

Council Members

R. Gary Allen
Charmaine Crabb

Travis L. Chambers
Glenn Davis

Byron Hickey
Bruce Huff

R. Walker Garrett
Toyia Tucker

John Anker
Joanne Cogle

Clerk of Council
Lindsey G. McLemore



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

April 28, 2026
5:30 PM
Regular Meeting

MAYOR'S AGENDA

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

INVOCATION: Offered by Father Kevin Braski - St. Anne Catholic Church

PLEDGE OF ALLEGIANCE: Led by Mayor Skip Henderson

MINUTES

1. Approval of minutes for the April 14, 2026, Council Meeting.

PROCLAMATIONS:

2. Proclamation: Columbus Police Department & District Attorney's Office Appreciation Day

Receiving: CPD & DA's Office

PRESENTATIONS:

3. MAYOR'S FY2027 BUDGET PRESENTATION: Mayor Henderson presents the Recommended FY2027 Budget for the fiscal year beginning July 1, 2026 through June 30, 2027.

CITY ATTORNEY'S AGENDA

ORDINANCES

- 1. 2nd Reading:** REZN-02-26-0189: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **5306 Buena Vista Road** (parcel # 095-045-019) from Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.)(As amended on 1st Reading.)(Councilor Tucker)
- 2. 2nd Reading:** REZN-02-26-0346: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **9055 Veterans Parkway** (parcel # 079-001-034) from Residential Office (RO) Zoning District to Residential Estate - 1 (RE1)(Planning Department and PAC recommend approval)(Councilor Davis)
- 3. 1st Reading:** REZN-07-25-1259: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **6821 Mobley Road** (parcel # 190-014-020) from Single Family Residential – 1 (SFR1) Zoning District to Single Family Residential – 2 (SFR2) Zoning District. (Planning Department and PAC recommend approval.)(Continued on 1st Reading from 4-14-26.) (Councilor Davis)
- 4. 1st Reading:** An ordinance to revise and clarify certain provisions of Chapter 2 of the Columbus Code which provide for meeting dates and procedures for the Columbus Council; and for other purposes. (Mayor Pro-Tem)
- 5. 1st 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 acting though a designated member of Council, and for other purposes. (Councilor Tucker)

PUBLIC AGENDA

1. Mr. George McDowell, Re: Public Trust in Local Governance.
2. Ms. Yaunita Arrington, Re: Concerns regarding due process violations, improper lien placement, and administrative failures related to Code Enforcement actions on my property, and to request corrective action and review.
3. Mr. Mike Watford, Re: Debris on Roaring Branch Creek from Bradley Park Drive. New Apartment Construction.
4. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: Developing a Peoples Budget. Access to Healthcare. (*Referral from Mayor's Commission for Persons with Disabilities*)

5. Mr. Gregory Foster, Re: Corrupt Intent.
6. Mr. William Worley, Re: Wheelchair Swings.
7. Mx. Erik Pitzer, Re: Skate Park Upgrade.
8. Mr. Carl Faulk, Re: Waste Pickup.
9. Mr. Marcello Ramirez, Re: Demolition of Property Located at 225 21st Avenue. *(Translator will be accompanying the applicant)*

CITY MANAGER'S AGENDA

1. Street Acceptance – Lavender Glen, Enclave Court, and Larkspur Place

Approval is requested for the acceptance of Lavender Glen, Enclave Court, and Larkspur Place, located in The Enclave at Cartledge Creek.

2. GDOT Street Lighting Agreement – SR 22/US 80 @ SR 22 SPUR

Approval is requested to enter into an Agreement Between the Georgia Department of Transportation (GDOT) and the Columbus Consolidated Government (City) for the purpose of the installation, operation, and maintenance of the lighting system that will be installed within the SR 22/US 80 @ SR 22 SPUR.

3. FY26 Local Road Assistance (LRA)

Approval is requested to submit an application and accept if awarded, FY 26 Local Road Assistance (LRA) from the Georgia Department of Transportation (GDOT). The FY 26 LRA allocation for Columbus-Muscogee County from GDOT is \$2,972,701.86 with no local match required.

4. Juvenile Justice Incentive Grant Application

Approval is requested to submit a grant application and, if awarded, accept funds up to \$750,000 from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Court for evidence-based programming and amend the Multi-Governmental Fund by the amount of the grant award and enter into a memorandum of agreement with Evidence-Based Associates, LLC. The grant period is from July 1, 2026, to June 30, 2027.

5. 2025 Homeland Security Hazmat Grant – Fire/EMS

Approval is requested to accept a grant in the amount of \$6,000.00 or as otherwise awarded, from the Homeland Security Grant Program, for the purchase and maintenance of Hazmat Equipment, with an amendