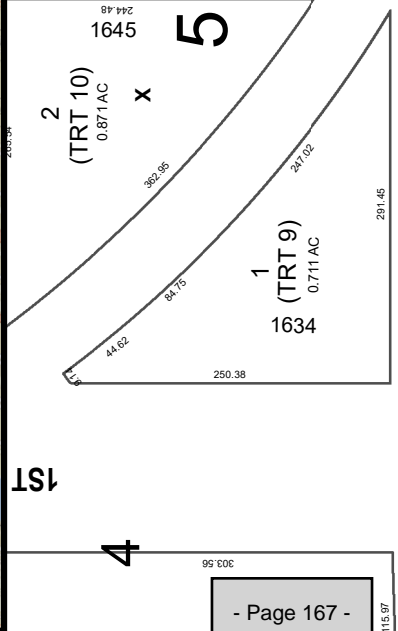
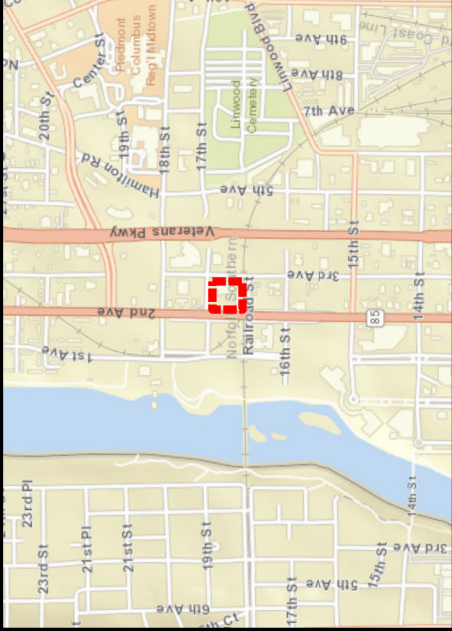
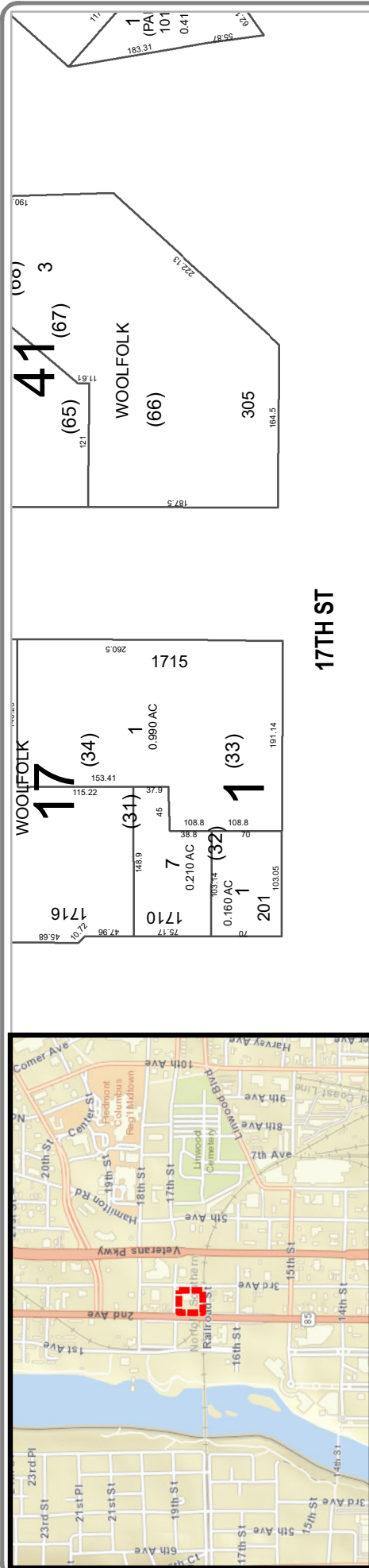


This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Future Land Use Map for REZN 12-24-2514  
 Map 005 Block 006 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper





- Page 167 -

Item #5



0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

**Flood Hazard Map for REZN 12-24-2514**  
**Map 005 Block 006 Lot 001**  
**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.



PHONE: (708) 327-8206  
WWW.MOONMEKS.COM  
100 SOUTHERN WAY, SUITE A  
COLUMBUS, GA 31904

**MOON MEKS & ASSOCIATES, INC.**  
LAND SURVEYORS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**COLUMBUS PICKLEBALL COURTS**  
FOR  
PART OF BLOCK 3 COMMONS  
MUSCOGEE COUNTY, GEORGIA

LAYOUT AND TREE PRESERVATION PLAN

REVISIONS:

**PRELIMINARY  
FOR REVIEW ONLY**

GSWCC# 53175  
MIA# 2024036  
DATE: 12/19/2024  
SCALE: 1" = 20'  
SHEET No.  
**C4.0**

**NOTE:** Regarding the existing utilities, this drawing and location of existing underground utilities was obtained from local utility companies and/or available drawings supplied by the owner. The utility locations shown on this drawing are based on the information provided and it shall be considered in that light that the utility locations shown on this drawing are not guaranteed. MOON MEKS & ASSOCIATES, INC. has no notice or knowledge of any facts that would lead to a different conclusion. The utility locations shown on this drawing are not guaranteed. The utility company structure and location may be encountered. The owner, his employees and his consultants, the engineer and his employees and his consultants, the architect and his employees and his consultants, MOON MEKS & ASSOCIATES, INC. is not responsible for the information with respect to above ground monuments of such monuments and to show them. Measurements of such monuments and to show them.

**NOTES:**  
1. Angles and distances were measured with a Geomax Zoom 90. Theodolite.  
2. Topographic information shown based on NAVD83 datum.  
3. This survey was performed without the benefit of a title search. The surveyor is not responsible for any encumbrances that affect subject property that are not shown hereon.  
4. Underlaid utilities were marked by Subsurface Infrastructure Technology (SIT) using a radio frequency identification (RFID) device. The approximate location of each mark was taken from maps provided by Columbus Water Works.  
5. The utility locations shown on this drawing are not guaranteed. The utility company structure and location may be encountered. The owner, his employees and his consultants, the engineer and his employees and his consultants, the architect and his employees and his consultants, MOON MEKS & ASSOCIATES, INC. is not responsible for the information with respect to above ground monuments of such monuments and to show them. Measurements of such monuments and to show them.

**PARKING:**  
131 SPACES

**COURTS:**  
16 COVERED COURTS  
7 OUTDOOR COURTS  
4 COURTS UNDER 2ND AVENUE BRIDGE  
1 CHAMPIONSHIP COURT

**LEGEND**

○	CONCRETE MONUMENT FOUND
—○—	1/2" REBAR & CAP SET (MMA LSF 87)
—○—	3/4" REBAR & CAP SET (MMA LSF 87)
—○—	TELEPHONE LINE
—○—	POWER LINE
—○—	POWER & TELEPHONE LINES
—○—	UNDERGROUND COMMUNICATION LINE
—○—	GAS LINE
—○—	WATER LINE
—○—	SEWER LINE
—○—	WIRE OR CHAIN LINK FENCE
—○—	WROUGHT IRON FENCE
—○—	WALL
—○—	STORM SEWER MANHOLE
—○—	WATER VALVE
—○—	WATER METER
—○—	WATER METER
—○—	WATER METER
—○—	POWER POLE
—○—	LIGHT STANDARD
—○—	SIGN POST
—○—	STOP SIGN
—○—	STOP AHEAD SIGN
—○—	NO TRESPASSING SIGN
—○—	NO PARKING SIGN
—○—	DEAD END SIGN
—○—	TOP OF FINISH GRADE ELEVATION
—○—	BOTTOM BEAM ELEVATION
—○—	BOTTOM CAP ELEVATION

NA 83 (CA MSH)  
SCALE: 1" = 20'  
0 20 40



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**File Attachments for Item:**

6. A Resolution authorizing Sunday sales of alcoholic beverages at all on-premises locations within Columbus, Georgia on Sunday February 9, 2025. (Councilor Tucker)

**RESOLUTION  
NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING SUNDAY SALES OF ALCOHOLIC BEVERAGES AT ALL ON-PREMISES LOCATIONS WITHIN COLUMBUS, GEORGIA ON SUNDAY FEBRUARY 9, 2025.**

**WHEREAS**, the Super Bowl took place on Sunday February 9, 2025; and,

**WHEREAS**, the owners of various establishments licensed for the on-premises sales of mixed drinks, beer and wine would lose a significant revenue opportunity if they were not able to be open to hold Super Bowl Day events; and,

**WHEREAS**, Official Code of Georgia Annotated §3-3-7(r) authorizes local governments to designate by resolution one Sunday during each calendar year for lawful sale and consumption of mixed drinks, beer and wine on premises where Sunday service would not otherwise be permitted under State law; and

**WHEREAS**, the Mayor, with the support of a majority of Council, authorized such businesses to open on February 9,2025.

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

Pursuant to the authority granted by O.C.G.A. §3-3-7(r), this Council designates February 9, 2025, as the Sunday during calendar year 2025 during which all holders of an on-premises local alcohol license may be open and sell and serve all alcoholic beverages which they are otherwise licensed to sell and ratifies the actions of the Mayor previously taken to permit such opening and sales.

\_\_\_\_\_

Introduced at a regular meeting of the council of Columbus, Georgia, held the 11th day of February, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_members of said Council.

Councilor Allen	voting _____.
Councilor Chambers	voting _____.
Councilor Cogle	voting _____.
Councilor Crabb	voting _____.
Councilor Davis	voting _____.
Councilor Garrett	voting _____.
Councilor Hickey	voting _____.
Councilor Huff	voting _____.
Councilor Thomas	voting _____.
Councilor Tucker	voting _____.

\_\_\_\_\_  
Lindsey G. McLemore, Deputy Clerk of Council

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

**File Attachments for Item:**

7. A Resolution imposing insurance requirements on any vendor contracting with any department, board, commission or authority of the consolidated government for vendor services, to include the delivery or installation of purchased goods, independent of the Purchasing Division of the Finance Department. (Councilors Crabb and Tucker)

**A RESOLUTION**  
**NO. \_\_\_\_\_**

**WHEREAS**, the Procurement Ordinance, Columbus Code Section 2-3.03 provides circumstances in which departments, boards, commissions and authorities of the consolidated government may contract for goods or services which fall outside of the management of the Purchasing Division of the Finance Department; and

**WHEREAS**, this Council desires that such contracts are only entered into with insurance that will protect the Columbus Consolidated Government from liability for any claims made against the vendor related to the vendor’s performance of the City contract.

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

1. Any department, board, commission or authority of the consolidated government contracting for vendor services, to include the delivery or installation of purchased goods, independent of the Purchasing Division of the Finance Department shall only enter into such contracts when the vendor carries general liability insurance, including motor vehicle liability insurance if applicable, in an amount satisfactory to the purchasing manager or other designee of the Finance Director.
  
2. The department, board, commission or authority contracting for such vendor services will obtain a copy of a Certificate of Insurance designating the consolidated government as an additional insured to demonstrate compliance with this requirement.

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_ day of \_\_\_\_\_, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen	voting	_____.
Councilor Chambers	voting	_____.
Councilor Cogle	voting	_____.
Councilor Crabb	voting	_____.
Councilor Davis	voting	_____.
Councilor Garrett	voting	_____.
Councilor Hickey	voting	_____.
Councilor Huff	voting	_____.
Councilor Thomas	voting	_____.
Councilor Tucker	voting	_____.

\_\_\_\_\_  
Lindsey G. McLemore  
Deputy Clerk of Council

\_\_\_\_\_  
B.H. “Skip” Henderson, III  
Mayor

**File Attachments for Item:**

**1. Diverging Diamond Interchange (DDI) GDOT Street Lighting Agreement**

Approval is requested enter into an Agreement Between Georgia Department of Transportation (GDOT) and Columbus Consolidated Government for purpose of the installation, operation and maintenance of the lighting for the Bradley Park Drive Diverging Diamond Interchange (DDI).

**Columbus Consolidated Government  
Council Meeting Agenda Item**

Item #1.

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Diverging Diamond Interchange (DDI) GDOT Street Lighting Agreement</b>
<b>AGENDA SUMMARY:</b>	Approval is requested enter into an Agreement Between Georgia Department of Transportation (GDOT) and Columbus Consolidated Government for purpose of the installation, operation and maintenance of the lighting for the Bradley Park Drive Diverging Diamond Interchange (DDI).
<b>INITIATED BY:</b>	<b>Department of Engineering</b>

**Recommendation:** Approval is requested to enter into an Agreement Between Georgia Department of Transportation (GDOT) and Columbus Consolidated Government (City) for the purpose of the installation, operation, and maintenance of the lighting system that will be installed within the Bradley Park Drive Diverging Diamond Interchange project.

**Background:** Bradley Park Drive requires lighting for vehicle and pedestrian safety as part of the GDOT P.I.0013373, SR22@CR 1505/Bradley Park drive – Diverging Diamond Interchange – (DDI) project. Boundaries of project shown on Attachment “A”.

**Analysis:** Upon the installation of this new lighting, it will be the responsibility of the City to provide the necessary energy, operation, and maintenance for this system. This agreement establishes an understanding between the City and GDOT for this purpose.

**Financial Considerations:** Upon the completion and acceptance of the lighting, it will become the financial responsibility of the City to provide the energy, the operation, and the maintenance of this system. Resolution #477-24 approved the funding for the fixtures, installation and energy costs with Georgia Power Company

**Legal Considerations:** Council approval is required to execute this agreement.

**Recommendation/Action:** Approval is requested to execute an Agreement Between Georgia Department of Transportation (GDOT) and Columbus Consolidated Government (City) for purpose of installation, operation and maintenance of the lighting system that will be installed within the Bradley Park Drive Diverging Diamond Interchange project.

**A RESOLUTION**

**NO.**

**A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR THE GDOT P.I. NO. 0013373, SR22 @CR 1505/BRADLEY PARK DR DIVERGING DIAMOND INTERCHANGE (DDI) ON BEHALF OF COLUMBUS, GEORGIA.**

Item #1.

**WHEREAS**, the Georgia Department of Transportation has requested an Agreement to be executed with the City as part of the Bradley Park Drive DDI Project; and,

**WHEREAS**, the City will be responsible for the installation, energy cost and maintenance costs of the lighting within this project; and

**WHEREAS**, the Bradley Park Drive DDI project requires outdoor lighting for vehicle and pedestrian safety.

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

**SECTION I.**

That the City Manager is hereby Authorized to enter into the agreement with Georgia Department of Transportation for the purpose of providing the energy, operation and maintenance of the lighting system to be installed in the Bradley Park Drive DDI Project.

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen	voting _____.
Councilor Chambers	voting _____.
Councilor Cogle	voting _____.
Councilor Crabb	voting _____.
Councilor Davis	voting _____.
Councilor Garrett	voting _____.
Councilor Hickey	voting _____.
Councilor Huff	voting _____.

Councilor Thomas  
Councilor Tucker

voting \_\_\_\_\_.  
voting \_\_\_\_\_.

*Item #1.*

---

Lindsey McLemore, Deputy Clerk of Council

---

B.H. "Skip" Henderson, Mayor



**CERTIFICATION OF COMPLIANCE WITH  
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/  
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts (“GDA&A”) for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a “Sanctuary Policy” in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

\_\_\_\_\_  
Title of Authorized Officer or Agent

\_\_\_\_\_  
Date

**AGREEMENT**  
**BETWEEN**  
**GEORGIA DEPARTMENT OF TRANSPORTATION**  
**AND**  
**COLUMBUS CONSOLIDATED GOVERNMENT**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and **COLUMBUS CONSOLIDATED GOVERNMENT** acting by and through its City Council, hereinafter called **COLUMBUS, GEORGIA**.

WHEREAS, **COLUMBUS, GEORGIA** has represented to the **DEPARTMENT** a desire to obtain roadway lighting as part of the **SR 22 @CR 1505/BRADLEY PARK DR-DDI** access permit in Muscogee County (“Location”);

WHEREAS, **COLUMBUS, GEORGIA** has represented to the **DEPARTMENT** a desire to require the site developer/owner/operator provide for the installation, operation, and maintenance of the lighting system at “Location” and the **DEPARTMENT** has relied upon such representations;

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the **DEPARTMENT** and **COLUMBUS, GEORGIA** hereby agree each with the other as follows:

1. This AGREEMENT shall run for a period of fifty (50) years from the effective date written above unless terminated sooner by either party.
  
2. This AGREEMENT will cover the installation, operation, and maintenance of the lighting system as described in attachment “A”.

3. The **DEPARTMENT** shall coordinate with **COLUMBUS, GEORGIA** to provide access to the **DEPARTMENT'S RIGHT OF WAY** for the installation, operation, and maintenance of the lighting system at "Location".

4. **COLUMBUS, GEORGIA** shall install or cause to be installed the lighting system for "Location". **COLUMBUS, GEORGIA** shall assume full responsibility for the operations, repair, and maintenance of the lighting system for "Location", but not limited to any replacement and repair of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring, and service equipment. **COLUMBUS, GEORGIA** agrees to bear all costs associated with the coordination, management, furnishing, installation, licensing, testing, and maintenance.

5. This AGREEMENT may not be modified without at least thirty (30) days notification being made to the other party in writing. Any modification to this AGREEMENT must be approved and executed by both parties in writing. Either party reserves the right to terminate this AGREEMENT at any time upon thirty (30) days written notice to the other. In the event of termination or expiration of this AGREEMENT, **COLUMBUS, GEORGIA** and **DEPARTMENT** agree to cooperate to restore each party to the position occupied prior to the existence of this AGREEMENT.

6. To the extent allowed by law, **COLUMBUS, GEORGIA** and all its successors and assigns, shall release and save harmless the **DEPARTMENT**, past, present and future board members, commissioners, officers, employees, agents, attorneys, affiliates, privies, successors, and assigns, and the State of Georgia, its political subdivisions, departments, agencies, commissions, affiliates, employees, agents, and attorneys from all suits, claims, actions or damages of any nature whatsoever resulting from **COLUMBUS, GEORGIA's** access to **DEPARTMENT'S RIGHT OF WAY**.

7. Notwithstanding any other provision of this Agreement to the contrary, no term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions under the Georgia Constitution or the United States Constitution.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the da

Item #1.

and year first above written.

**GEORGIA DEPARTMENT  
OF TRANSPORTATION**

**COLUMBUS CONSOLIDATED  
GOVERNMENT**

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

(SEAL)

(SEAL)

ATTEST:

ATTEST:

\_\_\_\_\_  
Treasurer

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

# Attachment "A"



## Project Location Map

**SR 22 @CR 1505/Bradley Park Dr-DDI  
Muscogee County  
P.I. No. 0013373**

**File Attachments for Item:**

**2. Georgia County Internship Program (GCIP) Grant**

Approval is requested to apply for and accept a grant in the amount of \$3,259.50, or as otherwise awarded, from the ACCG Civic Affairs Foundation to promote a community-based “Risk and Safety Day” by the amount awarded.

**Columbus Consolidated Government  
Council Meeting Agenda Item**

Item #2.

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Georgia County Internship Program (GCIP) Grant</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to apply for and accept a grant in the amount of \$3,259.50, or as otherwise awarded, from the ACCG Civic Affairs Foundation to promote a community-based “Risk and Safety Day” by the amount awarded.
<b>INITIATED BY:</b>	<b>Human Resources/Risk Management</b>

**Recommendation:** Approval is requested to apply for and accept a grant in the amount of \$3,259.50 or as otherwise awarded, from the ACCG Civic Affairs Foundation to promote a community-based “Risk and Safety Day”.

**Background:** This program is designed to hire an intern to learn how communities and governments operate at a local level. The intern will oversee and plan a community-based event to promote risk and safety with various departments in and out of the Columbus Consolidated Government.

**Analysis:** The ACCG Civic Affairs Foundation is funding this grant at no cost to the Department of Human Resources/Risk Management or the City of Columbus.

**Financial Considerations:** The grant amount will be up to \$3,259.50 for the Georgia County Internship Program (GCIP).

**Legal Considerations:** Council is the approving authority for all grant applications and acceptances.

**Recommendation/Action:** Approval is requested to apply for and accept a grant in the amount of \$3,259.50 or as otherwise awarded, from the ACCG Civic Affairs Foundation to promote a community-based “Risk and Safety Day”.

**A RESOLUTION**

**NO. \_\_\_\_\_**

**A RESOLUTION TO APPLY FOR AND ACCEPT IF AWARDED A GRANT OF \$3,259.50, OR AS OTHERWISE AWARDED, FROM THE ACCG CIVIC AFFAIRS FOUNDATION FOR THE GEORGIA COUNTY INTERNSHIP PROGRAM (GCIP) AND AMEND THE MULTI-GOVERNMENTAL FUND BY THE AMOUNT AWARDED.**

Item #2.

**WHEREAS**, grant reimbursement is limited to the actual number of wages paid and approved employment costs for up to 200 hours of actual work performed by a qualified intern from May 1, 2025 to September 1, 2025; and,

**WHEREAS**, the City of Columbus will be reimbursed by the ACCG Civic Affairs Foundation in the amount of \$3,259.50 to cover one internship; and

**WHEREAS**, the grant must be used to fund costs associated with the Intern’s salary, FICA, and worker’s compensation as specified in the agreement; and,

**WHEREAS**, the intern will be responsible for planning a community-based event based on risk and safety to include; water safety, fire safety, bus safety, pedestrian crossings, etc.; and,

**WHEREAS**, the intern will work with the Risk Management Division and other departments in and out of the City of Columbus to plan this community-wide event; and,

**WHEREAS**, the Risk Management Division shall serve as the principal contact of the Georgia County Internship Program (GCIP).

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY RESOLVES:**

That the City Manager is hereby authorized to submit an application and if approved accept a grant in the amount of \$3,259.50 or the amount awarded for the Georgia County Internship Program (GCIP) from the ACCG Civic Affairs Foundation and amend the Multi-Governmental Fund by the amount awarded.

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of ten members of said Council.

- Councilor Allen voting \_\_\_\_\_.
- Councilor Chambers voting \_\_\_\_\_.
- Councilor Cogle voting \_\_\_\_\_.
- Councilor Crabb voting \_\_\_\_\_.
- Councilor Davis voting \_\_\_\_\_.
- Councilor Garrett voting \_\_\_\_\_.
- Councilor Hickey voting \_\_\_\_\_.



Councilor Huff voting \_\_\_\_\_.  
Councilor Thomas voting \_\_\_\_\_.  
Councilor Tucker voting \_\_\_\_\_.

Item #2.

---

Lindsey McLemore, Deputy Clerk of Council

---

B.H. "Skip" Henderson, Mayor

**File Attachments for Item:**

**3. Juvenile Accountability Court State Grant Request**

Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile and Family Drug Courts up to \$500,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2025 to June 30, 2026.

**Columbus Consolidated Government  
Council Meeting Agenda Item**

Item #3.

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Juvenile Accountability Court State Grant Request</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile and Family Drug Courts up to \$500,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2025 to June 30, 2026.
<b>INITIATED BY:</b>	<b>Juvenile Court</b>

---

**Recommendation:** Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Drug Court up to \$500,000, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2025 to June 30, 2026.

**Background:** The Criminal Justice Coordinating Council is charged with the fiscal oversight of all Georgia Accountability Court Grant Programs.

**Analysis:** Muscogee County Juvenile Accountability Courts is requesting funds for personnel, treatment, and operations for the Muscogee County Juvenile and Family Drug Courts.

**Financial Considerations:** The City is required to provide a 12% cash match to participate in this grant program. Cash match is available through a case manager's salary in the Juvenile Court departmental budget and DATE funds.

**Projected Annual Fiscal Impact Statement:** Muscogee County Juvenile Court is requesting funds for personnel and operations for the Muscogee County Juvenile and Family Drug Court.

**Legal Considerations:** The Columbus Consolidated Government is eligible to apply for funds from the Criminal Justice Coordinating Council.

**Recommendation/Action:** Approve a resolution authorizing the City Manager to submit a grant application and if approved, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile and Family Drug Court from July 1, 2025 to June 30, 2026 and to amend the Multi-governmental Fund by \$500,000 or as otherwise awarded.

**A RESOLUTION**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE CRIMINAL JUSTICE COORDINATING COUNCIL FOR A GRANT TO FUND THE MUSCOGEE COUNTY JUVENILE AND FAMILY DRUG COURTS IN AN AMOUNT UP TO \$500,000.00 AND IF AWARDED, AMENDED THE MULTI-GOVERNMENTAL FUND BY THE AMOUNT OF THE GRANT AWARD. THERE IS A 12% LOCAL MATCH REQUIREMENT AND THE GRANT PERIOD IS FROM July 1, 2025 to June 30, 2026.**

**WHEREAS**, funds have been made available from the Criminal Justice Coordinating Council for the Juvenile Drug Court from July 1, 2025 to June 30, 2026; and,

**WHEREAS**, the funds are being made available to provide support for the operation of the Muscogee County Juvenile and Family Drug Court; and,

**WHEREAS**, the Criminal Justice Coordinating Council requires a 12% cash match and cash match is available through public defender and guardian ad litem allocations in the Juvenile Court departmental budget and DATE funds allocations.

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY RESOLVES:**

That the City Manager is hereby authorized to submit an application for a grant to the Criminal Justice Coordinating Council to fund the Muscogee County Juvenile and Family Drug Court and, if awarded, accept a grant for the period of July 1, 2025 to June 30, 2026 with a 12% local match requirement and to amend the Multi-Governmental Fund by the amount of the grant award.

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

Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of ten members of said Council.

- Councilor Allen voting \_\_\_\_\_.
- Councilor Chambers voting \_\_\_\_\_.
- Councilor Cogle voting \_\_\_\_\_.
- Councilor Crabb voting \_\_\_\_\_.
- Councilor Davis voting \_\_\_\_\_.
- Councilor Garrett voting \_\_\_\_\_.
- Councilor Hickey voting \_\_\_\_\_.
- Councilor Huff voting \_\_\_\_\_.
- Councilor Thomas voting \_\_\_\_\_.
- Councilor Tucker voting \_\_\_\_\_.

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
B.H. "Skip" Henderson, Mayor

**File Attachments for Item:**

A. One (1) Ditch Witch for Public Works Department – Sourcewell Cooperative Contract Purchase

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	One (1) Ditch Witch for Public Works Department – Sourcewell Cooperative Contract Purchase
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the purchase of one (1) ditch witch (Charles Machine Works, Ditch Witch ST37XA Footings Trencher), for the Public Works Department, from The Charles Machine Works, Inc. (Perry, OK) in the amount of \$50,982.64. The purchase will be accomplished by cooperative purchase via Sourcewell Contract #110421-CMW.

The equipment will be used by Facilities Maintenance staff to dig underground to resolve plumbing, electrical, and sprinkler issues. This is new equipment.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) #110421, initiated by Sourcewell, whereby The Charles Machine Works, Inc., was one of the successful vendors contracted to provide Public Utility Equipment with Related Accessories and Supplies. The contract, which commenced January 11, 2022, is good through December 27, 2025, with an option for one additional year upon the request of Sourcewell and written agreement by Supplier. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. The RFP process utilized by Sourcewell meets the requirements of the City’s Procurement Ordinance; additionally, the City’s Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are budgeted in the FY25 Budget: 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Infrastructure – Off Road Equipment – Heavy Equipment/Vehicles-Public Works; 0567 – 696 – 3115 – STIF – 7725 -54450 – 20240.

## A RESOLUTION

NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) DITCH WITCH (CHARLES MACHINE WORKS, DITCH WITCH ST37XA FOOTINGS TRENCHER), FOR THE PUBLIC WORKS DEPARTMENT, FROM THE CHARLES MACHINE WORKS, INC. (PERRY, OK) IN THE AMOUNT OF \$50,982.64. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA SOURCEWELL CONTRACT #110421-CMW.**

**WHEREAS**, the equipment will be used by Facilities Maintenance staff to dig underground to resolve plumbing, electrical, and sprinkler issues. This is new equipment; and,

**WHEREAS**, the purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP #110421) initiated by Sourcewell, whereby The Charles Machine Works, Inc., was one of the successful vendors contracted to provide Public Utility Equipment with Related Accessories and Supplies. The contract, which commenced January 11, 2022, is good through December 27, 2025, with an option for one additional year upon the request of Sourcewell and written agreement by Supplier. The contract available under Sourcewell has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, the City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

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

That the City Manager and/or his designee is hereby authorized to purchase one (1) ditch witch (Charles Machine Works, Ditch Witch ST37XA Footings Trencher), for the Public Works Department, from The Charles Machine Works, Inc. (Perry, OK) in the amount of \$50,982.64. The purchase will be accomplished by cooperative purchase via Sourcewell Contract #110421-CMW. Funds are budgeted in the FY25 Budget: 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Infrastructure – Off Road Equipment – Heavy Equipment/Vehicles-Public Works; 0567 – 696 – 3115 – STIF – 7725 -54450 – 20240.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen voting \_\_\_\_\_  
Councilor Chambers voting \_\_\_\_\_  
Councilor Cogle voting \_\_\_\_\_  
Councilor Crabb voting \_\_\_\_\_  
Councilor Davis voting \_\_\_\_\_  
Councilor Garrett voting \_\_\_\_\_  
Councilor Hickey voting \_\_\_\_\_  
Councilor Huff voting \_\_\_\_\_  
Councilor Thomas voting \_\_\_\_\_  
Councilor Tucker voting \_\_\_\_\_

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Lindsey G. McLemore, Deputy Clerk of Council

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B.H. "Skip" Henderson III, Mayor



**File Attachments for Item:**

B. Golf Carts for Sheriff's Office

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Golf Carts for Sheriff's Office
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve payment to Battery Source (Columbus, GA) in the amount of \$55,848.65 for the purchase of golf carts for the Sheriff's Office.

The golf carts will be used by Sheriff's Office staff performing various duties.

Funds are budgeted in the FY25 Budget: General Fund – Sheriff – Special Operations/Investigations - Other Purchased Services; 0101 – 550 – 2200 – INFU - 6699.

**A RESOLUTION**

**NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING PAYMENT TO BATTERY SOURCE (COLUMBUS, GA) IN THE AMOUNT OF \$55,848.65 FOR THE PURCHASE OF GOLF CARTS FOR THE SHERIFF’S OFFICE.**

**WHEREAS**, the golf carts will be used by Sheriff’s Office staff performing various duties.

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

That the City Manager and/or his designee is hereby authorized to render payment Battery Source (Columbus, GA) in the amount of \$55,848.65 for the purchase of golf carts for the Sheriff’s Office. Funds are budgeted in the FY25 Budget: General Fund – Sheriff – Special Operations/Investigations - Other Purchased Services; 0101 – 550 – 2200 – INFU - 6699.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

- Councilor Allen            voting \_\_\_\_\_
- Councilor Chambers      voting \_\_\_\_\_
- Councilor Cogle            voting \_\_\_\_\_
- Councilor Crabb            voting \_\_\_\_\_
- Councilor Davis            voting \_\_\_\_\_
- Councilor Garrett          voting \_\_\_\_\_
- Councilor Hickey          voting \_\_\_\_\_
- Councilor Huff             voting \_\_\_\_\_
- Councilor Thomas          voting \_\_\_\_\_
- Councilor Tucker          voting \_\_\_\_\_

\_\_\_\_\_  
Lindsey G. McLemore, Deputy Clerk of Council

\_\_\_\_\_  
B.H. “Skip” Henderson III, Mayor

**File Attachments for Item:**

A. South Lumpkin Road Streetscape – Kathy Stallard, Senior Project Manager, Heath & Lineback

# South Lumpkin Rd Streetscape

PI No. 0019528

Muscogee County

Columbus Consolidated Government



# Agenda

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- Introduction
- Project Description
- 3- Lane Approach
- 5- Lane Approach
- Cost Analysis
- Summary

Item #A.

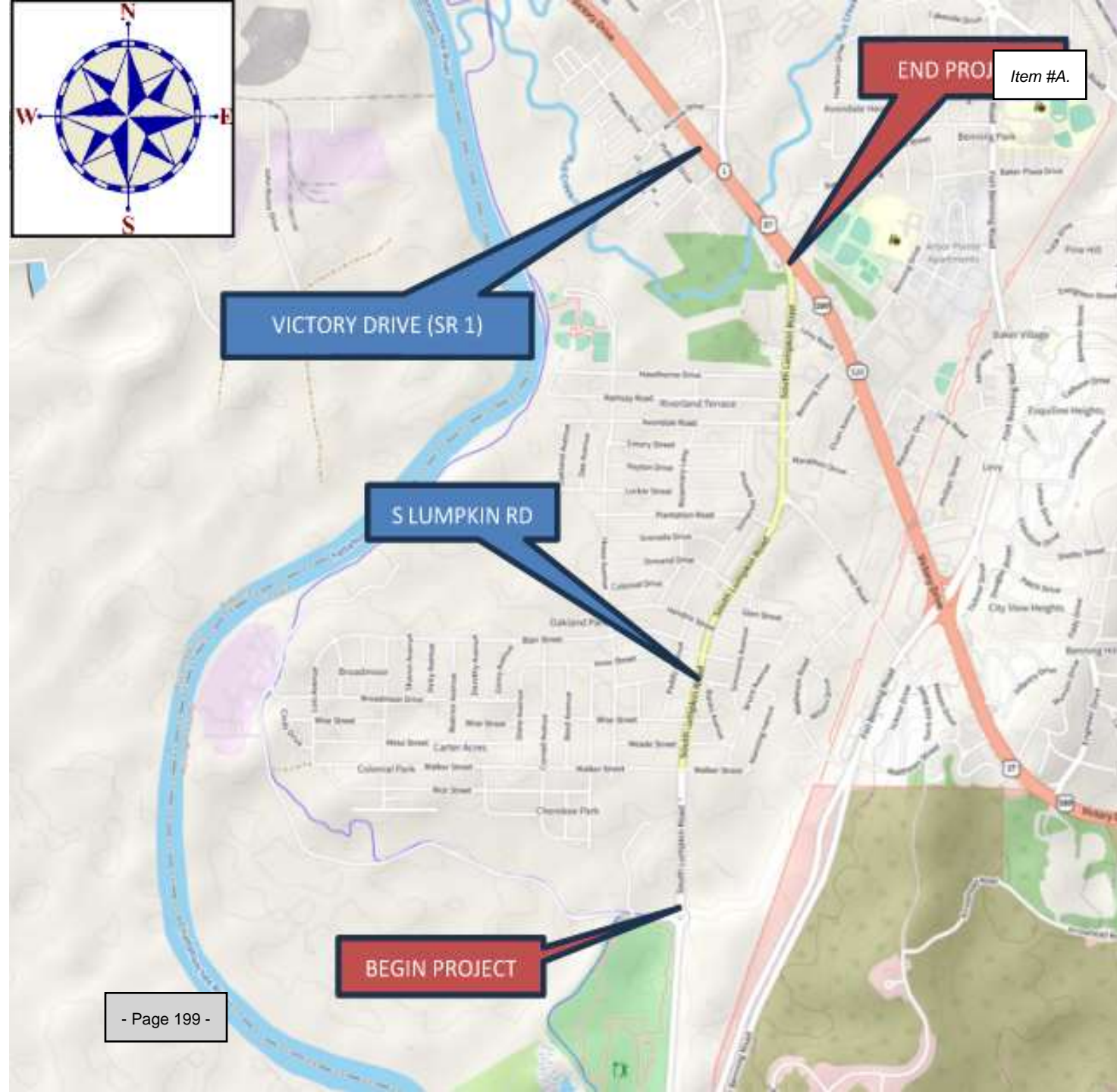
# Introduction

This project will begin North of the roundabout along S Lumpkin Rd/ Infantry Rd and ends at the intersection with Victory Dr (SR 1). This project is funded with TSPLOST funds.



# Key Goals

Beautify the Corridor, improve pedestrian and bicycle accessibility, and calm traffic.



# Project Description

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- The project will reconstruct S Lumpkin Road from the roundabout at South Columbus Water Resource Facility / Infantry Road. The roadway is 1.82 miles long and The design speed will match existing (35MPH).
- This project is funded by TIA/using TSPLOST funds and has a budget of \$10,100,000 For PE, Utility, R/W, & Construction.
- NTP issued Heath & Lineback 6/14/24.
- Construction Scheduled for 2027.
- There will be a 5' sidewalk installed on the right side along with a 10' shared use path on the left side. There are 3 rapid flashing beacons proposed along the project limits.
- A portion of the roadway will have a raised 16" median to help with traffic calming and pedestrian accessibility. The raised median is located in the area of the existing schools.



# Traffic Volumes

---

## South Lumpkin Road

- 24-Hr Truck – 2.21%
- Current Year AADT (2024) – 11,450
- Base Year AADT (2028) – 11,550
- Design Year AADT (2048)-12,050
- Traffic projections by BCC Engineering

# Utility Involvement

AT&T	Telecommunications
Charter Communications	Telecommunications
Liberty Utilities of Georgia	Gas
Columbus Water Works	Water & Sewer
Georgia Power	Transmission
Georgia Power	Electric
Wide Open West Columbus	Telecommunications
Unti Fiber LLC	Telecommunications
Mediacom	Telecommunications

# 3- Lane Approach

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Proposes a lane diet with a 16' Flush Median and Raised Median

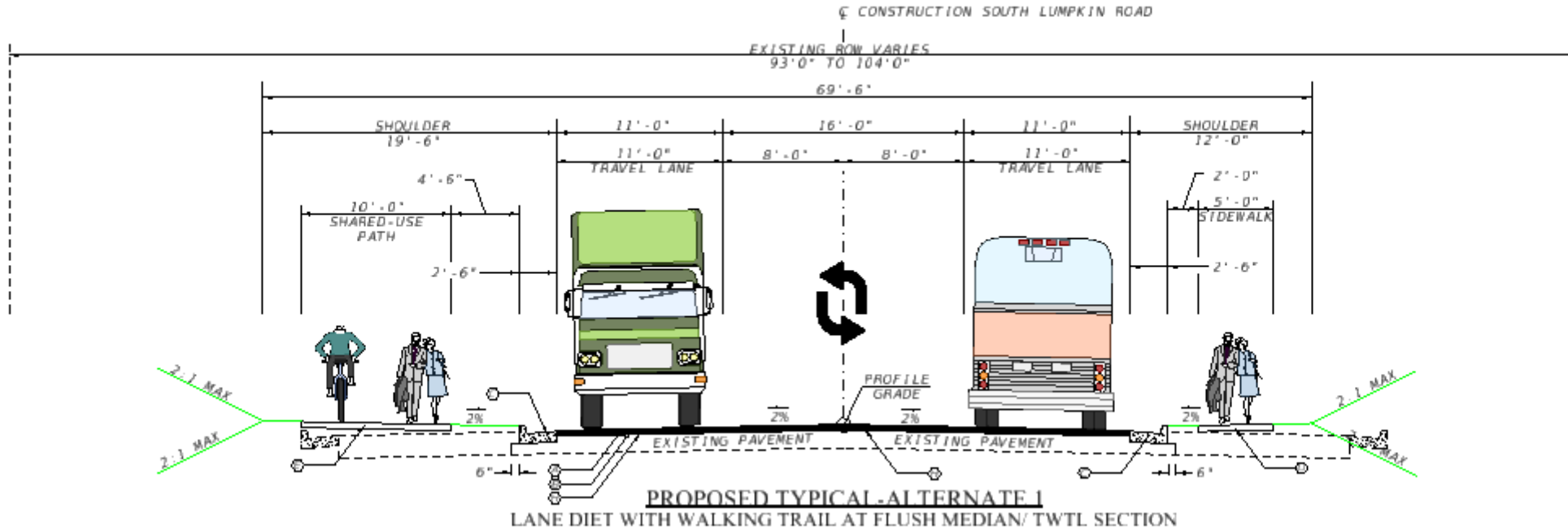
10' Shared use path on left

Minimal Utility Impacts

Existing drainage will need to be rebuilt to new curb line

There will be 7 parcels impacted for ROW acquisition

Traffic LOS A for both existing and proposed conditions



- One 11-ft lane each direction with a flush median in the middle and curb & gutter on both sides.
- 10' Shared-Use Path on the left and 5' sidewalk on the right
- \*All existing pavement will include 12.5 mm mill & inlay

## 3- Lane Approach

Preliminary Engineering	\$941,800
Roadway	\$3,833,630
Pavement	\$2,292,607
Drainage	\$265,071
Erosion Control	\$460,000
Signing & Marking	\$330,000
Signal	\$690,000
Landscaping	\$250,000
Utilities	\$176,470
ROW	\$272,000
Environmental Mitigation	\$49,635
<b>Total**</b>	<b>\$11,285,097</b>

\*\*20% Contingency for concept level design

## 3- Lane Cost Estimate

# 5- Lane Approach



Maintain existing curb lines

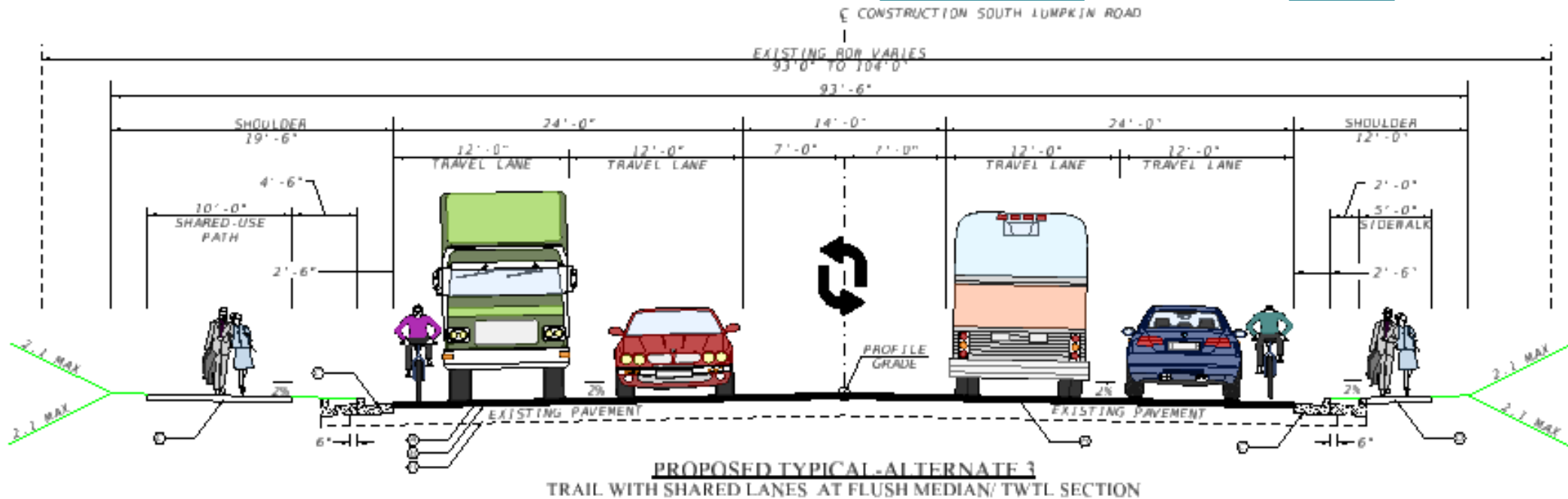
10' Shared-Use path on left

There will be 90 parcels impacted for ROW Acquisition

The Utility impacts are exponential

Existing drainage won't be impacted

Traffic LOS A existing and proposed



- Two 12-ft lane each direction with a flush median in the middle and curb & gutter on both sides.
- 10' Shared-Use Path on the left and 5' sidewalk on the right.
- \*All existing pavement will include 12.5 mm mill & inlay.

# 5- Lane Approach

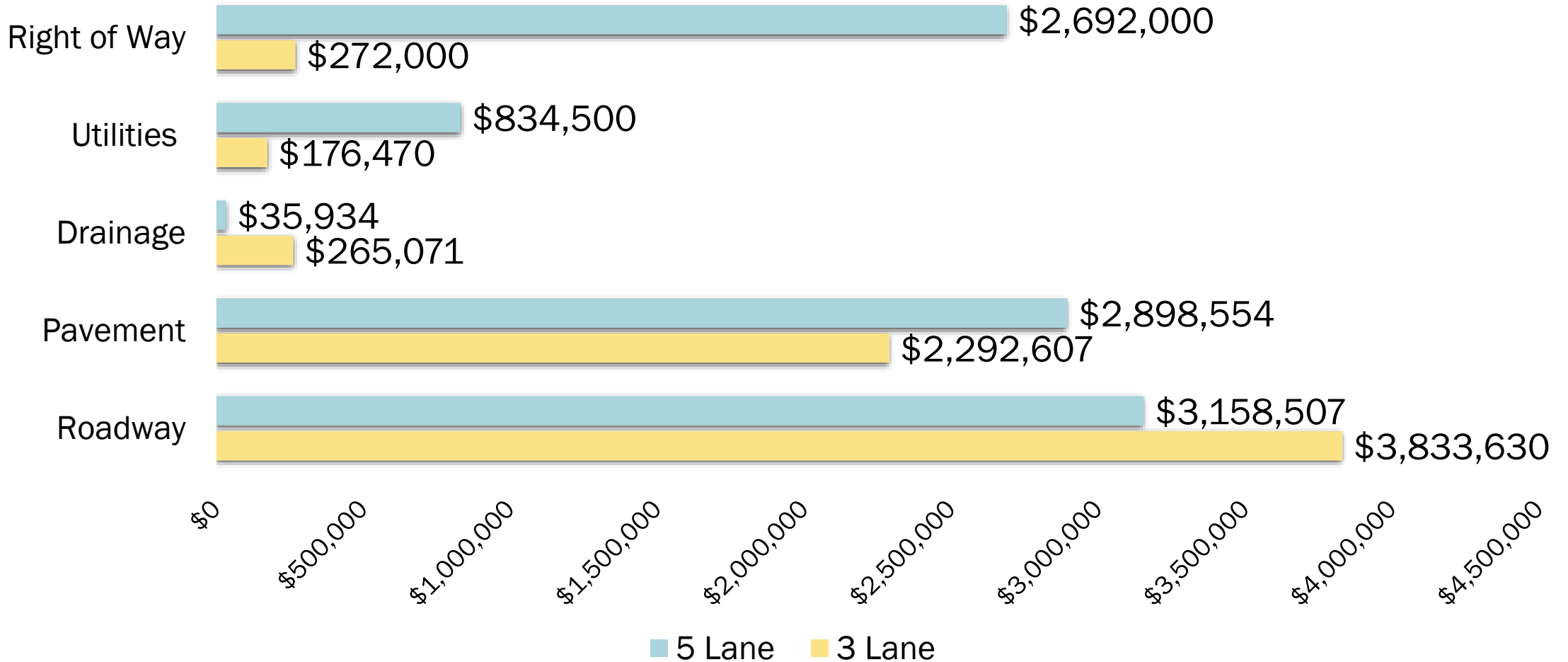
Preliminary Engineering	\$941,800	Item #A.
Roadway	\$3,158,507	
Pavement	\$2,898,554	
Drainage	\$35,934	
Erosion Control	\$515,000	
Signing & Marking	\$260,000	
Signal	\$690,000	
Landscaping	\$350,000	
Utilities	\$834,500	
Right Of Way	\$2,692,000	
Environmental Mitigation	\$49,635	
<b>Total</b>	<b>\$14,722,758</b>	

\*\*20% Contingency for concept level design

# 5- Lane Cost Estimate



# Cost Analysis



\*Preliminary Engineering, Environmental Mitigation & Signal upgrades costs will be the same for both alternatives.

\*Erosion Control, Signing & Marking, & Landscaping will be comparable with both alternatives

# Cost Comparison

	5 Lane	3 Lane	5 lane minus 3 lane
Roadway	\$3,158,507	\$3,833,630	-\$675,123
Pavement	\$2,898,554	\$2,292,607	\$605,947
Drainage	\$35,934	\$265,071	-\$229,137
Utilities	\$834,500	\$176,470	\$658,030
Right of Way	\$2,692,000	\$272,000	\$2,420,000
<b>** Total:</b>	<b>\$14,722,758</b>	<b>\$11,285,097</b>	<b>\$3,437,661</b>

\*\* 20% Contingency for construction level design

# Summary

## ➤ 3 Lane

- Requires drainage reconstruction
- Only 7 parcels impacted
- Minimal utility impacts
- Allows room for more landscaping
- Allows better accessibility to existing ped bridge @ schools
- Total Construction cost: \$11,285,097

## ➤ 5 Lane

- Requires minimal drainage reconstruction
- 90 parcels impacted
- Numerous utility impacts
- Minimal landscaping opportunity
- Unable to provide better accessibility to the ped bridge @ schools
- Total construction cost: \$14,722,758

# Summary

- ❖ The 3- lane alternative meets all the project's Key Goals. This alternative provides beautification for the corridor, Improved pedestrian and Bicycle accessibility, and traffic calming. This alternative offers improved pedestrian safety along the project corridor.
- ❖ The 5- lane alternative meets some of the project's Key Goals. This alternative provides beautification for the corridor and Improved pedestrian and Bicycle accessibility. This alternative provides minimal traffic calming along the area adjacent to the existing schools. This alternative offers minimal pedestrian safety along the project corridor.

# Thank you!

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Kathy Stallard

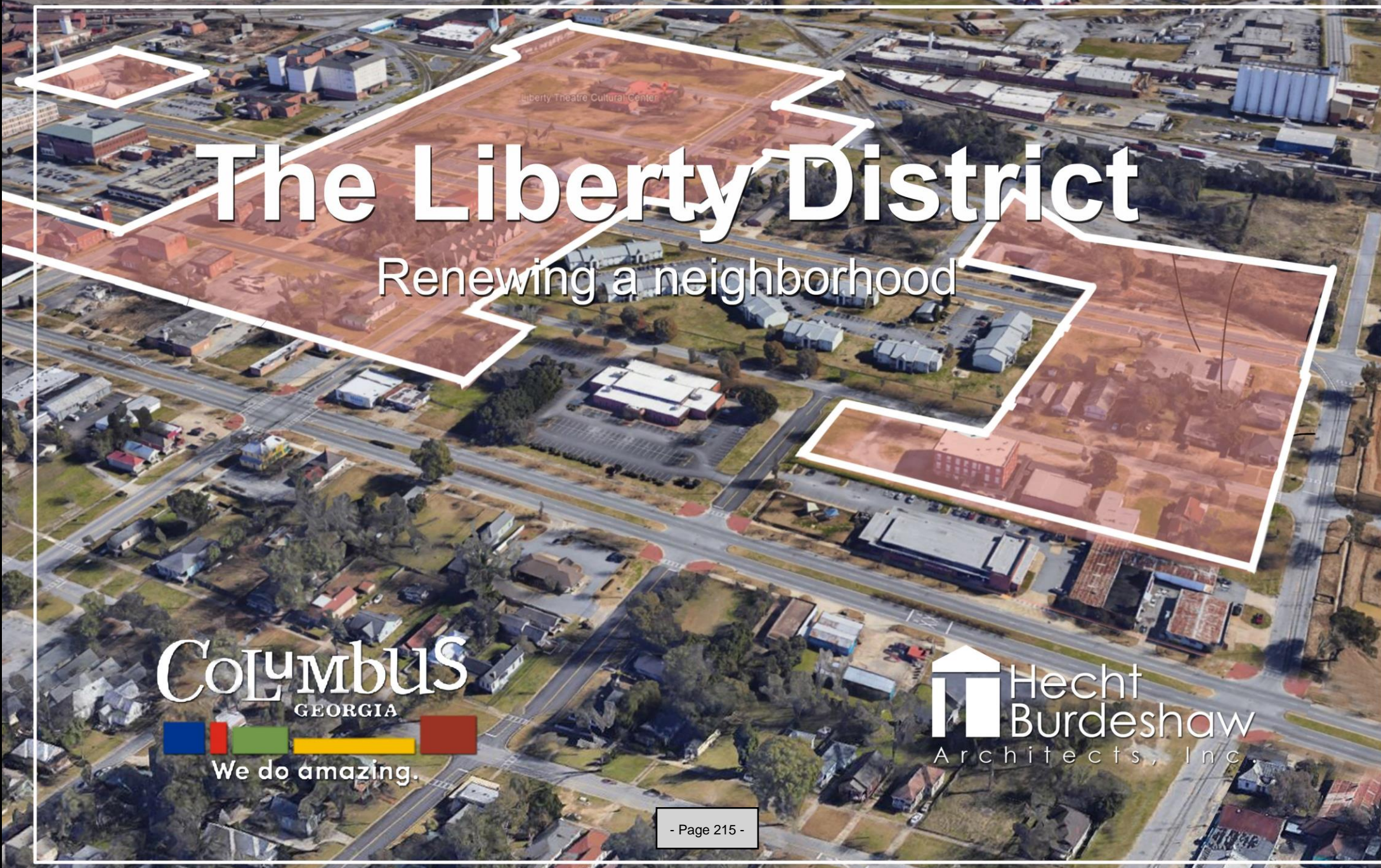
770-424-1668

kstallard@heath-lineback.com



**File Attachments for Item:**

B. Liberty District Master Plan - Neil Clark, Hecht Burdeshaw Architects, Inc.



# The Liberty District

Renewing a neighborhood

COLUMBUS  
GEORGIA



We do amazing.

Hecht  
Burdeshaw  
Architects, Inc

# Table of Contents

- General
- Background and History
- Area Context
- Anchor Institutions
- Data Maps
- Neighborhood Character
- Opportunity Sites
- A Neighborhood Transformed

# Acknowledgements

## Mayor Skip Henderson

### City Council

- |                 |                 |
|-----------------|-----------------|
| Byron Hickey    | Glenn Davis     |
| Bruce Huff      | Toyia Tucker    |
| Charmaine Crabb | Gary Allen      |
| JoAnne Cogle    | Walker Garrett  |
| Judy Thomas     | Travis Chambers |

### City Manager

## Isaiah Hugley

### City Staff

- |               |                      |
|---------------|----------------------|
| Pam Hodge     | Deputy City Manager  |
| Lisa Goodwin  | Deputy City Manager  |
| Vance Beck    | Engineering Director |
| Will Johnson  | Planning Director    |
| Holli Browder | Parks and Recreation |

# Interviews & Input

## Interviews and Input

- Lula Huff
- Pastor Emmett Aniton
- Ed Wolverton
- Cathy Williams
- Brian Sillitto
- Chris Woodruff
- Sia Etemadi
- Oz Roberts



# Liberty Heritage Historic District

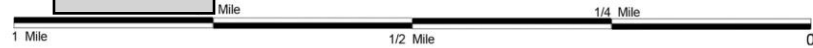
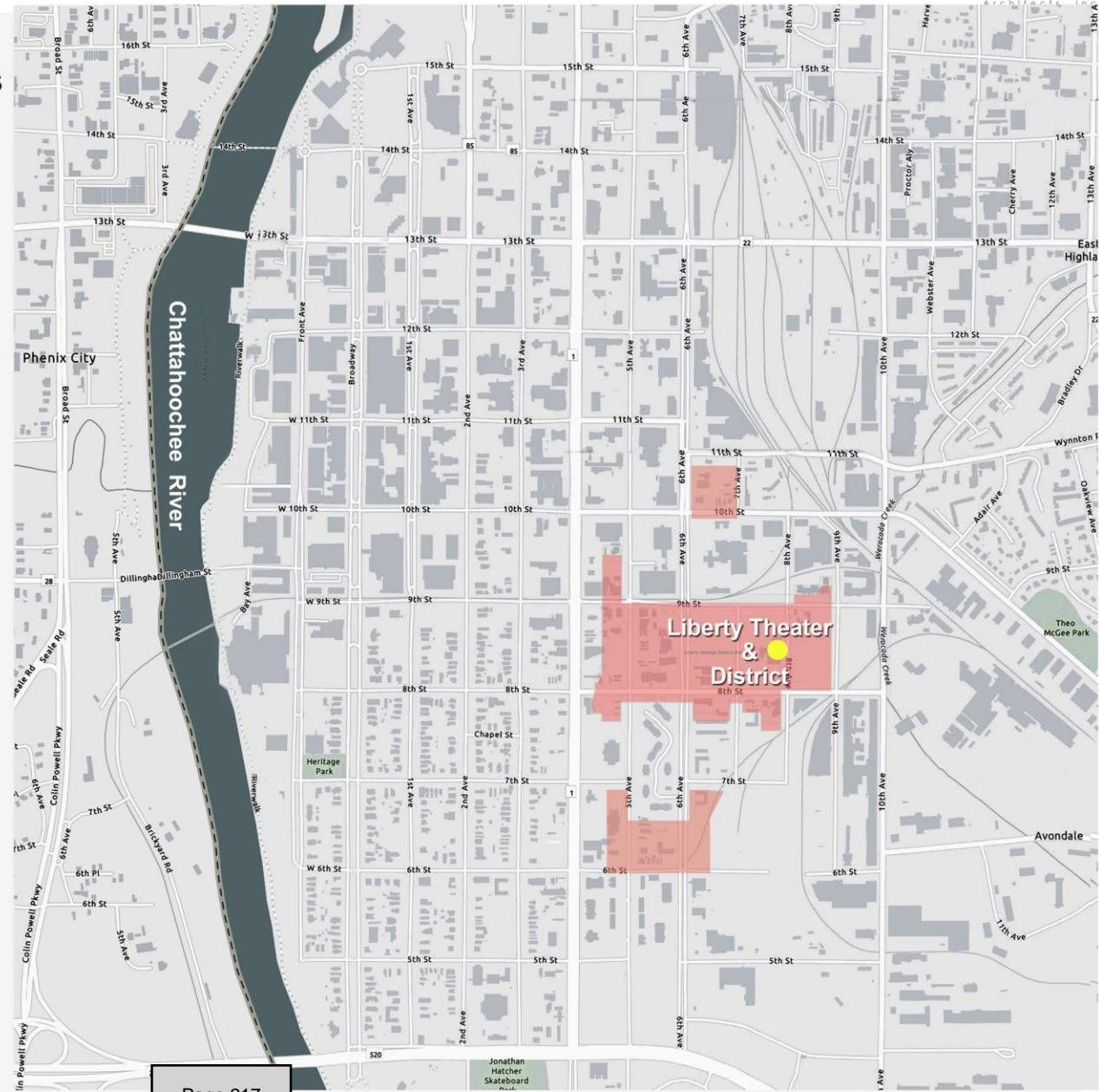
The historic center of black life in Columbus

From the 1984 nomination form of the National Register of Historic Places application.

The Liberty District also boasts several historic churches, schools, businesses, and homes that reflect the diverse and vibrant history of the neighborhood. Some examples are the St. James AME Church, which was founded in 1876 and is one of the oldest black churches in Columbus; the Spencer High School, which was established in 1930 as the first public high school for African Americans in Columbus; the Claflin School, which was built in 1868 as one of the first schools for freed slaves in Georgia; and the Ma Rainey House and Museum, which was the residence of the legendary blues singer known as the "Mother of the Blues".



The Liberty District is a valuable part of the historic districts of Columbus, Georgia that showcase the rich and diverse heritage of the city. The district is a testament to the resilience, creativity, and achievements of the African American community that has shaped the history and culture of Columbus for over a century.



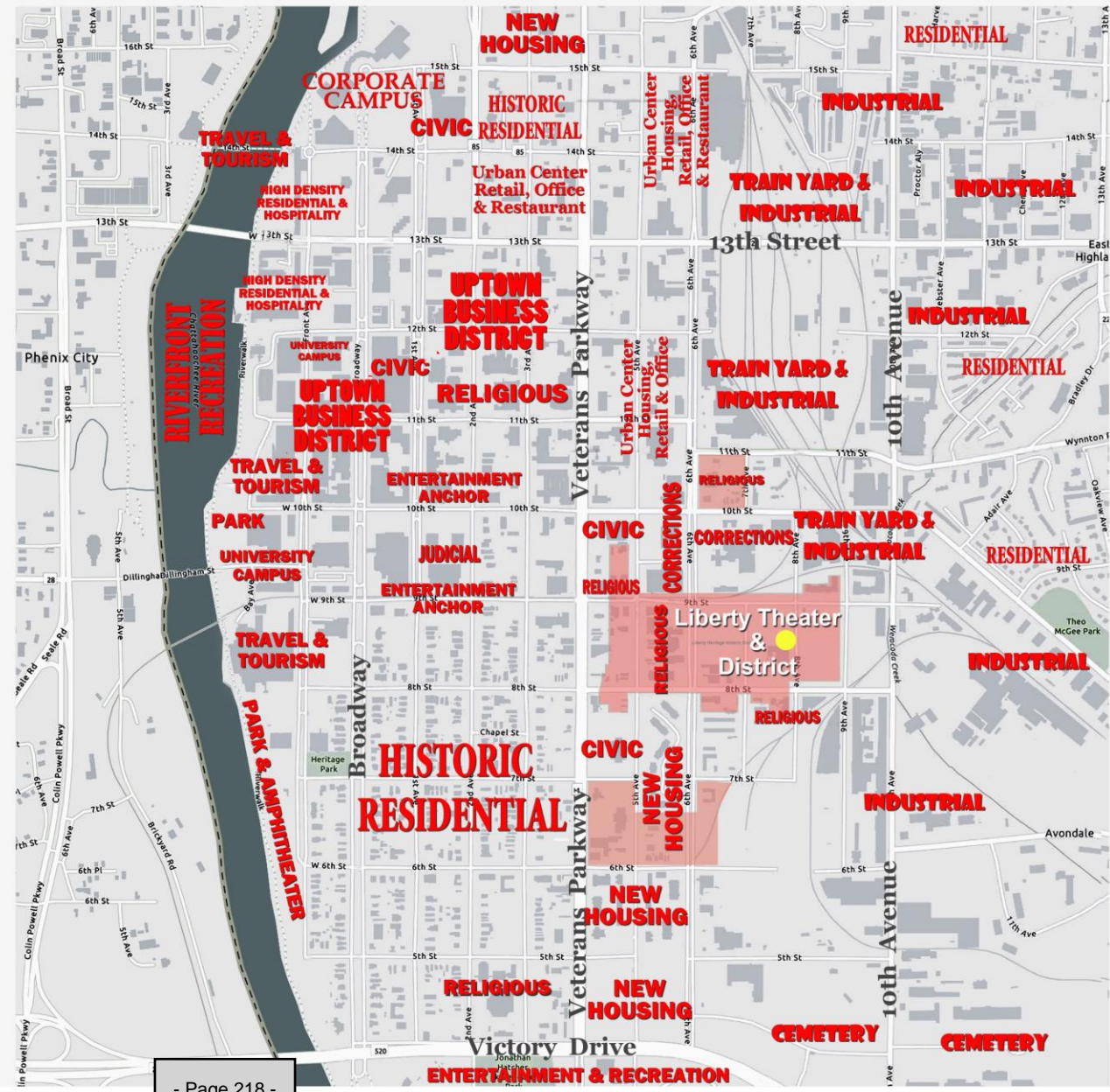
# What happens where?

A guide to general land uses in the Liberty District and surroundings

**Location:** The Liberty Heritage Historic District is situated in Columbus, Georgia, just east of downtown. It serves as a bridge connecting the oldest historic residential district to the extensive railroad yards and industrial district further east.

**Liberty Theater:** The heart of this neighborhood is the Liberty Theater, which opened in 1924. The theater was a center of black entertainment and hosted famous performers like Bessie Smith, Ella Fitzgerald, Lena Horne, and Ma Rainey.

**Historic Preservation:** The Historic Columbus Foundation plays a crucial role in preserving and promoting the area's heritage. Located at 1440 2nd Avenue, HCF offers programs, events, and educational initiatives to deepen visitors' appreciation for Columbus's cultural significance.

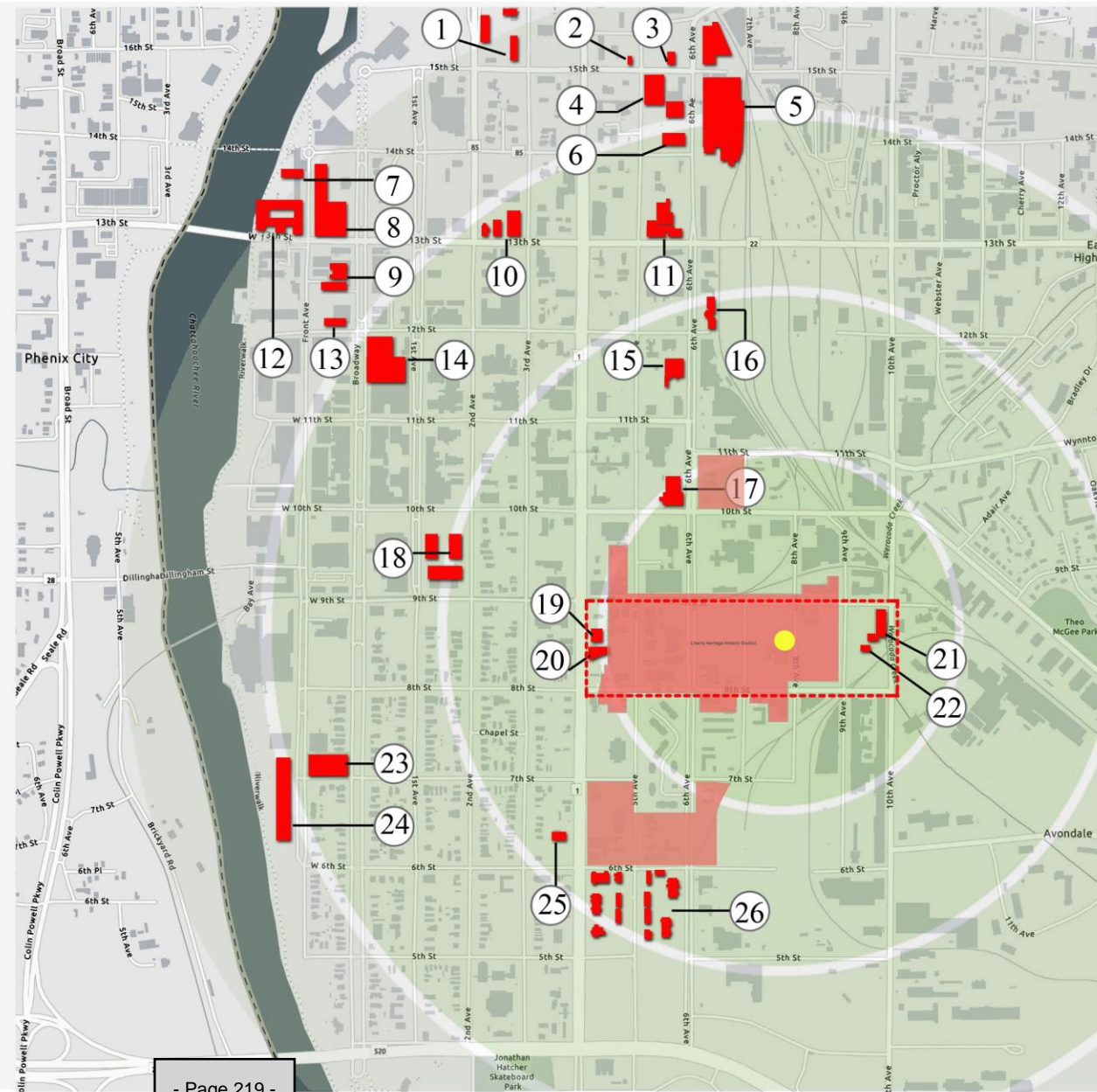


# Recent Developments

(Quarter mile walking range increments)

## Legend

1. New Loft Housing
2. Sputnik Bar
3. Stumpy's
4. Fetch Dog Park
5. Swift Mill Lofts and Office
6. Moes BBQ
7. Hotel Indigo
8. Synovus
9. Ram Hotels
10. Uptown Provisions
11. Chattabrewchee/ Vintageville
12. The Rapids
13. Hampton Inn
14. City Offices Renovation
15. Salt life
16. New Law Offices
17. Sheriff's Department
18. New Judicial Building
19. Family Dollar
20. Trailways Bus Depot
21. Warehouse 9
22. SpeedWay
23. New Historic Home Sites
24. Chattahoochee Promenade Renovation
25. Neighborworks
26. Columbus Commons Residential



# Churches

## The spiritual center of the Liberty District

### Houses of Worship as Institutional Anchors for the Liberty Neighborhood

The churches within the Liberty District play a significant role as anchor institutions in preserving this historic neighborhood, and their presence is one of the truly unique aspects of the Liberty District's charm. The presence of churches in the Liberty District dates back to the 1840's, shortly after the founding of Columbus in 1828. Some churches were off-shoots of larger churches as a way to segregate their congregations while others were founded by slaves and their descendants for the black citizenry.

Churches have been in the Liberty District for the good times and the bad. When residents and businesses were leaving the district in the 60's, 70's and 80's, the churches made the decision to stay. And the former Liberty residents still came back to worship in the Liberty District churches, just as they always have done, because churches serve as more than just places of worship; they are hubs of cultural, social, and economic activities that contribute to the lives of their parishoners, as well as to the preservation and revitalization of the Liberty District.

**Community Organizing:** Churches have a long history of mobilizing their congregations and the broader community for social and political change. They often serve as catalysts for community organizing efforts aimed at preserving historic neighborhoods by advocating for policies and resources that benefit the community.

**Historic Preservation:** Many churches are themselves historic landmarks. Preserving these church buildings can be a symbol of the neighborhood's history and cultural identity. Churches often work with preservation organizations to secure funding for restoration and maintenance of their historic structures.

**Cultural and Educational Programs:** Churches may offer cultural programs, workshops, and educational initiatives that promote the heritage and history of the neighborhood. This helps maintain a sense of identity and pride among residents.

**Social Services:** Some churches provide social services such as food banks, counseling, job training, and housing assistance. These services can help stabilize the neighborhood population and prevent displacement due to gentrification.

**Economic Development:** Churches can support local businesses and entrepreneurs through partnerships, mentoring, and space rental. Churches have payrolls too, during the good years and the lean. They can also promote economic development initiatives that create jobs and improve the overall financial health of the neighborhood.

**Housing Initiatives:** Some churches engage in affordable housing projects to ensure that long-time residents can continue to live in the neighborhood. This can involve developing affordable housing units or advocating for housing policies that protect residents from eviction and rising rents.

**Community Events:** Churches often host community events, such as festivals, health fairs, and educational workshops. These events bring residents together and promote a sense of belonging and cohesion within the neighborhood.

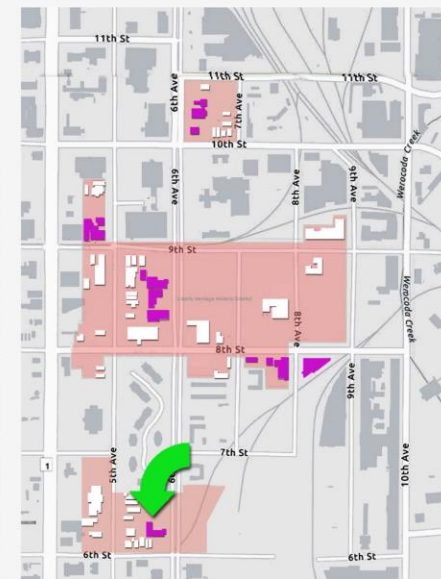
**Youth and Family Support:** Many churches offer programs for youth and families, such as after-school programs, mentoring, and family counseling. These services can help address issues that may threaten the stability of the neighborhood.

**Crisis Response:** In times of crisis, such as natural disasters or community emergencies, churches often serve as hubs for disaster relief efforts and community support, further solidifying their role as anchor institutions.

## Greater Beulah Baptist Church



In 1959, the trustees and the pastor found three plots of land located at 609, 611, and 613 6th Avenue. On these plots a brick structure was erected and incorporated. At the same time, the word "Greater" was added. The church was renamed "The Greater Beulah Baptist Church, Inc." On May 3, 1959, the first service was held for the Greater Beulah Baptist Church, Inc. In 2020, Dr. C. Medley Hayes retired as pastor of Greater Beulah after 30 years of service. Dr. Maurice K. Mickles succeeded him as pastor.



Churches

# Planning Goals

## Encourage existing property owners to invest in renovations

Having a well-crafted master plan for the Liberty District can encourage property owners to invest in renovating their buildings by creating a supportive regulatory / zoning environment, offering financial incentives, improving infrastructure, and fostering a sense of community and pride in the neighborhood. The combination of these strategies can stimulate private investment and contribute to the overall revitalization of the Liberty District area.

## Plan a complete neighborhood with a renovated Liberty Theater at its center.

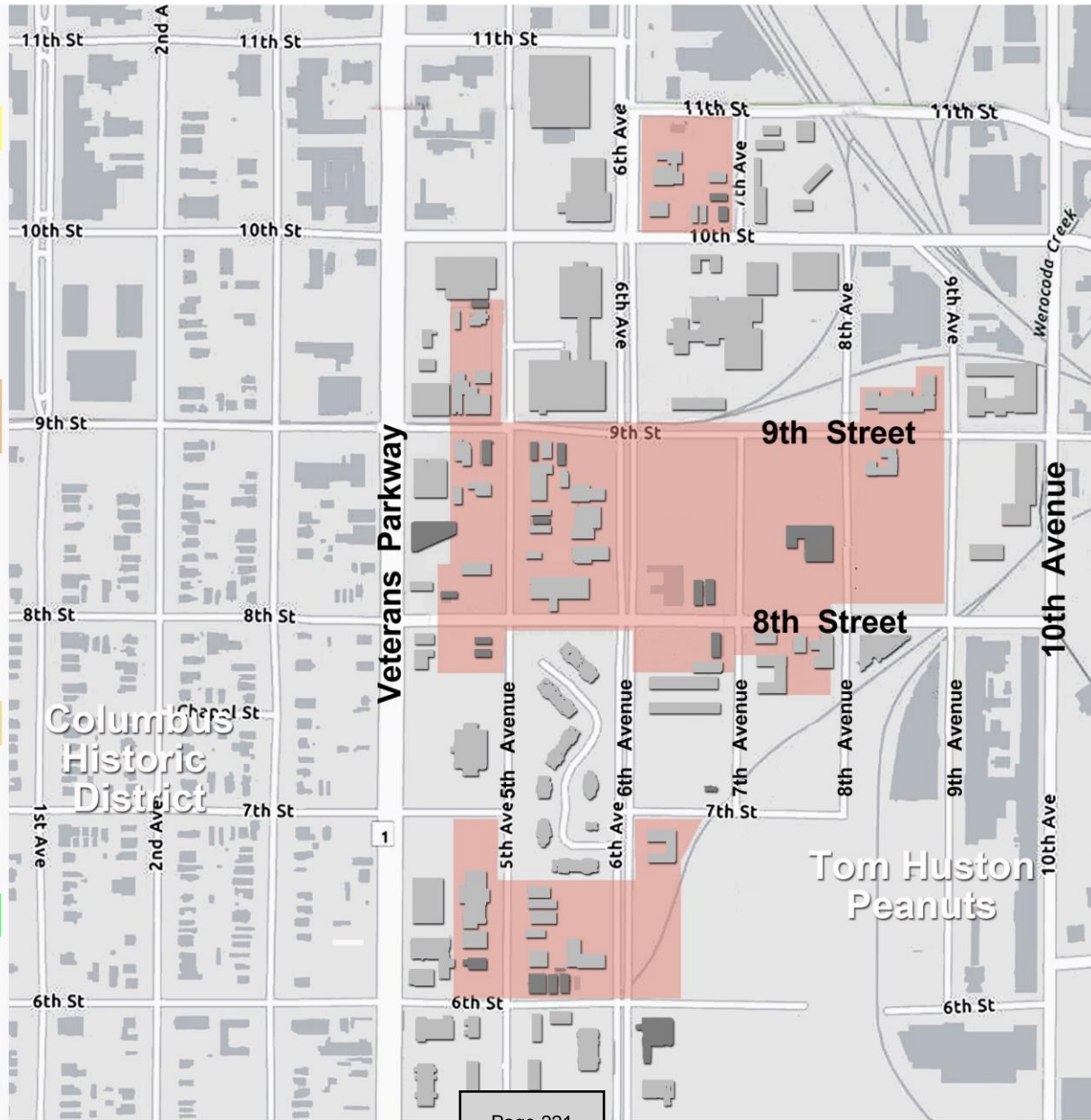
There was a time when the Liberty District had many elements needed for a successful neighborhood - a plentiful housing stock in a location close to employment opportunities, schools, churches, a community meeting house, thriving businesses, entertainment and cultural venues, and access to public transportation. This master plan will provide a map for neighborhood renewal by staying true to the elements of the past that made the neighborhood a special and unique part of Columbus, Georgia.

## Envision the success of the Ma Rainey House Museum

The Museum exists within the four walls of Ma Rainey's home. This plan envisions a way of expanding the telling of her story through new site elements - a blues garden and an intimate outdoor performance space, as well as collaborative exhibits and performances at the Liberty Theater.

## Every neighborhood needs a great neighborhood park

A neighborhood park in the Liberty area can play a vital role in enhancing the quality of life in a community. It fosters physical and mental well-being, strengthens social bonds, and contributes to the overall attractiveness and vitality of the neighborhood. As such, investing in the creation and maintenance of neighborhood parks is often seen as a valuable community development strategy.



## Create a plan that will facilitate moving city-owned property from public to private initiatives.

This transfer could be to a single lot to a person interested in a home or duplex home, or to a developer who is interested in multiple lots and willing to work within the master plan intent to renew the Liberty neighborhood.

By following a structured and transparent process, the City can effectively move city-owned property within the Liberty District into private hands while ensuring that the transfer aligns with the city's goals, benefits the neighborhood, satisfies the city's investment costs and adheres to legal and regulatory requirements.

The resulting construction projects can demonstrate the power of Public-Private Partnerships in enabling seed projects of various sizes that can jump-start further private investments and initiatives that will help to renew the Liberty District.

## Include a variety of housing types and sizes

A variety of housing types in the Liberty neighborhood creates a dynamic, inclusive, and adaptable community. It addresses the diverse needs and preferences of residents, supports economic vitality, enhances social cohesion, and contributes to a more sustainable and resilient urban environment.

A mix of housing types can include options like apartments, condos, townhouses, and single-family homes, catering to residents with varying budget constraints. This can help address housing affordability challenges within the community.

A Liberty District with various housing options can support residents at different stages of life. Seniors may choose to downsize to smaller homes or apartments, allowing them to remain in the same Liberty neighborhood - year after year.

# Walkability

## Approximate walking and biking times in the Liberty District and surroundings

In urban planning, walkability refers to the accessibility of amenities by foot, and is based on the idea that urban spaces should be more than just transport corridors designed for maximum vehicle throughput. Walkability is about creating neighborhoods where people can easily walk to services and amenities within a reasonable distance, typically defined as a walk of 30 minutes or less. Factors influencing walkability include the quality of paths, pavements, crossings, road design, lighting, building accessibility, and perceptions of safety.

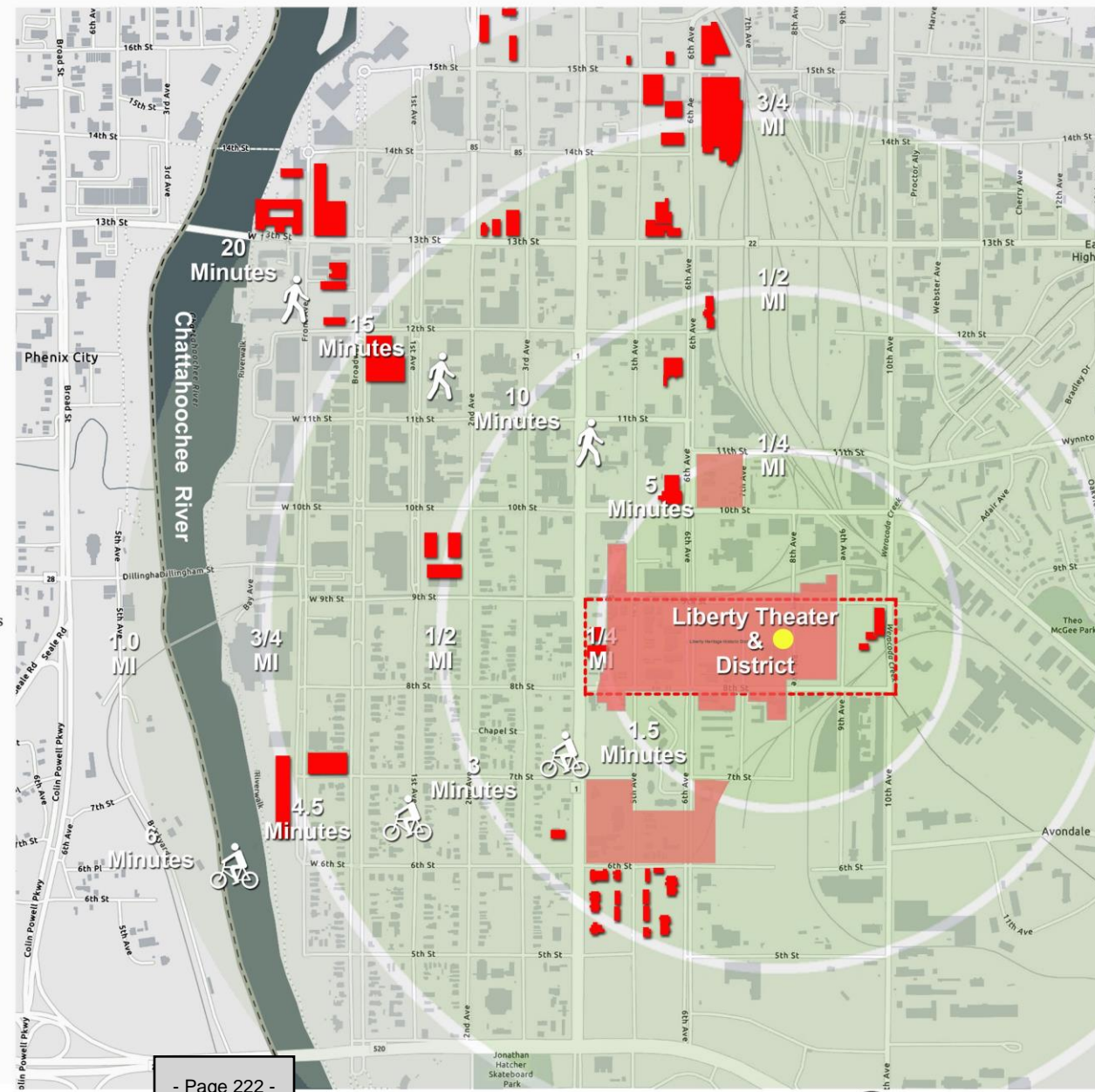
The Liberty District already has many advantages in developing a walkable neighborhood. Much of the infrastructure is already in place. When a major public works project a few years ago was undertaken to help with lessen the flooding issues in the neighborhood, Sixth Avenue was completely renovated in the Liberty District area with all new pedestrian and bike friendly intersections, underground utility lines, safe roadway lighting, and landscaped with trees to provide areas of shade adjacent to all new sidewalks along this important corridor.

In the three block area around the Liberty Theater, every street right-of-way is generously proportioned with sidewalks and mature trees giving shade to the area.

Residents of walkable neighborhoods can see a health benefit when taking advantage of increased walkability. The exercise is good for them, and can promote other advantages of a healthy lifestyle. Additionally, cities with good public transit and access to public amenities can promote happiness.

Walkable neighborhoods reduce reliance on cars, which helps lower CO2 emissions. A higher Walk Score in the Liberty District can increase property value as new developments are undertaken. Walkability fosters community interaction, combatting loneliness. People walking around town have more opportunities to engage with neighbors and participate in civic activities.

As the neighborhood begins to change, every project can contribute to a better walking environment within the neighborhood, and the city can plan to expand it's public infrastructure to connect the Liberty District to Uptown Columbus with innovative transportation options beyond the car.



# Transportation

## METRA Bus Routes

Metra bus routes are intended to connect larger areas of our community with a robust public transportation system, and the layout of existing bus routes will do just that for the Liberty District. Using a bus can help the city lower transport emissions, which will make Columbus a cleaner and healthier place. It will also contribute to less congestion by reducing the number of cars on the roadways.

Public transportation is generally more affordable than owning and maintaining a private car. Many of the current and future residents of the Liberty District will fit the profile of a typical transit user - lower income residents, students, the elderly, and people with disabilities. The Liberty District can be the location for a large number of new housing units, many of them in higher density housing configurations. This residential potential will be attractive to many people who want to live and work in the Liberty District, while utilizing the retail, educational, entertainment and recreation aspects of the Uptown area.

Metra will have the opportunity to develop more short distance routes that can connect the Liberty District to Uptown Columbus and nearby areas of development such as the Midcity Yards, the Highside Market, and Riverfront Place among others.

The Liberty District can leverage this transit advantage to become the place to live where a world of opportunities are just a short ride away!

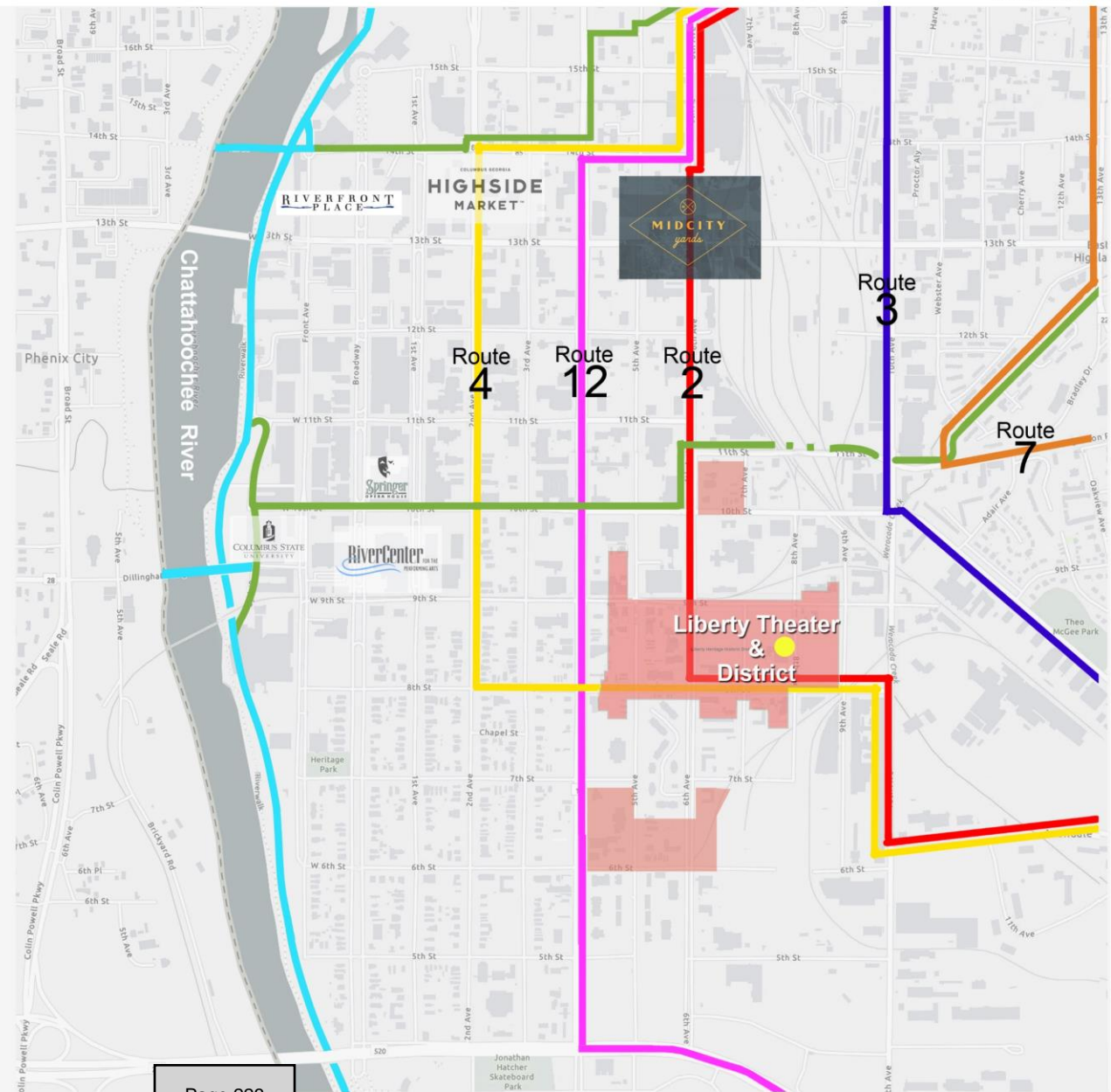
## Dragonfly Trail

The Dragonfly Trail is network of bike and pedestrian walkways that connect the Uptown area to many other neighborhoods around the city. All of these paths lead directly to the Chattahoochee River, which is the center of outdoor recreation in Columbus.

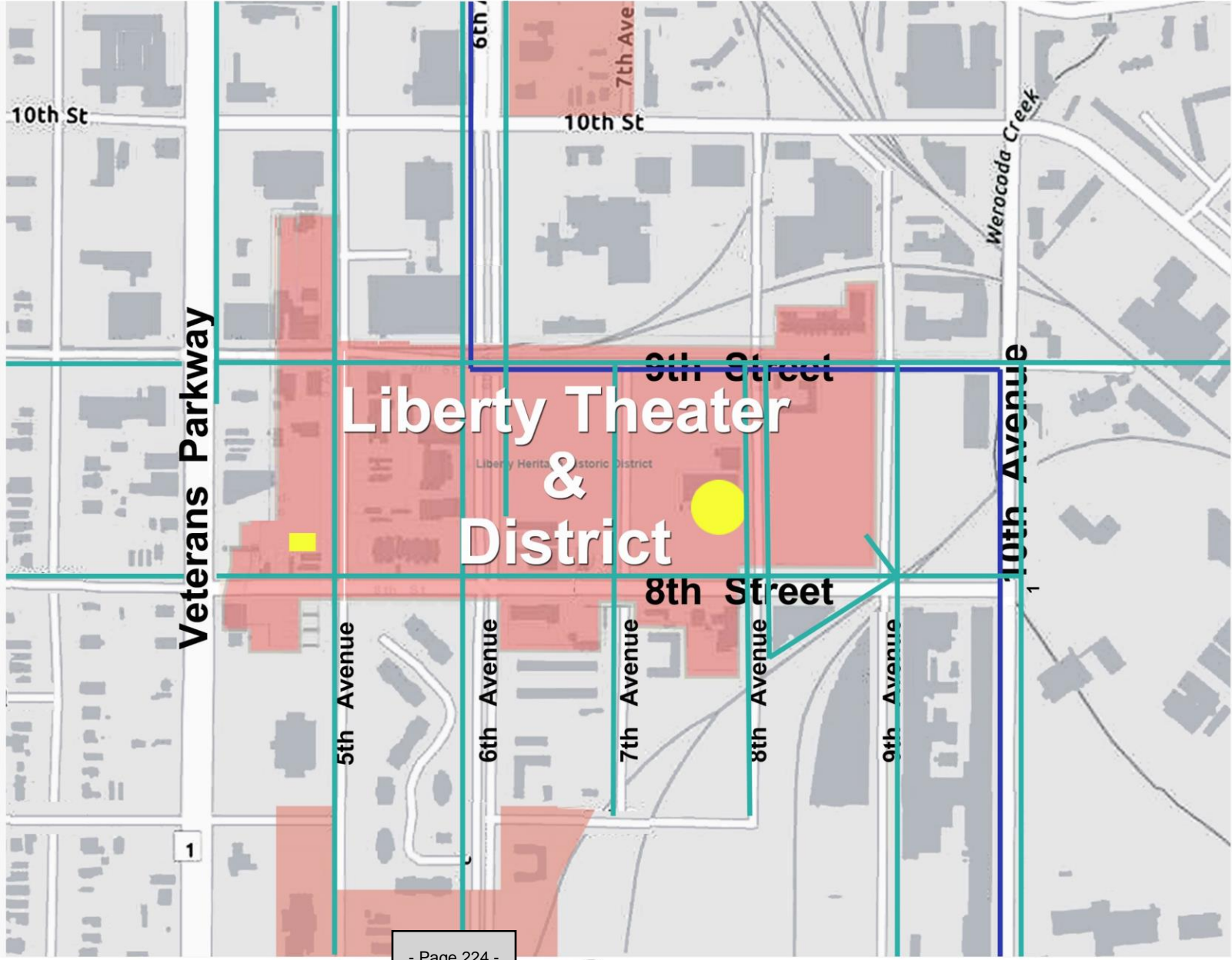
The Dragonfly Trail is just a block away from the heart of the Liberty District, and the District is already connected to this trail by the sidewalks of the Sixth Avenue corridor.

## Chattahoochee Riverwalk

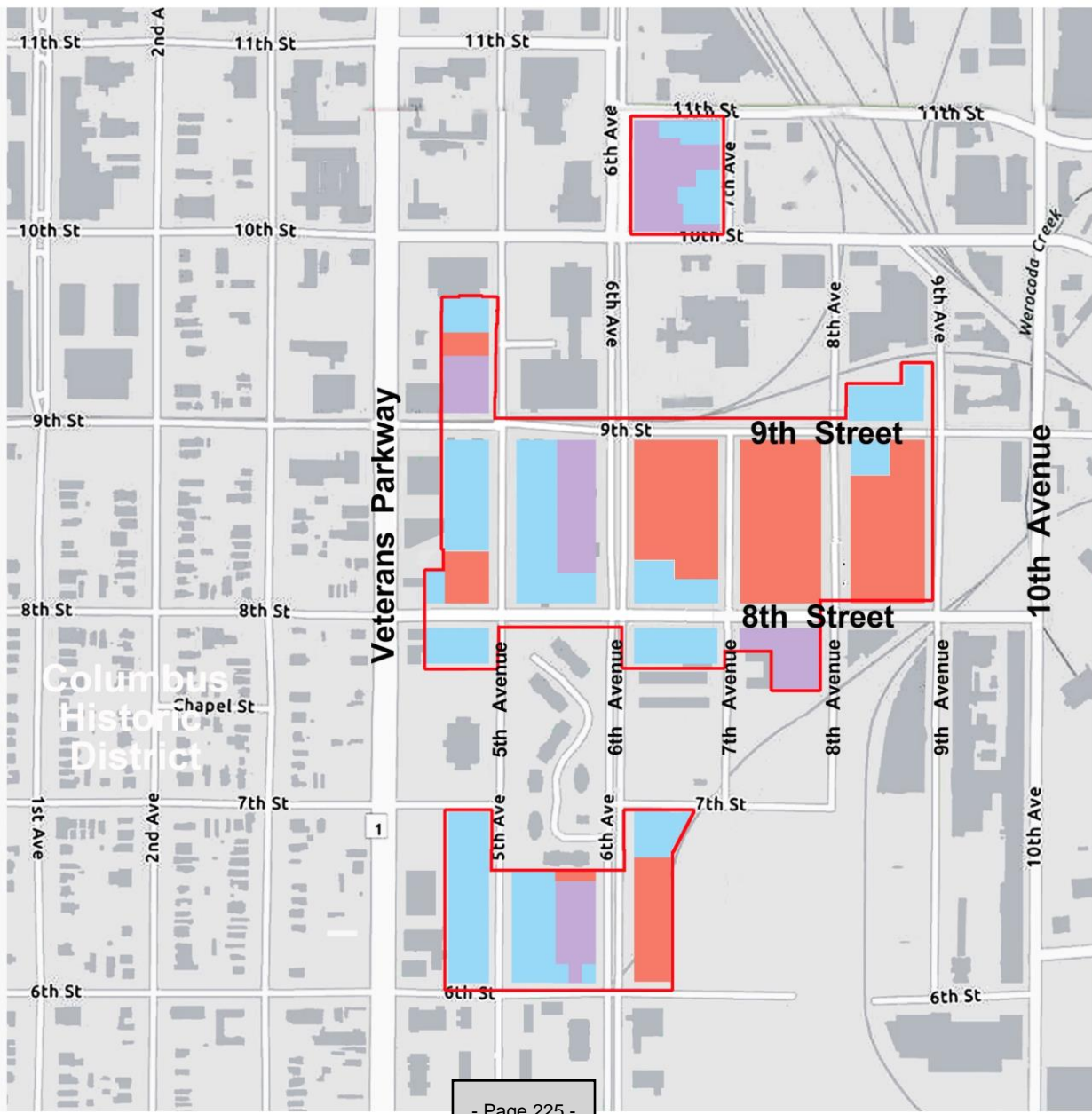
The Chattahoochee Riverwalk has now been two decades in its creation, and offers the residents of the Liberty District with a wonderful pedestrian and bicycling venue for their families. It is a linear park that spans 14 miles along this beautiful waterfront.



# Overhead Power Line Locations (Existing)







# Property Ownership

## Within the Liberty District

### Private

The steady decrease of private property ownership in the Liberty District has contributed to a decrease in property tax revenues for the City. This has occurred at the same time that significant infrastructure investments have been made in reducing the Liberty areas subject to flooding.

### City of Columbus

Due to a variety of factors such as general disinvestment in the Liberty area, a decline in upkeep of private property, and an increase in rental properties, the City of Columbus issued "demolition by neglect" notices on a significant number of Liberty District properties over the years.

When owners cease to pay their property taxes, property ownership transfers to the City of Columbus. This has resulted in the City becoming the largest property owner in the Liberty District.

### Religious

Religious property ownership has remained relatively constant over the decades. Since most religious organizations are exempt from taxation, the City receives no tax income from these properties.





# Building Occupancy

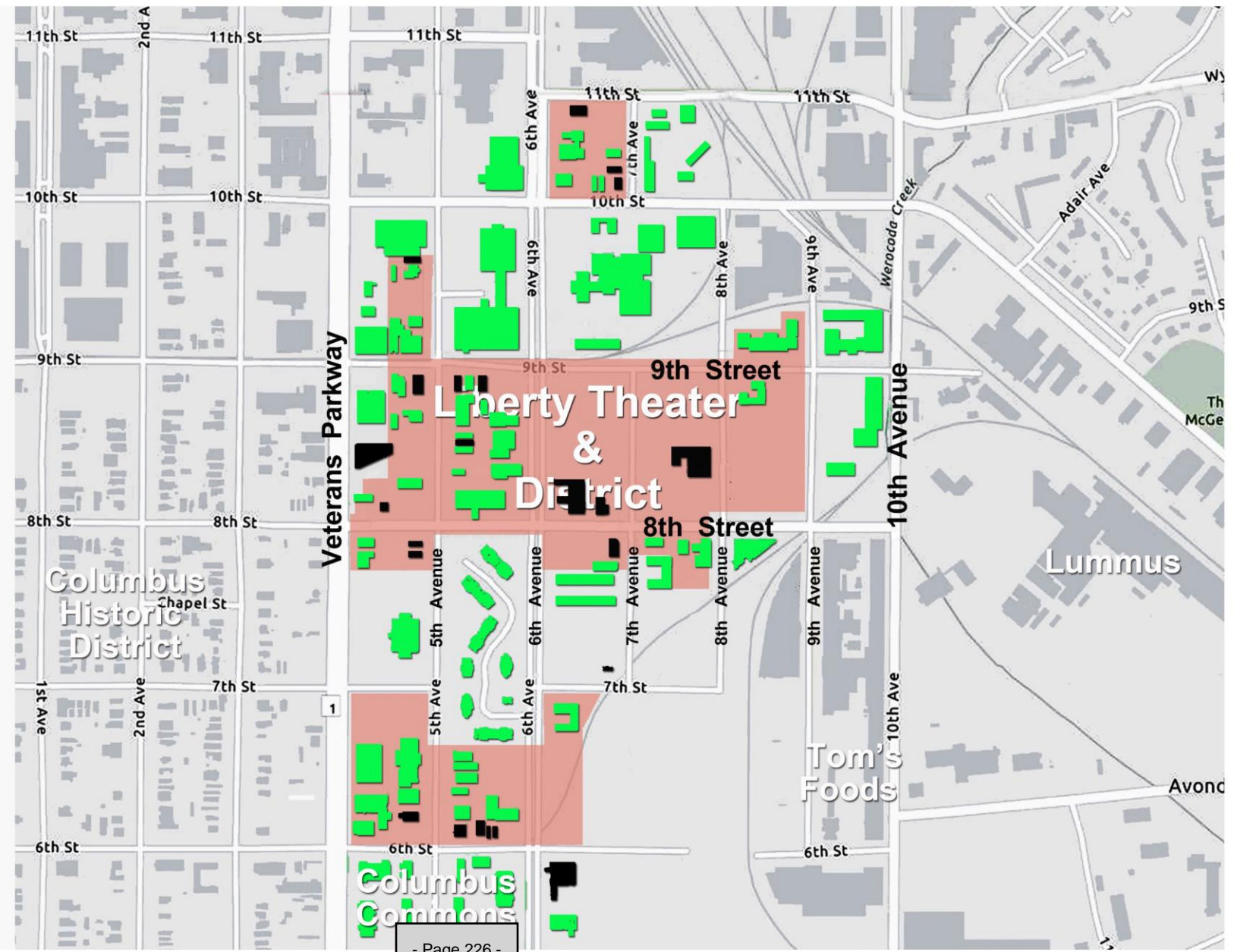
## Observations

The Liberty District is home to a wide variety of building types and condition, from historic churches built in the early 1800's to new housing developments at Columbus Commons.

Tom's Foods and Lummus properties are currently under-utilized but may be considered for significant developments in the future as the Liberty District continues to attract investment by the City, the Columbus Housing Authority, and developers within the community.

## Legend

-  Existing structures outside of study area
-  Liberty Historic District
-  Building vacant or under-utilized
-  Building Occupied



# Flood Hazard Zones

Within the Liberty District

## 1% Annual Chance Flood Hazard

A Flood Hazard Zone refers to an area that faces a significant risk of flooding. These zones are identified on Flood Insurance Rate Maps (FIRMs), which communities use to understand flood risk and take necessary precautions.

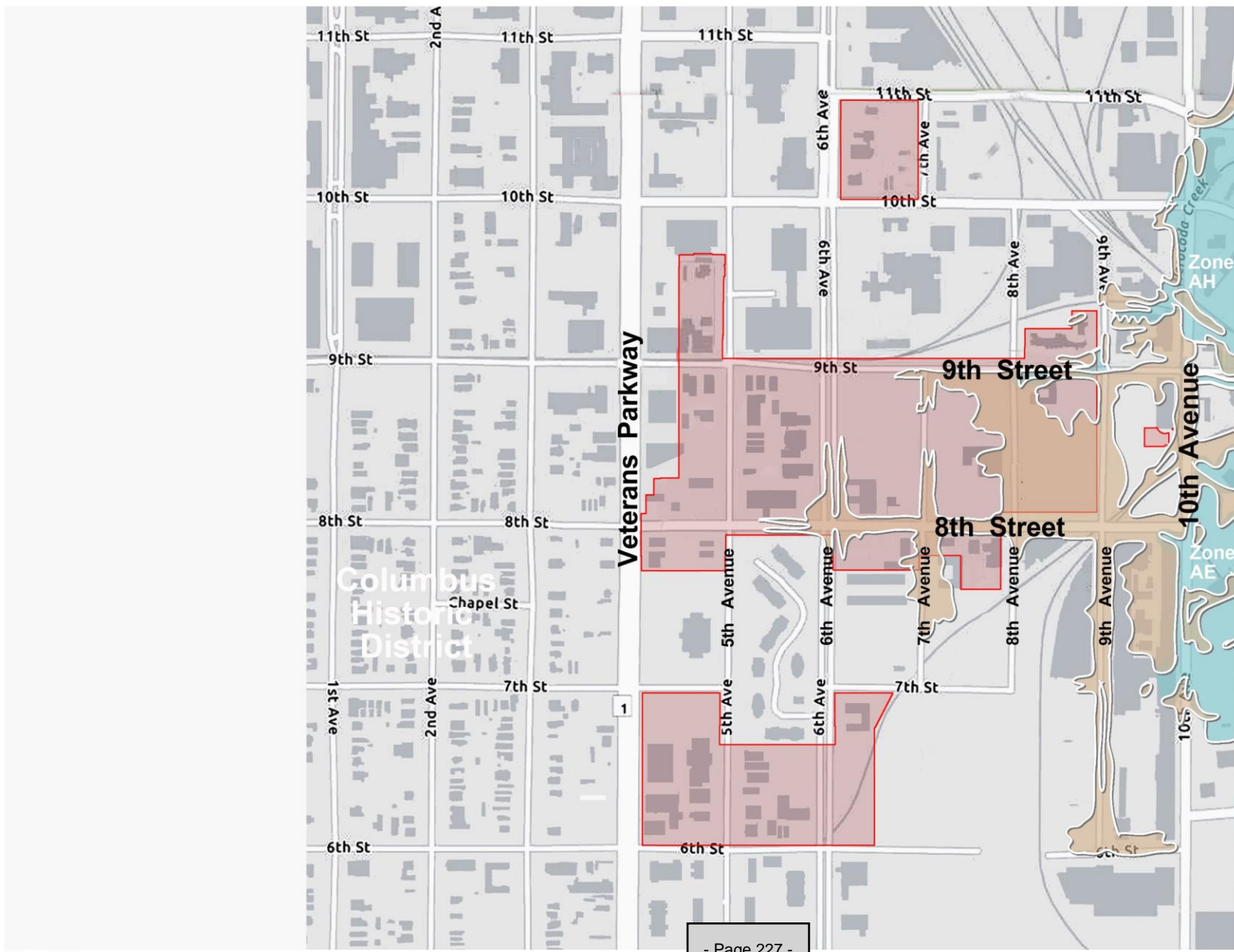
The 1% annual flood, also known as the base flood, has a 1% chance of being equaled or exceeded in any given year. It represents the flood level with the highest likelihood of occurrence. In other words, it's the flood that has a 1 in 100 chance of happening each year. This is often referred to as a 100-year flood.

## 0.2 % Annual Chance Flood Hazard

A 0.2% annual chance flood, also known as the 500-year flood, has a 0.2% chance of being equaled or exceeded in any given year. In other words, it's the flood event that occurs approximately once every 500 years.

## Liberty District Limits

An eastern portion of the Liberty District lies within the Weracoba Creek watershed area.



# Public Finance Options

## Enterprise Zone

The Columbus Business Development Center, the city's Enterprise Zone, was established to revitalize the area's residential neighborhoods, while creating and retaining jobs for its residents. Business and residential developments, which plan to invest in this area, are given special state and local tax incentives as well as other possible fee exemptions

The following businesses and service enterprise developments may qualify for location within the Columbus Business Development Center:

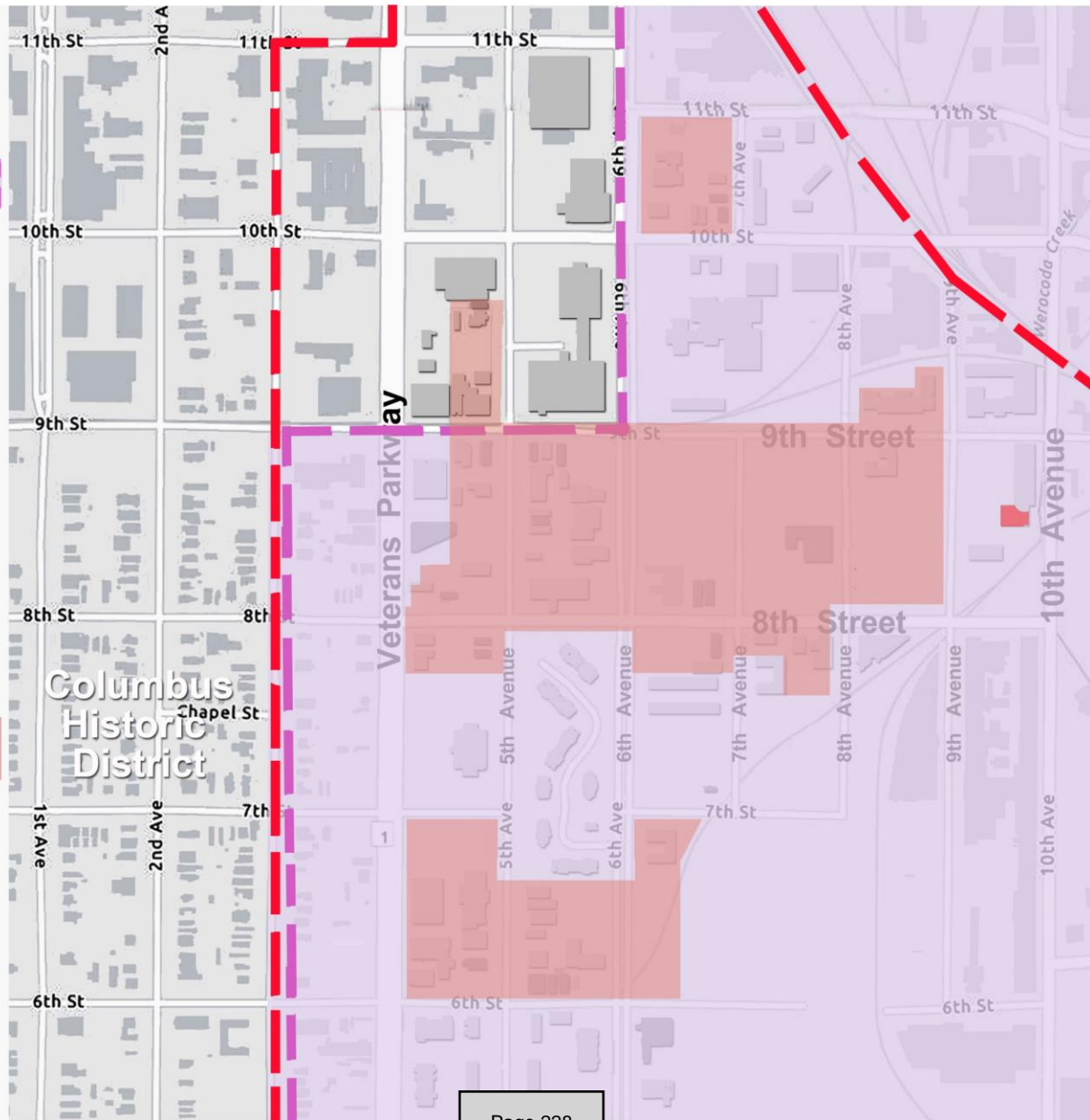
- Business Enterprise
- Retail
- Manufacturing
- Warehouse and Distribution
- Processing
- Telecommunications
- Tourism
- Research and Development
- New Residential Construction
- Residential Rehabilitation

## Historic Columbus Foundation Rehabilitation Loan Program

The Historic Columbus Rehabilitation Loan Program provides rehabilitation funds for historic commercial or residential structures. Rehabilitation loan funds may be used to make repairs or improvements on the interior or exterior of qualifying properties.

Loans will be made up to a maximum of \$100,000.00 with payment terms varying based on project and loan recipient underwriting.

Loan underwriting and servicing provided by NeighborWorks Columbus



## Liberty / 6th Avenue Tax Allocation District (TAD)

Tax Allocation Districts (TAD) are established for the purpose of catalyzing investment by financing certain redevelopment activities in underdeveloped or blighted areas using public dollars.

Redevelopment costs are financed through the pledge of future incremental increases in property taxes generated by the resulting new development. Typically, upon creation, TADs have vacant commercial and residential properties, blighted conditions and numerous vacant buildings or are in need of significant environmental remediation.

The 1985 Georgia Redevelopment Powers Law gave additional powers to local municipalities in order to facilitate the redevelopment of blighted or economically depressed areas. One of the powers granted to local governments is the ability to issue tax allocation bonds to finance infrastructure and other redevelopment costs within a tax allocation district.

## Federal Opportunity Zone

The entire Liberty District is within the boundaries of the Federal Opportunity Zone.

Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors.

Opportunity Zones were created under the Tax Cuts and Jobs Act of 2017. Thousands of low-income communities in all 50 states, are designated as Qualified Opportunity Zones.

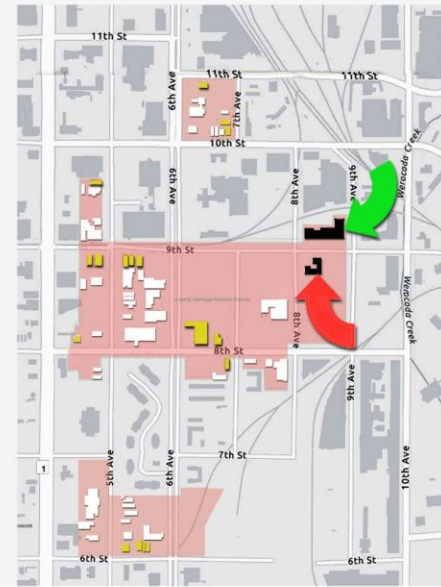


# Neighborhood Character

## The Pines - 808 9th Street



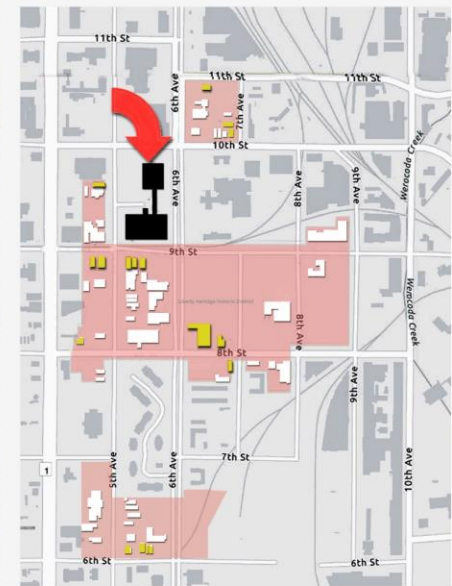
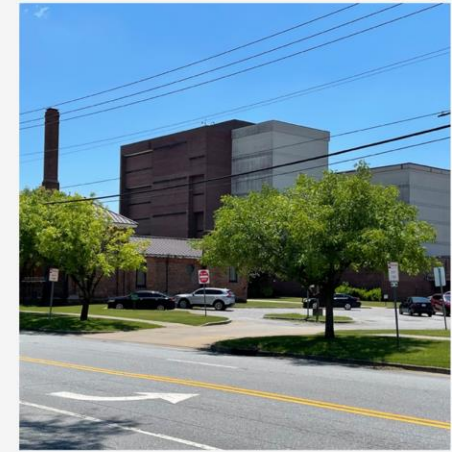
## Legacy Terrace - 906 9th Street



Neighborhood Character

# Neighborhood Character

## Public Safety Building



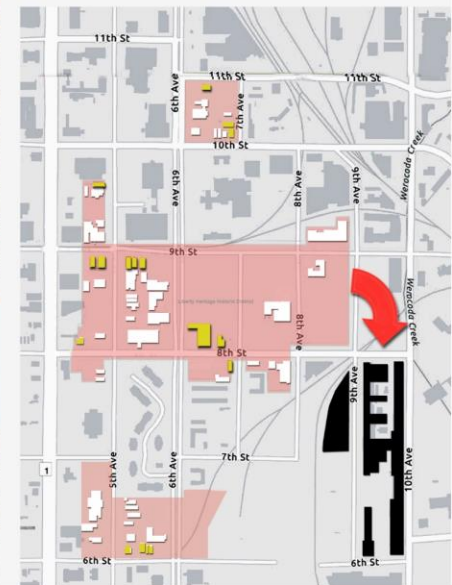
Neighborhood Character

# Neighborhood Character

## Tom Huston Peanuts



In 1925, the Tom Huston Peanut Company began operating in Columbus, and was an immediate business success. The company was bought several times over the past century, most recently in 2018 by the Campbell Soup Company. The company has plans to eventually close the entire plant, and has begun to lease some buildings as warehouse and office space. The future of this complex of buildings just south of the Liberty District has yet to be determined.

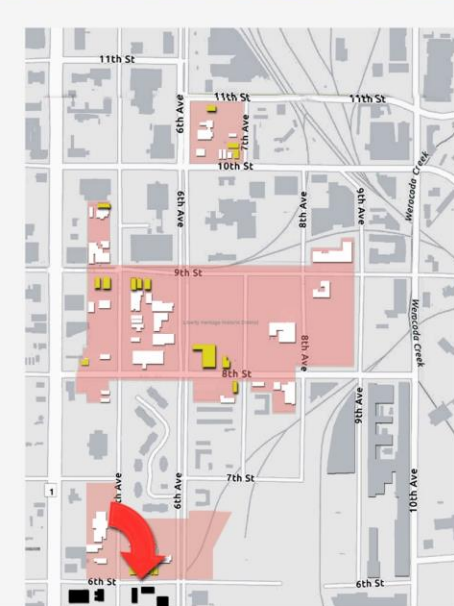




# Neighborhood Character

## Columbus Commons

Columbus Commons is a relatively new multifamily housing complex that provides 106 units in an urban setting that also offers new landscaping mixed with the mature trees that were saved as part of the project. With the success of Phase One, the Columbus Housing Authority is now in the planning stages for Phase Two which will extend the multifamily housing mix south to Victory Drive.

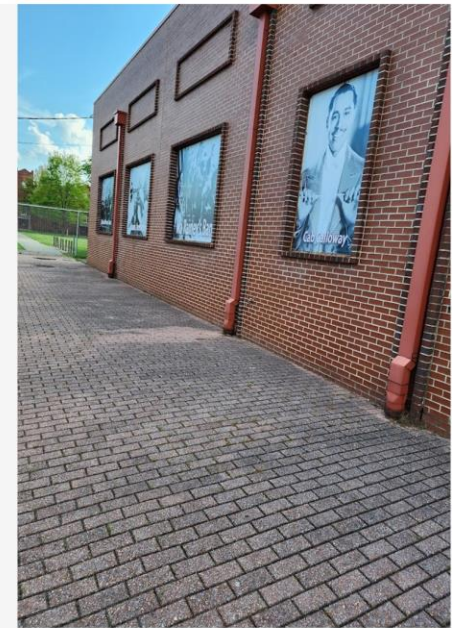


# Neighborhood Character

## The Liberty Theater

One of the most notable landmarks in the Liberty District is the Liberty Theatre, which was built in 1924 as the first and only theater for African Americans in Columbus. The theater hosted local and national performers, such as Ma Rainey, Cab Calloway, Duke Ellington, and Bessie Smith, and served as a cultural hub for the community. The theater also screened movies and hosted community events, such as graduations, weddings, and civic meetings.

The theater was closed in 1974 due to urban renewal and decay, but was restored and reopened in 1992 as a cultural center that offers educational programs, art exhibits, and live performances.

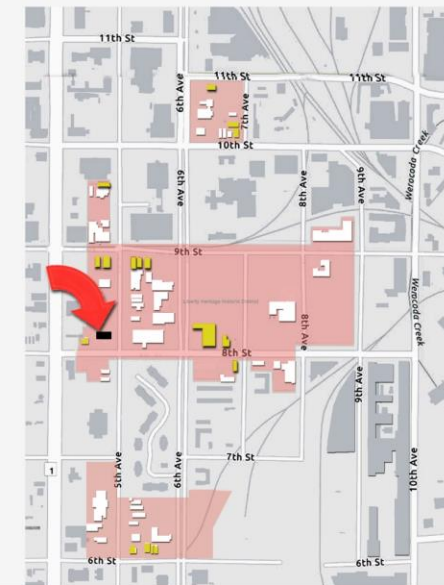


# Neighborhood Character

## The Ma Rainey House and Museum

Gertrude Pridgett "Ma" Rainey, famed "Mother of the Blues", lived in this house after 1935 during retirement in her native city. In 1904 she introduced blues as part of her traveling act. For 30 years, her performances contributed to the growing popularity of this truly American musical art form. A pioneer female recording artist, she made 94 blues records for Paramount before 1928.

While this neighborhood was once filled with one and two story simple frame houses such as this, most have been demolished.



# Opportunity Site Locations

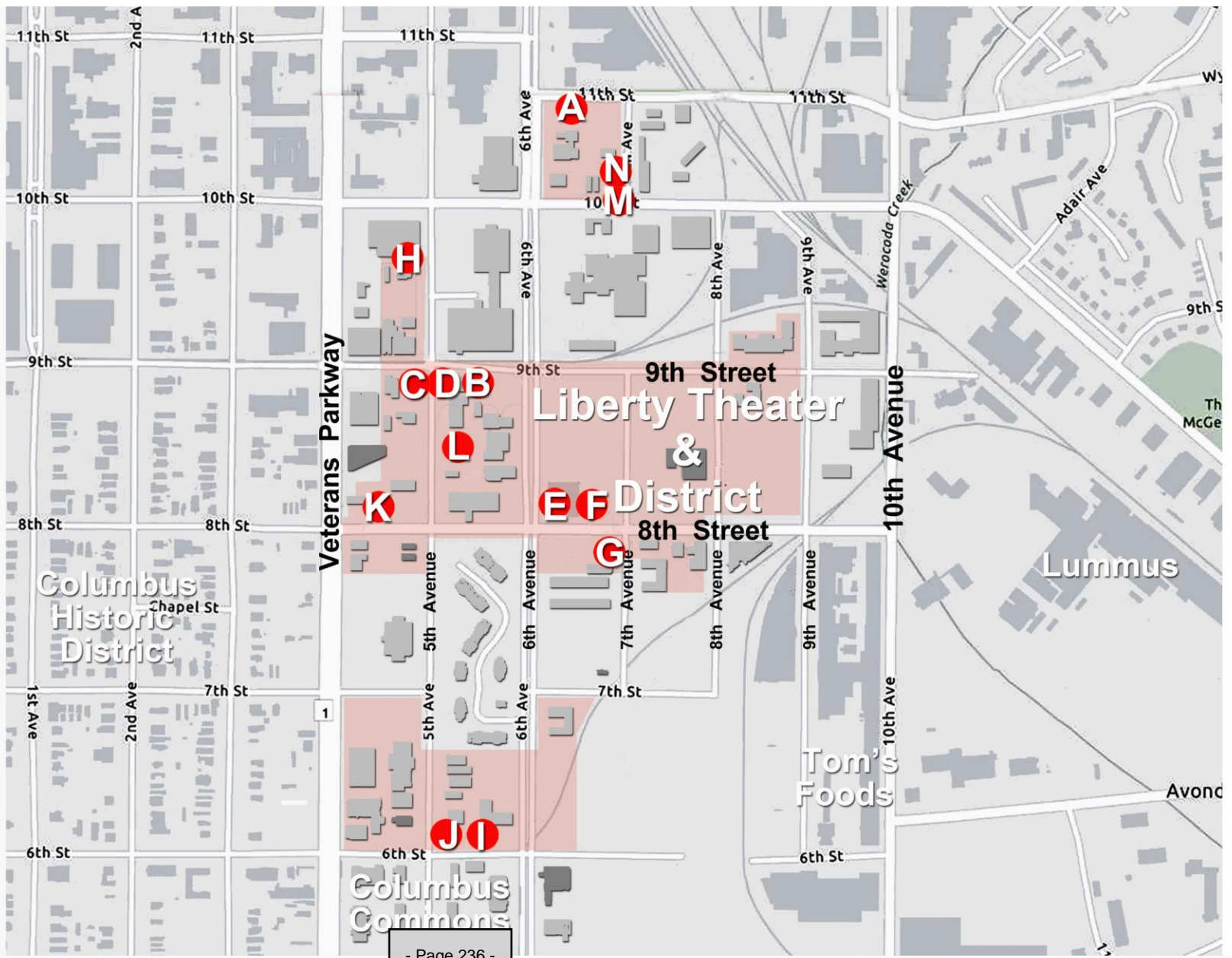
## Observations

For the purposes of this master plan, an "Opportunity Site" is an existing building that is privately owned and is in need of repair to various extents. These buildings should be on the front line of efforts to salvage the remaining building stock that provide a vital link to the stories of the Liberty community.

They establish the materials and details of the original neighborhood, which is important in setting the standard for any new development to meet.



The Liberty District and individual property owners should coordinate with the Historic Columbus Foundation in pursuing low interest construction loans or grants that are available for use in preserving and redeveloping this neighborhood.



# Opportunity Sites With Existing Building

## 424 9th Street



### Site Data

Lot Area: 10,890 SF  
 Building footprint: 3,700 SF  
 Building GSF: 11,100 SF  
 Current Zoning: UPT

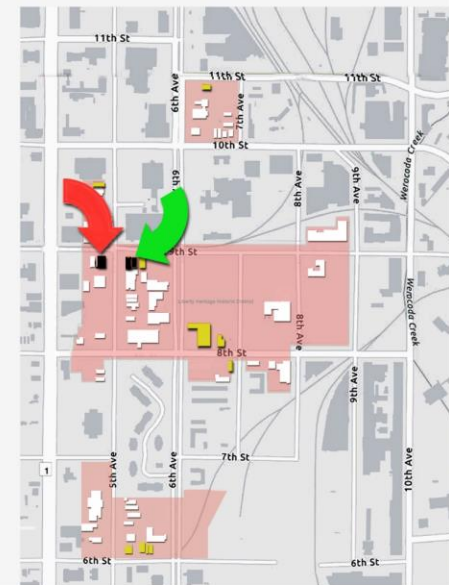


## 500 & 506 9th Street



### Site Data

Lot Area: 6,534 SF  
 Building footprint: 2,774 SF  
 Building GSF: 8,322 SF  
 Current Zoning: UPT



# Opportunity Sites With Existing Building

**511, 515, 517 6th Street**



**600 5th Avenue**



**Site Data**

Lot Area:	9103SF
Building footprint:	3459 SF
Building GSF:	3459 SF
Current Zoning:	R3

**Site Data**

Lot Area:	8802SF
Building footprint:	2525 SF
Building GSF:	2525 SF
Current Zoning:	GC



# Gateway Locations

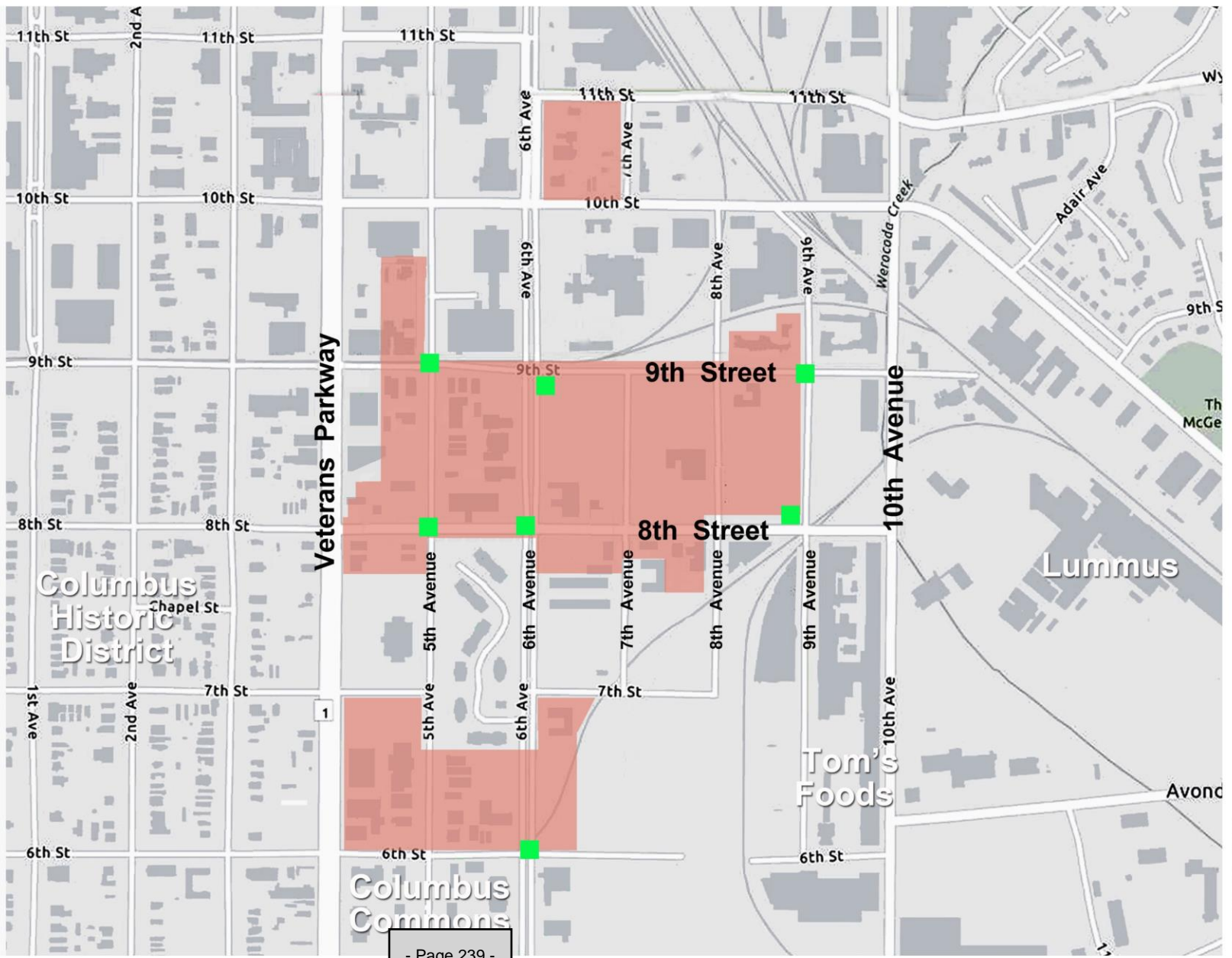
## Observations

The Liberty District is in need of new imagery and branding. Installation of a gateway element will let visitors know that they have arrived at a special place. The gateway should have imagery, color and texture that bring to mind the character and history of this special neighborhood.

The Uptown area has a comprehensive signage design, and this should be a point of review and coordination for any updated design effort.

## Legend

■ Potential location of Gateway element

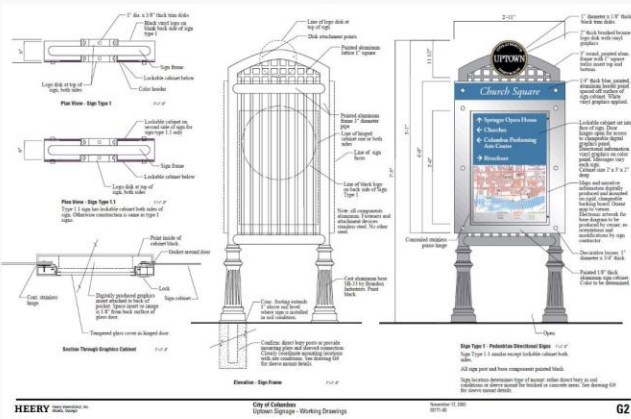


# Signage & Branding

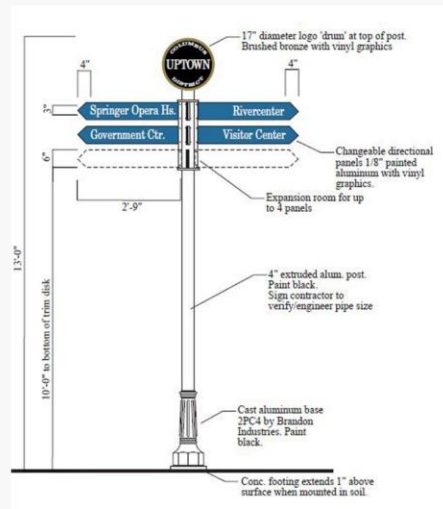
## Observations

Signage needs to be approached in a comprehensive way to be effective in delivering a message of "you have arrived".

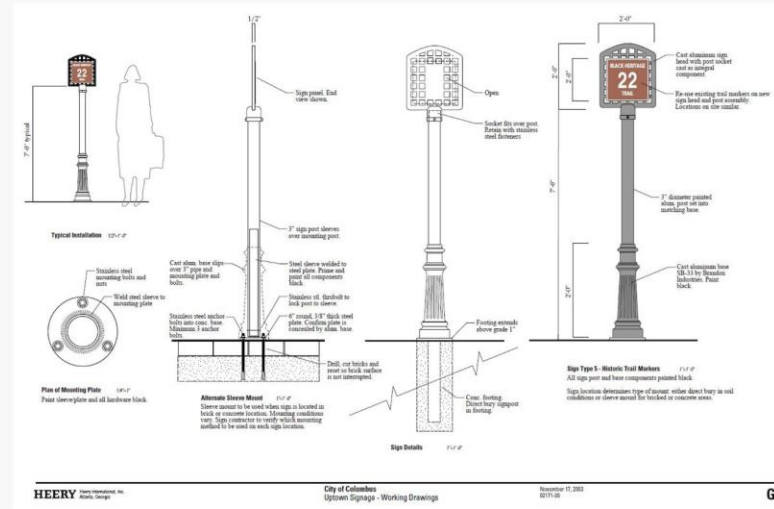
This is a sampling of the signage design involved in creating the place we call Uptown.



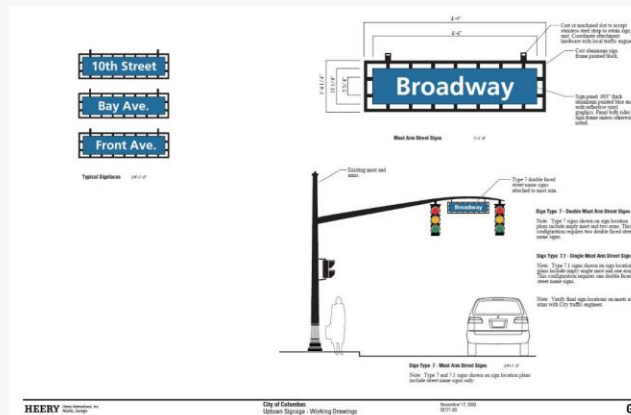
City of Columbus Uptown Signage - Working Drawings November 17, 2023 62



City of Columbus Uptown Signage - Working Drawings November 17, 2023 66



City of Columbus Uptown Signage - Working Drawings November 17, 2023 66



City of Columbus Uptown Signage - Working Drawings November 17, 2023 68



City of Columbus Uptown Signage - Working Drawings November 17, 2023 61



# Missing Middle Housing

## Renewing a neighborhood while resisting gentrification

### A variety of housing types will benefit the future Liberty neighborhood

"Missing middle housing" refers to a range of housing types that fall between single-family homes and large apartment buildings, such as duplexes, triplexes, townhouses, and small apartment buildings. These neighborhoods can become inviting and walkable places, located in proximity to both jobs and the cultural heart of the city. Strengthening a historically black neighborhood such as the Liberty, in decline through decades of disinvestment, can begin with the introduction of missing middle housing.

1. **Affordability:** Missing middle housing typically offers a more affordable option for residents compared to single-family homes or large apartment complexes. This can make it easier for existing residents to remain in the neighborhood, preventing displacement due to rising housing costs. Additionally, it can attract new residents who are looking for more affordable housing options.
2. **Diverse Housing Options:** Historically black neighborhoods may have limited housing options due to decades of neglect and disinvestment. Introducing missing middle housing can diversify the housing stock, accommodating different household sizes and income levels. This can make the neighborhood more inclusive and vibrant.
3. **Community Stabilization:** As affordable housing options increase, more families may choose to invest in these neighborhoods, stabilizing the community. Stable communities are more likely to have engaged residents who are invested in the well-being and improvement of the neighborhood.
4. **Economic Opportunities:** The construction and renovation of missing middle housing can stimulate economic development in the area. It creates jobs and encourages local businesses to flourish, contributing to the overall revitalization of the neighborhood.
5. **Preservation of Historic Character:** Missing middle housing can be designed to blend with the historic architecture and character of the neighborhood. This allows for the preservation of the cultural heritage of historically black neighborhoods while still accommodating new development.
6. **Density and Walkability:** These housing types often promote higher population density, which can support local businesses and public transit. Walkable neighborhoods with mixed housing types can reduce the reliance on cars, making it easier for residents to access the amenities and services that the entire Uptown Columbus area has to offer.
7. **Community Engagement:** The process of planning and implementing missing middle housing can provide opportunities for community input and engagement. Engaging citizens in the decision-making process can ensure that development aligns with their needs and desires.
8. **Investment Attraction:** The introduction of missing middle housing can signal to investors and developers that the neighborhood is undergoing positive changes. This can attract private and public investment in infrastructure, parks, and other essential services.
9. **Social Equity:** By addressing housing affordability and promoting economic opportunities, missing middle housing can contribute to greater social equity within historically black neighborhoods. It can help rectify past injustices and create a more equitable future for the citizens of Columbus.

Strong and financially resilient communities are comprised of a variety of housing types. Not just single-family detached homes on one end of the spectrum and huge apartment complexes on the other, but a wide range of "middle housing" options in-between: duplexes, triplexes and fourplexes, courtyard cottages, bungalow apartments, and more. Yet these middle housing types—so familiar to our grandparents and great-grandparents—are rarely built today.

Dan Parolek of Opticos Design coined the term "missing middle housing" in 2011 to describe middle housing options that are in high-demand (across all age groups) but getting harder and harder to find.

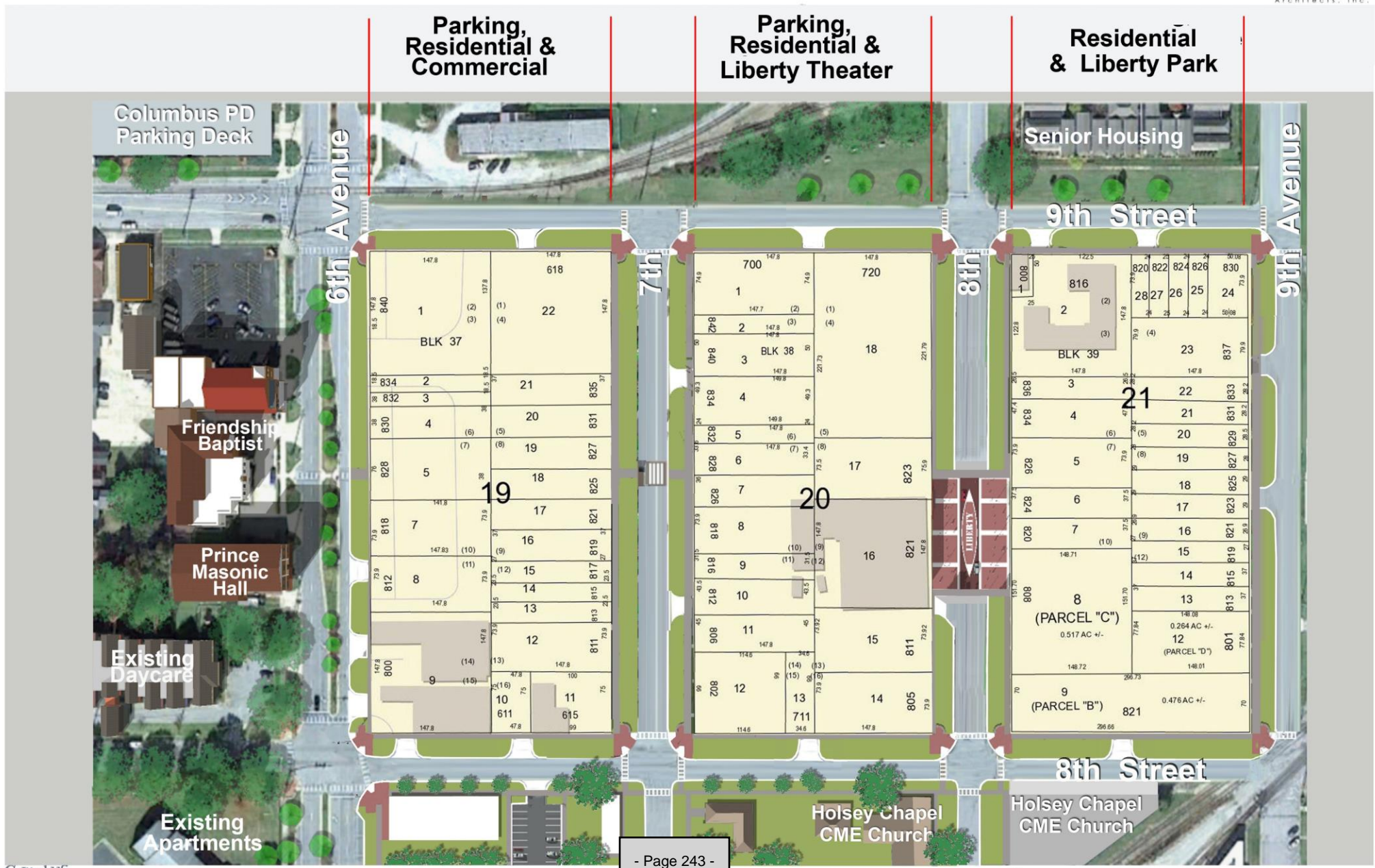
All too often, the market isn't supplying these housing options. The Liberty neighborhood has the opportunity to lead the city in providing attractive housing options that are increasingly hard to find in Columbus.



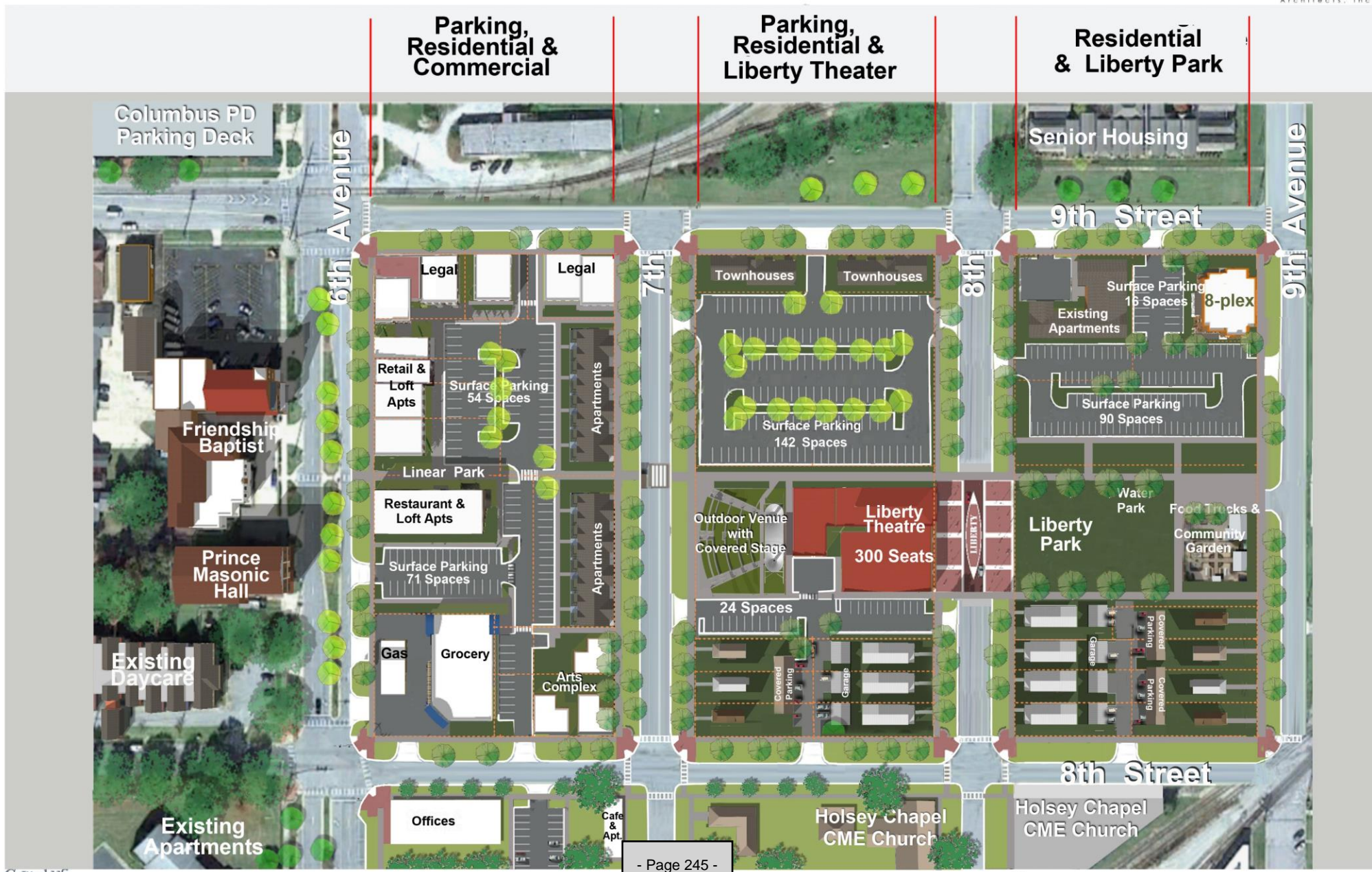
Missing Middle Housing

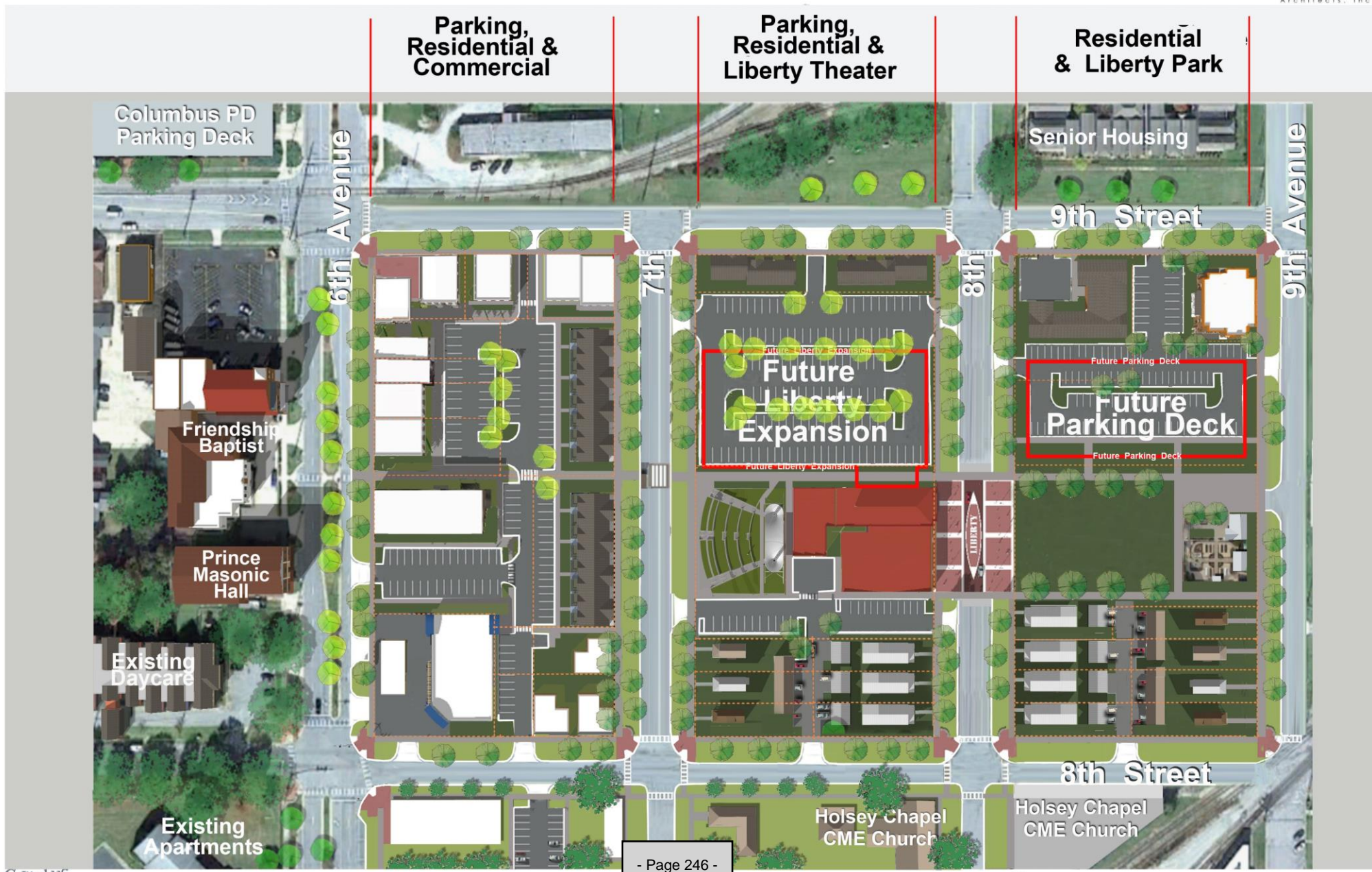
# Project Gateway Design





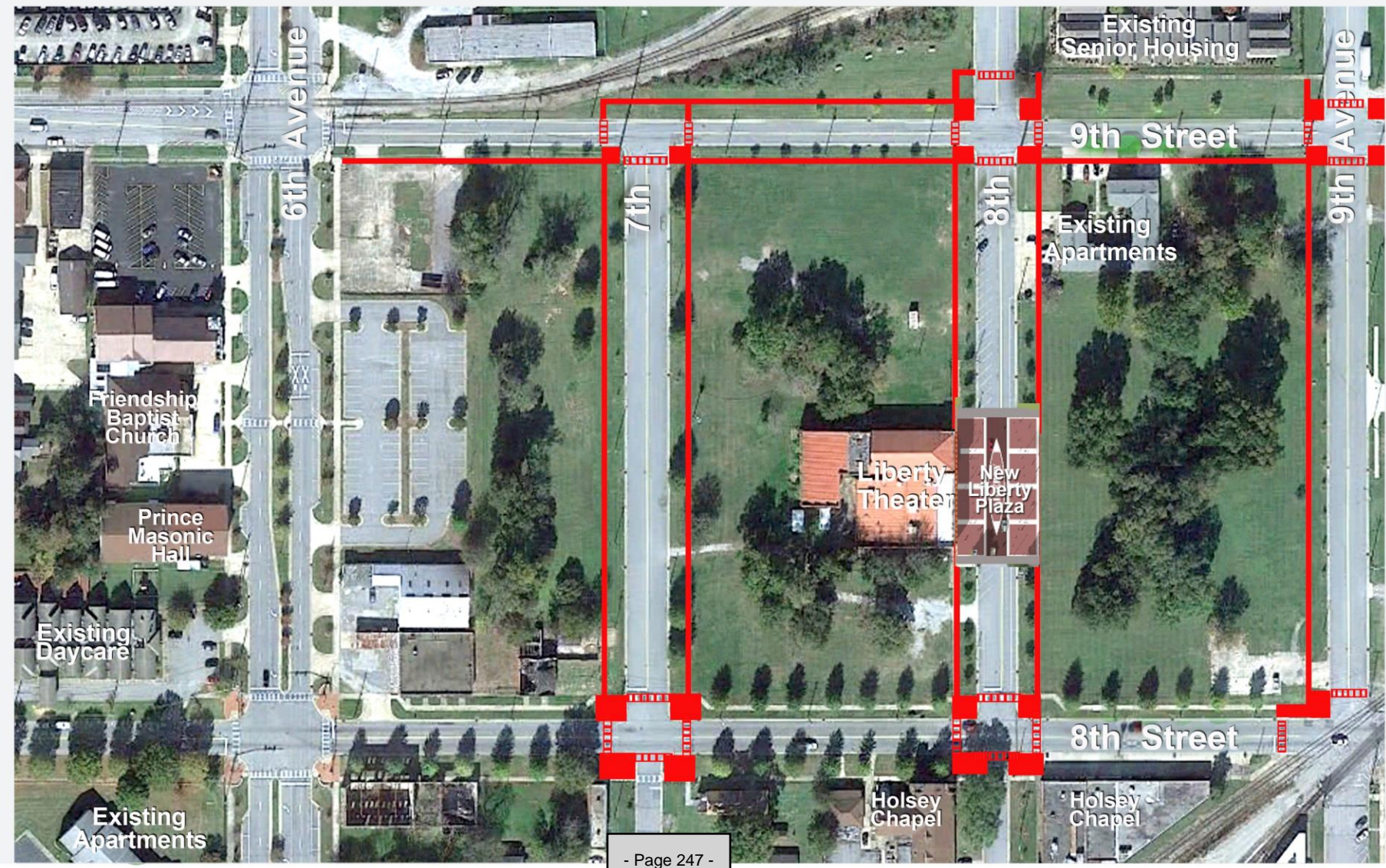






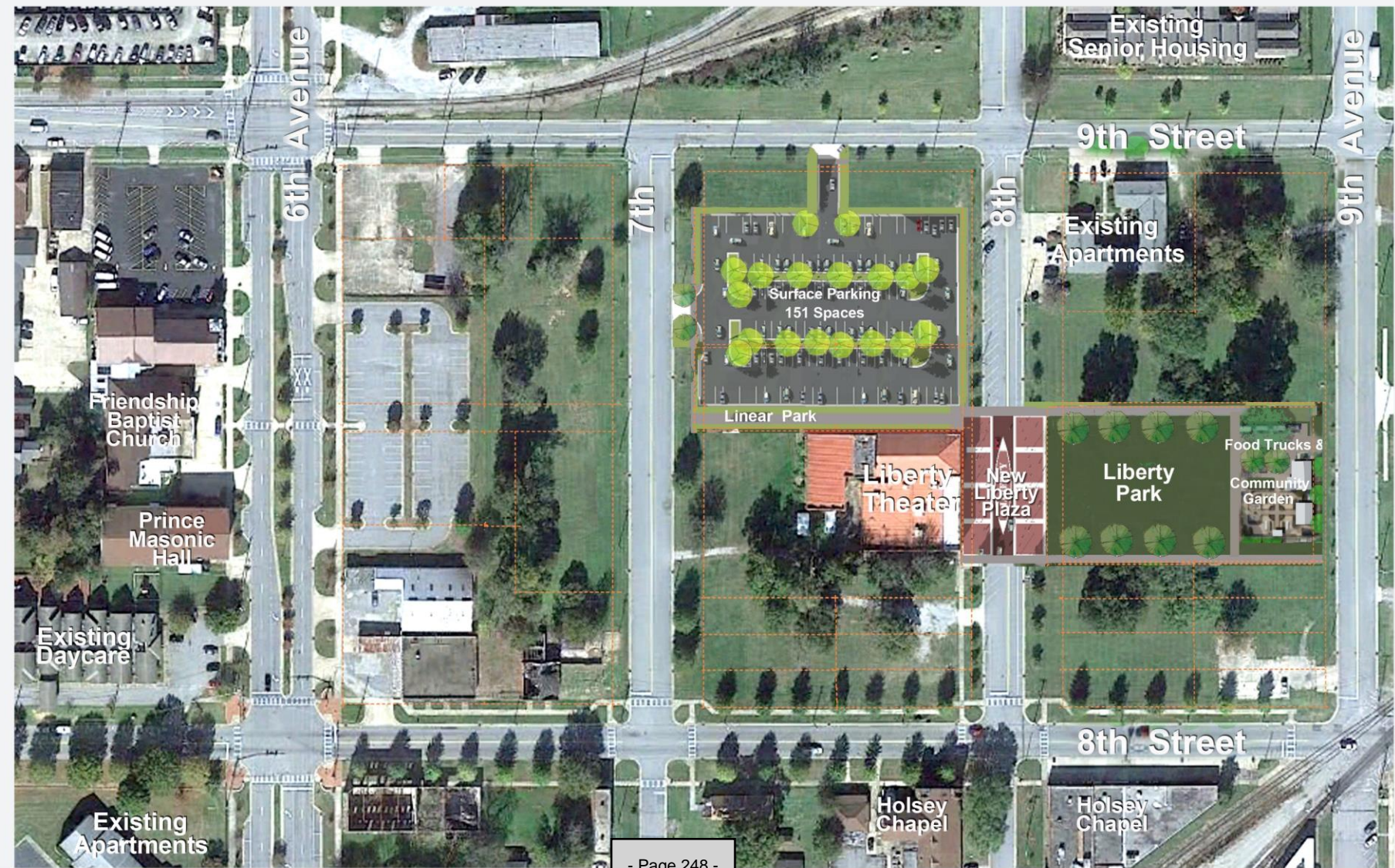
# Public Infrastructure Projects

## New Sidewalks & Street Crossings (to match 6th Avenue & 8th Street Intersection)



# Public Infrastructure Projects



## Install New Parking Area and Park for Liberty District Use

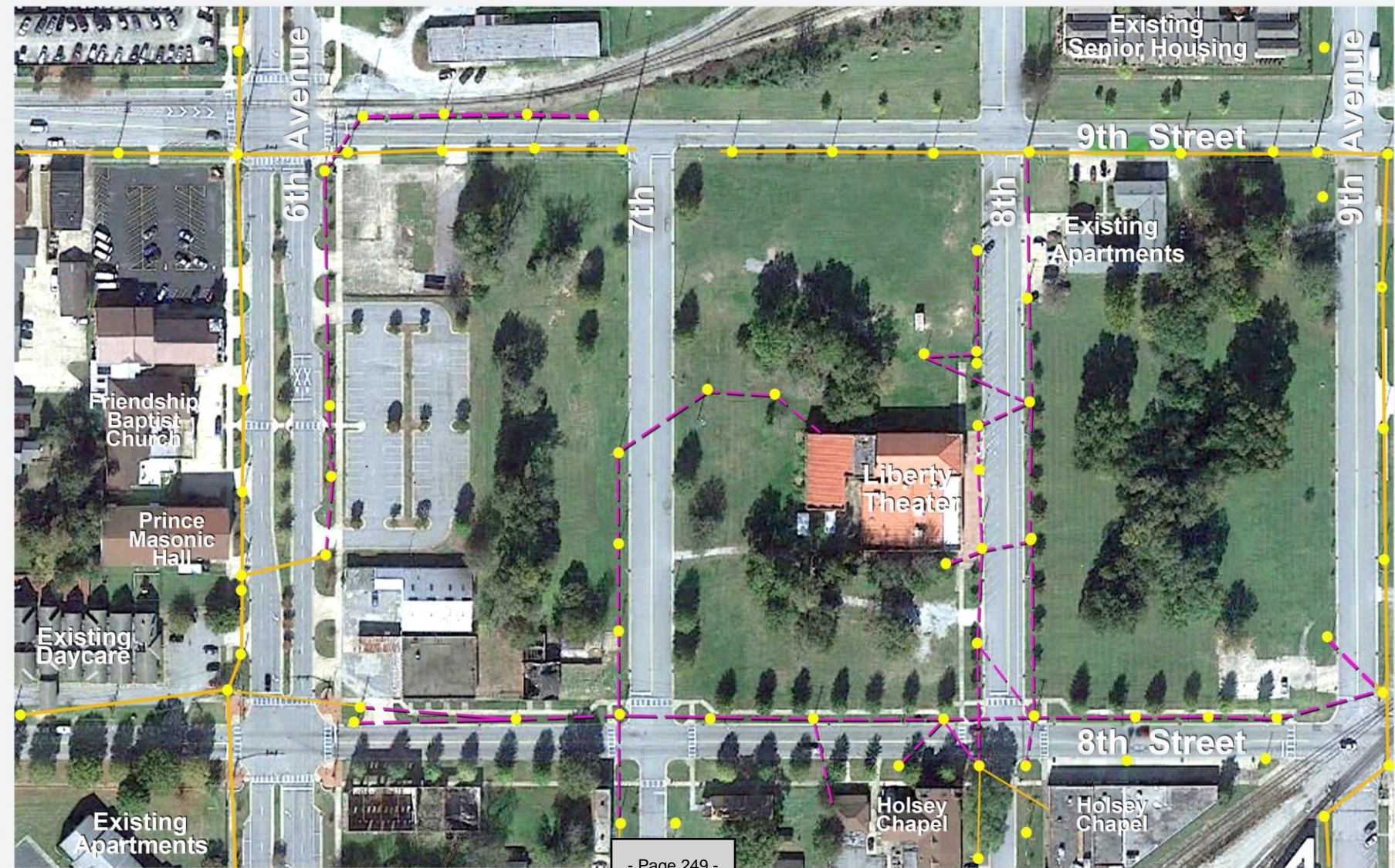




# Public Infrastructure Projects

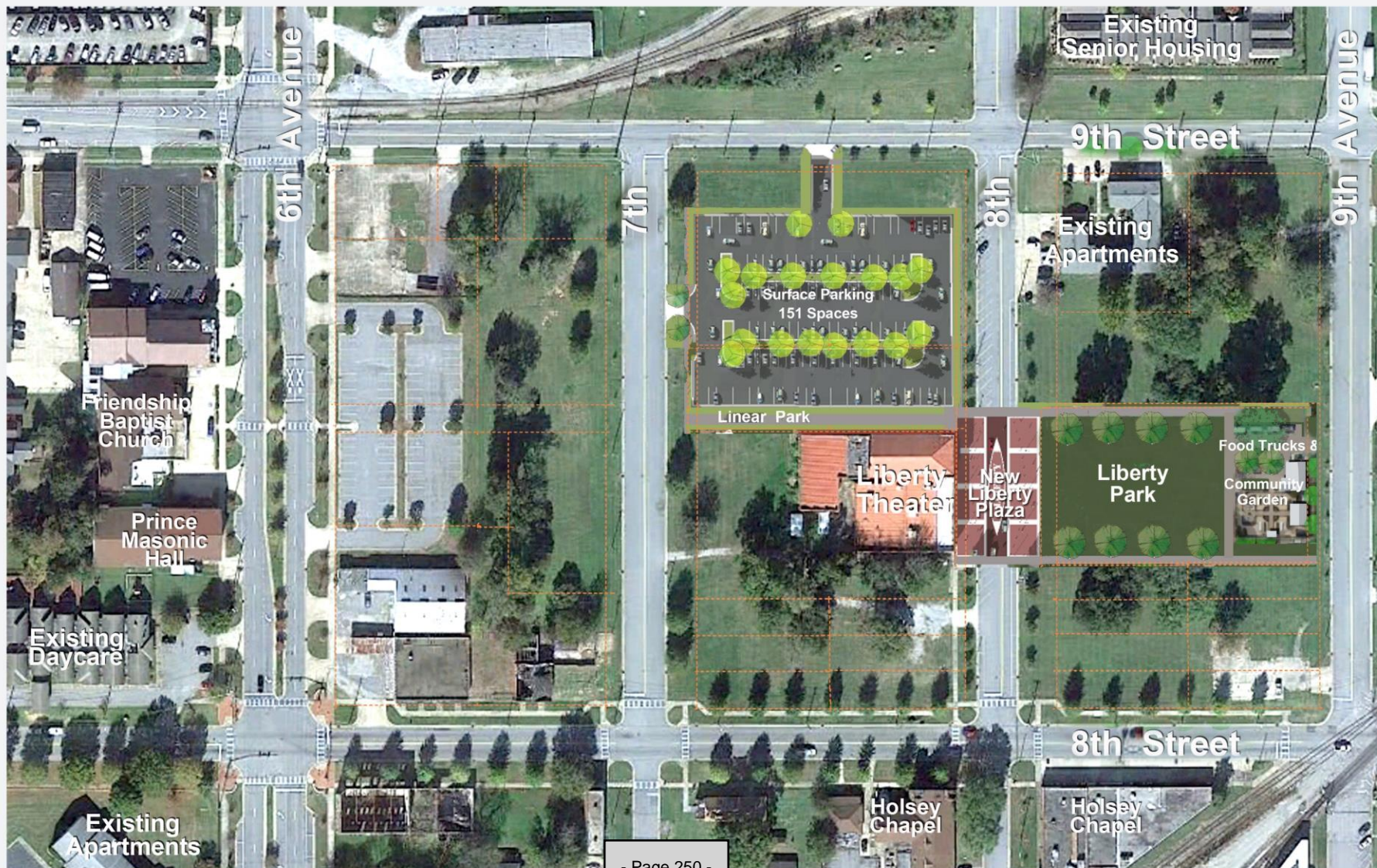
## Move Existing Power Lines Underground

-  Overhead Power to be Moved Underground and Pole to be Demolished
-  Overhead Power and Pole to Remain

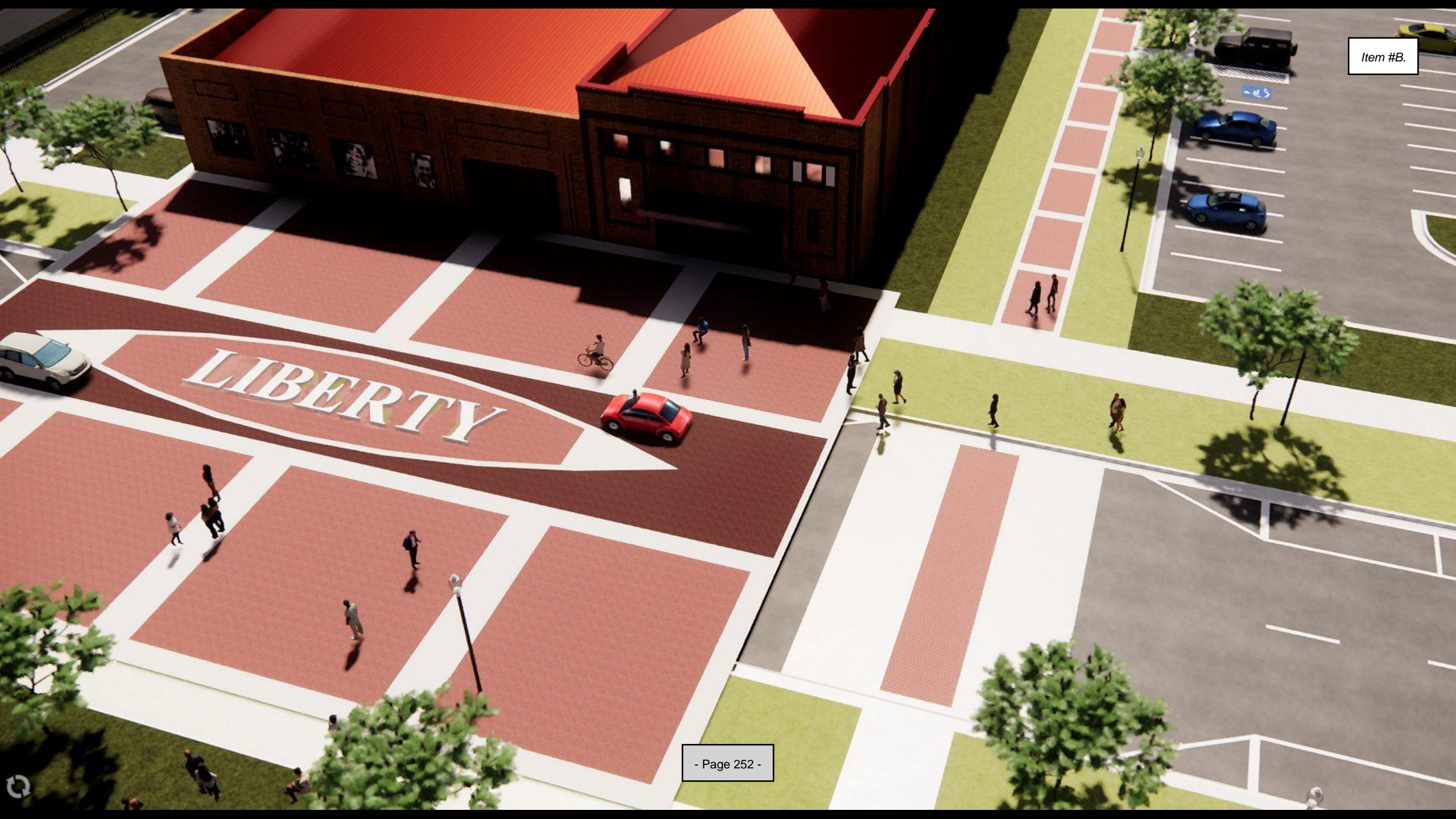


# Public Infrastructure Projects

## Install New Parking Area and Park for Liberty District Use







Item #B.





**File Attachments for Item:**

C. Integrated Waste Update - Drale Short, Director, Public Works

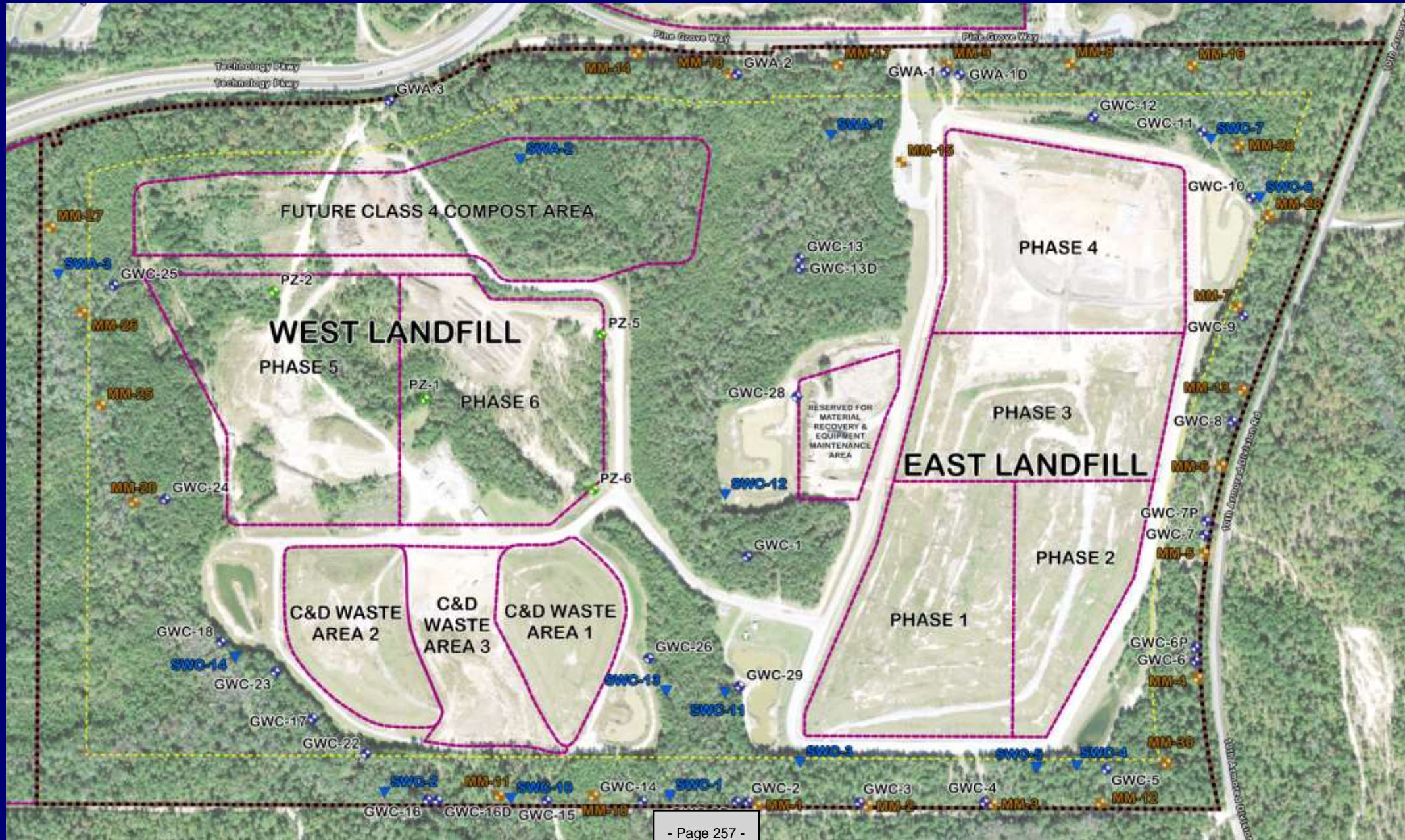
# Columbus Integrated Waste



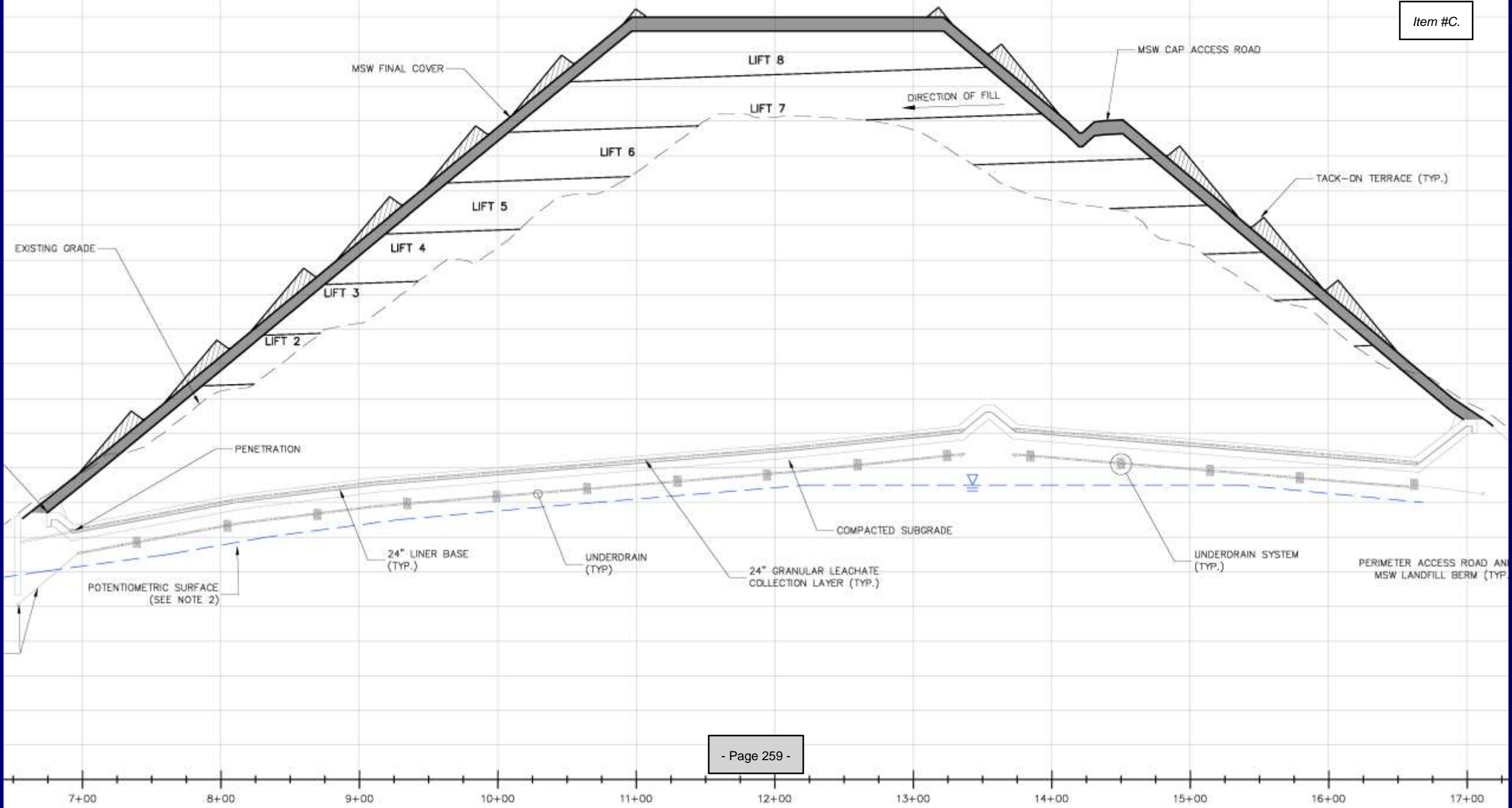
**We do amazing.**











# Pine Grove Major Modification Permitting Timeline

Item #C.

- September 2019 task order approved and initiated work
- August 2020 Suitability Report submitted; approved April 2021
- August 2021 revised D&O Plan submitted
- August 2021 to January 9, 2024
  - **2.5-year timeline to receive EPD comments**
  - Multiple follow-ups by CCG/ACC to expedite review
- Currently in the comment/response phase

# Pine Grove

## Remaining Capacity/End of Life

- MSW currently constructed (Phases 1-4) – January 2026
- MSW Phases 1-4 w/ vertical expansion – October 2035
- MSW currently permitted total – December 2045
- MSW total w/ vertical expansion – January 2062
- C&D total – November 2044

# Pending MSW Major Modification Vertical Expansion

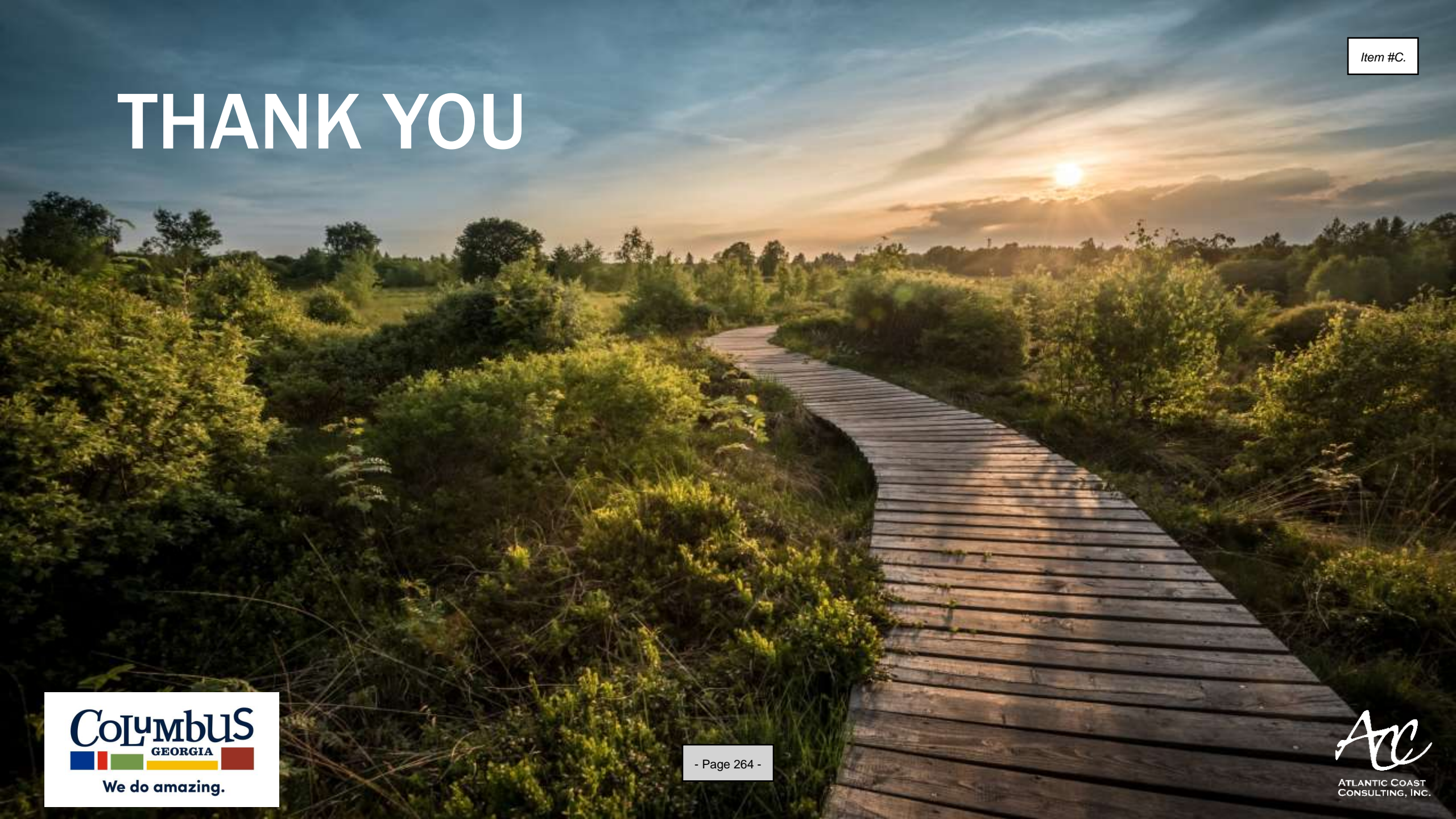
Item #C.

- Will increase airspace by ~ 2.5M CYs
- Will bring in ~ **\$61M** revenue from additional MSW airspace
- Life expectancy will increase ~ 17 years
- Class 4 compost area

# Phase 5 Construction

- Construct 3 of 5 cells with two cells to be completed by January 2026
- New infrastructure; access road, lift station, force-main
- Engineer's Opinion of Probable Cost:
  - Cells 5A-5C Construction - \$7,436,330
  - Construction Drawings and Bid Assistance - \$93,000
  - Construction Administration Engineering - \$75,000
  - Construction Quality Assurance - \$530,500

# THANK YOU





**File Attachments for Item:**

**DATE:** February 11, 2025

**TO:** Mayor and Councilors

**FROM:** Finance Department

**SUBJECT:** Advertised Bids/RFPs/RFOs

**February 19, 2025**

**Business License Tax/Revenue Collection Services – RFP No. 25-0015**

Scope of RFP

Columbus Consolidated Government is requesting proposals to establish a contract for the consulting services to provide business license tax/revenue collection services for the city.

The contract term shall be for three (3) years with an option to renew for five (5) additional twelve-month periods.

**Columbus Consolidated Government  
Bid Advertisement - Agenda Item**

**DATE:** February 11, 2025  
**TO:** Mayor and Councilors  
**FROM:** Finance Department  
**SUBJECT:** Advertised Bids/RFPs/RFQs

**February 19, 2025**

**1. Business License Tax/Revenue Collection Services – RFP No. 25-0015**

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The contract term shall be for three (3) years with an option to renew for five (5) additional twelve-month periods.

**File Attachments for Item:**

1. Email from Attorney Jack P. Schley, requesting the seat of Ernest Smallman be declared vacant on the Hospital Authority of Columbus.

---

**[EXTERNAL] Hospital Authority; New Board Officers and Expire Terms**

---

**From** Jack P. Schley <jschley@pagescrantom.com>

**Date** Wed 1/29/2025 11:34 AM

**To** Sandra T Davis <Davis.Sandra@columbusga.org>; Clerk's Office <clerk@columbusga.gov>; Lindsey Mclemore <Mclemore.Lindsey@columbusga.org>

**Cc** b hayes <bhayes@hacga.com>; Rick Alibozek <ralibozek@hacga.com>

To the Clerk of Council:

Ms. Davis, the Board of the Hospital Authority of Columbus, Georgia met yesterday and elected a new slate of Officers pursuant to the By-Laws. The new chairman is Chuck Hecht, III who replaced the former Chairman, Ernest Smallman IV. Sarah Banks-Lang was elected to succeed herself as Vice Chairwoman, and Jack Schley was elected to succeed himself as Secretary.

Also, Ernest Smallman's term has expired and we request that his seat be declared vacant and open for nominations.

Thank you,

**JACK P. SCHLEY** | Attorney | Page, Scrantom, Sprouse, Tucker & Ford, P.C.  
Synovus Centre | 1111 Bay Avenue, 3rd Floor | Columbus, Georgia 31901 (Street)  
P.O. Box 1199 | Columbus, Georgia 31902-1199 (Mailing)  
Direct: 706-243-5614 | Main: 706-324-0251 | Fax: 706-243-0417  
[jschley@pagescrantom.com](mailto:jschley@pagescrantom.com) | [www.psstf.com](http://www.psstf.com)

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**File Attachments for Item:**

2. Letter from Mr. Doug Jefcoat, resigning from his seat on the Board of Zoning Appeals.

**Jefcoat Real Estate Services, LLC**  
**PO Box 411**  
**Midland, GA 31820**  
**706 888-1614**  
**doug@jefcoatre.com**

February 5, 2025

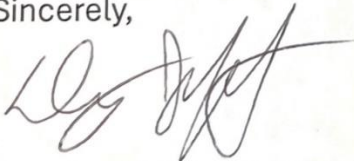
Clerk of Council  
Columbus Consolidated Government  
Via email to Lindsey Mclemore

Dear Ms. Mclemore:

Please accept my resignation from the Board of Zoning Appeals effective immediately. I've enjoyed serving on this board and look forward to serving the City on the Board of Assessors, should Columbus Council see fit to approve my appointment.

Please note that my email address has recently changed to [doug@jefcoatre.com](mailto:doug@jefcoatre.com). Thanks for your assistance.

Sincerely,



Douglas M Jefcoat, CCIM  
Jefcoat Real Estate Services, LLC  
Owner/Managing Broker

**File Attachments for Item:**

3. Travel Authorization Request for Councilor Bruce Huff to attend the ACCG Annual Conference during the month of April 2025.



**COLUMBUS CONSOLIDATED  
GOVERNMENT**

P.O. Box 1340  
Columbus, Georgia 31902-1340

Item #3.

**TRAVEL AUTHORIZATION REQUEST  
CITY COUNCILOR**

Name of Traveler / Registrant	Councilor Bruce Huff
Month of Travel	April 2025
Sponsored Organization and Conference / Training	<u>2025 ACCG Annual Conference</u>
Estimated Cost	<p><b><u>Registration</u></b> - \$665.00</p> <p><b><u>Hotel</u></b> - \$300 x 4 nights = \$1,200 / Parking \$80.00 / Resort Fee \$132.00 = \$1,412.00 TOTAL</p> <p><b><u>Reimbursable Amount</u></b> - \$350.00 mileage + per diem \$120.00 = \$470.00</p> <p><b>TOTAL <u>ESTIMATED COST</u>: \$2,547.00</b></p>
Conference/Travel Budget	Beginning Balance - \$9,502

TRAVEL POLICY- Dated: September 16, 2013, which reads in part;

*“City Councilors should submit their travel requests to the Clerk of Council. The Clerk of Council will list a request to approve travel on his/her agenda for a vote at a regular City Council meeting. All travel requests must conform to the requirements, terms and conditions of this Policy.”*

Funds are available in the FY25 Budget to cover the expenses (0101-100-1000-CNCL-6641).

In accordance with the Travel Policy and Procedures of the Columbus Consolidated Government, As the Clerk of Council, I am respectfully requesting authorization for Councilor Bruce Huff to attend the conference as listed above. Also, pursuant to Resolution No. 149-22, this request is applicable to the one reimbursable travel expense for a conference outside of Columbus, Georgia for FY 2024.

\_\_\_\_\_  
Lindsey G. McLemore  
Deputy Clerk of Council  
Council of Columbus, Georgia

\_\_\_\_\_  
Date



**File Attachments for Item:**

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

Audit Committee, November 20, 2024

Board of Tax Assessors, #02-25 and #03-25

November 20, 2024

# Audit Committee Minutes

2:00 PM

City Hall Building – 1111 1<sup>st</sup> Ave., 1<sup>st</sup> Floor

**Members:** Chairman John Redmond, Vice Chairperson Toyia Tucker, Mike Baker, Mike Bruder, Councilor Glenn Davis and Recording Secretary Tameka Colbert

**Visitors:** Deputy City Manager Pamela Hodge & Internal Auditor Donna McGinnis

## Call to Order

A regular meeting of the Audit Committee was called to order by Chairman John Redmond at 1:59 p.m.

**The following documents were distributed to each of the Committee Members:** (1) City of Dunwoody Audit Committee Policy, (2) Follow up to Public Report of Independent Investigation of the Revenue Division of the Columbus Consolidated Government (3) Grid Spreadsheet

## Approval of minutes

A motion to approve the minutes of the September 18, 2024, Audit Committee Meeting was made by Vice Chairperson Tucker and seconded by Mike Bruder. The minutes were approved unanimously by the five members present.

## ORDERS OF BUSINESS

### I. Old Business

#### A. **Contract Evaluation for External Audit Services:**

Chairman Redmond mentioned that he received notification regarding the contract evaluation for the External Audit Services. He said a training session has been setup for early December. He then asked the members of the committee if they would be available to attend the training session. All members confirmed their availability.

#### B. **Acuitas Update:**

Councilor Glenn Davis informed the committee that on November 19, 2024 the Acuitas Accounting Firm came before Council to provide an update on the Revenue Division. He said during the update, there were many good questions asked, with significant focus on personnel as well as delinquencies and uncollected funds. He

raised the question of how this information would be presented and passed on to the External Auditors. *(Each committee member was provided with a copy of the report that was submitted to Council. A copy of the report is filed in the Clerk of Council's Office.)*

Mr. Bruder pointed out that the importance of making sure that there are good policies, procedures and controlled documentation in place. He said there was information in the report which stated that some of the policies and procedures had been updated but it was not stated that everything was complete and adequate from a controlled perspective. He recommended policies, procedures and controls be evaluated to see if there is more work to be done.

Deputy City Manager Pam Hodge said she sent out an email regarding the virtual meeting set for December 3, 2024 @ 11:00 a.m. and had received responses from everyone except Mr. Bruder. She asked if the date and time would be convenient for everyone and all members agreed to the scheduled date and time.

## **II. New Business**

### **A. Audit Committee Responsibilities:**

Chairman Redmond said the training that is set for December 3<sup>rd</sup> will begin the process of addressing the Audit Committee's responsibilities.

### **B. Internal Auditor Upcoming Activities:**

Internal Auditor Donna McGinnis advised that currently the primary focus is on making progress in the Human Resources Department. She said we have been working in the recruiting and compensation area, but in terms of the volume of activity that they are currently handling, one of the things that we've seen is a heavy focus of recruiting in Public Works followed by Metra, Engineering, Civic Center and Parks and Recreation. She said these are the areas where you see most of the activity with new openings and vacancies.

Mr. Bruder asked if there is a process for employees that leave the job such as exit conferences or interviews.

Internal Auditor McGinnis said there doesn't appear to be a standard, but some departments are better at documenting those exits than others.

Deputy City Manager Hodge said there is an exit survey provided to employees, but it is not mandatory. She said there has not been a lot of responses to the survey.

Councilor Glenn Davis asked are there any more authorizations listed on the Internal Auditor's schedule.

Internal Auditor McGinnis said what is currently authorized is the City Manager's Office, Human Resources, Inspections & Code and the Civic Center. She said there have been some activities performed in Inspections & Code, the Civic Center as well as Human Resources. She said there has been some delays due to some of the auditees not being available. She said we have elected to focus on Human Resources at this point.

She went on to explain that there is a document called the Grid which shows the last date that an audit was performed in each department within the City Government. *(Each committee member was provided with a copy of the document. A copy of the document is filed in the Clerk of Council's Office.)*

Mr. Bruder requested a follow up meeting with Internal Auditor McGinnis with regard to this matter. He further stated his desire for a formal report to reflect the audit plan.

Councilor Glenn Davis asked if elected officials are required to have transitional audits performed in their departments.

Internal Auditor McGinnis said they are not required but they can be requested by the elected official.

### **Old Business (continued)**

#### **C. Risk Assessment:**

The discussion on risk assessment continued from the previous meeting, with the following topics being covered:

- Recommending a formal risk assessment
- Contracting with a professional external consulting firm
- Risk assessment pricing
- Determining a budget
- Starting the RFP process

**D. Next Meeting Date:**

The committee came to a consensus to have a Work Session dedicated to drafting and adopting an audit policy. The Work Session date was set for December 18, 2024 @ 9:00 a.m.

**Adjournment**

The meeting was adjourned at 3:19 p.m.

---

Tameka Colbert  
Deputy Clerk Pro Tem



# Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #4.

City Services Center  
3111 Citizens Way  
Columbus, GA 31906

Mailing Address:  
PO Box 1340  
Columbus, GA 31902

Telephone (706) 653-4398, 4402  
Fax (706) 225-3800

### Board Members

Jayne Govar  
Chairman

Lanitra Sandifer Hicks  
Assessor

Kathy J. Jones  
Assessor

John M. Anker  
Assessor

Trey Carmack  
Vice Chairman

Chief Appraiser  
Suzanne Widenhouse

## MINUTES #02-25

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Monday, January 13th, 2025 at 9:00 A.M.

### PRESENT ARE:

Chairman Jayne Govar  
Vice Chairman Lanitra Sandifer Hicks  
Assessor Kathy Jones  
Assessor John Anker  
Deputy Chief Appraiser Glen Thomason  
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Jones motions to accept the agenda. Assessor Anker seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Anker motions to accept the minutes as presented. Assessor Jones seconds and the motion carries.

### MISCELLANEOUS:

- Reminder, due to the MLK holiday, there will be no board meeting held next week on January 20<sup>th</sup>.

At 9:07, Administrative Manager Leilani Floyd presents to the Board:

- Homesteads - Signed & Approved.

At 9:11, Personal Property Manager Stacy Pollard presents to the Board:

- 2025 Returns & Data Mailings - placed into record.
- New Composite Conversion Factors - placed into record.
- Personal Property Exemption Increase – discussion only, no vote needed.

At 9:25, Commercial Appraiser Carmen Smith presents for Commercial division to the Board:

- Waiver & Release #042 008 003 - Signed by Chairman Govar.
- Parcel return to non tax status - #069 022 002T agreement terminated - Signed & Approved.

At 9:28, Deputy Chief Appraiser Glen Thomason presents for Residential Property Division to the Board:

- BOE Results - placed into record.
- CUVA Release #167 001 033 - Signed & Approved. Will be taken to Superior Court for recording.

At 9:37, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - #072 016 002; 072 016 thru 019,174 001 001; 001H & 001P; 174 001 030; 174 002 012 - Signed & Approved.
- Mobile Home Corrections - Signed & Approved.
- Revised Mobile Home Digest - Signed & Approved.

Assessor Anker motions to add Waiver & Release to Commercial agenda & remove BOE results from agenda for the Commercial division. Assessor Jones seconds and the motions carries.

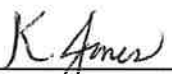
At 9:57, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse  
Chief Appraiser/Secretary

APPROVED:  01/27/2025

MIN# 03 - 25 FEB 03 2025

  
\_\_\_\_\_  
J. GOVAR  
CHAIRMAN

  
\_\_\_\_\_  
K. JONES  
ASSESSOR

  
\_\_\_\_\_  
J. ANKER  
ASSESSOR

\_\_\_\_\_  
vacant  
ASSESSOR

  
\_\_\_\_\_  
L. SANDIFER HICKS  
VICE CHAIRMAN



# Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #4.

City Services Center  
3111 Citizens Way  
Columbus, GA 31906

Mailing Address:  
PO Box 1340  
Columbus, GA 31902

Telephone (706) 653-4398, 4402  
Fax (706) 225-3800

## Board Members

Jayne Govar  
Chairman

Lanitra Sandifer Hicks  
Assessor

Kathy J. Jones  
Assessor

John M. Anker  
Assessor

Trey Carmack  
Vice Chairman

Chief Appraiser  
Suzanne Widenhouse

## MINUTES #03-25

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Monday, January 27th, 2025 at 9:00 A.M.

### PRESENT ARE:

Chairman Jayne Govar  
Vice Chairman Lanitra Sandifer Hicks  
Assessor Kathy Jones  
Assessor John Anker  
Deputy Chief Appraiser Glen Thomason  
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Jones motions to accept the agenda with noted change. Assessor Anker seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Anker motions to accept the minutes as presented. Assessor Jones seconds and the motion carries.

At 9:04, Executive Session for signatures needed by Attorney.

At 9:10, Administrative Appraiser Mary Hale presents to the Board:

- Homesteads - Signed & Approved.

At 9:13, Personal Property Manager Stacy Pollard presents to the Board:

- Aircraft Blue Book Approval - Signed & Approved.
- VREF Aircraft Valuation Approval - Signed & Approved.
- Data Mailings - placed into record.

At 9:20, Commercial Manager Jeff Milam presents to the Board:

- BOE Results - placed into record.
- Waiver & Releases - Signed by Chairman Govar.



At 9:28, Residential Property Manager Paul Borst presents to the Board:

- BOE Results - placed into record.

At 9:38, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - #012 006 018 & 019; 093 017 003, 003A, 004, 005, & 006 - Signed & Approved.

At 9:42, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse  
Chief Appraiser/Secretary

APPROVED:  02/03/2025

MIN# 04 - 25 FEB 10 2025

<u>absent</u>	<u>K. Jones</u>	<u>J.A.</u>	_____	<u></u>
J. GOVAR	K. JONES	J. ANKER	vacant	L. SANDIFER HICKS
CHAIRMAN	ASSESSOR	ASSESSOR	ASSESSOR	VICE CHAIRMAN

**File Attachments for Item:**

5. RESOLUTION - A resolution excusing Councilor Judy W. Thomas from the February 11, 2025, Council Meeting. **(Add-On)**

**RESOLUTION**

**NO.** \_\_\_\_\_

A Resolution excusing Councilors absence.

\_\_\_\_\_

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES:

Pursuant to Section 3-103(6) of the Charter of Columbus, Georgia, Councilor Judy W. Thomas is hereby excused from attendance of the February 11, 2025 Council Meeting for the following reasons:

Personal Business:

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 11th day of February 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

Councilor Allen	voting ___ YES ___
Councilor Chambers	voting ___ YES ___
Councilor Cogle	voting ___ YES ___
Councilor Crabb	voting ___ YES ___
Councilor Davis	voting ___ YES ___
Councilor Garrett	voting ___ YES ___
Councilor Hickey	voting ___ YES ___
Councilor Huff	voting ___ YES ___
Councilor Thomas	voting _ ABSENT _
Councilor Tucker	voting ___ YES ___

\_\_\_\_\_  
**Lindsey G. Mclemore**  
Deputy Clerk of Council

\_\_\_\_\_  
**B. H. "Skip" Henderson, III**  
Mayor

Form revised 11-1-79, Approved by Council 11-6-79

**File Attachments for Item:**

6. Travel Authorization Request for Councilor Toyia Tucker to attend the ACCG Annual Conference during the month of April 2025. **(Add-On)**



# COLUMBUS CONSOLIDATED GOVERNMENT

P.O. Box 1340  
Columbus, Georgia 31902-1340

Item #6.

## TRAVEL AUTHORIZATION REQUEST CITY COUNCILOR

Name of Traveler / Registrant	Councilor Toyia Tucker
Month of Travel	April 2025
Sponsored Organization and Conference / Training	<u>2025 ACCG Annual Conference</u>
Estimated Cost	<b><u>Registration</u></b> – Conference registration is covered for officials serving on the ACCG Board of Managers.  <b><u>Hotel</u></b> – \$300 x 4 nights = \$1,200 / Parking \$80.00 / Resort Fee \$132.00 = \$1,412.00 TOTAL  <b><u>Reimbursable Amount</u></b> - \$344.40 mileage + per diem \$120.00 = \$464.40  <b>TOTAL <u>ESTIMATED COST</u>: \$1,876.40</b>
Conference/Travel Budget	Beginning Balance - \$9,502

TRAVEL POLICY- Dated: September 16, 2013, which reads in part;

*“City Councilors should submit their travel requests to the Clerk of Council. The Clerk of Council will list a request to approve travel on his/her agenda for a vote at a regular City Council meeting. All travel requests must conform to the requirements, terms and conditions of this Policy.”*

Funds are available in the FY25 Budget to cover the expenses (0101-100-1000-CNCL-6641).

In accordance with the Travel Policy and Procedures of the Columbus Consolidated Government, As the Clerk of Council, I am respectfully requesting authorization for Councilor Bruce Huff to attend the conference as listed above. Also, pursuant to Resolution No. 149-22, this request is applicable to the one reimbursable travel expense for a conference outside of Columbus, Georgia for FY 2024.

\_\_\_\_\_  
Lindsey G. McLemore  
Deputy Clerk of Council  
Council of Columbus, Georgia

\_\_\_\_\_  
Date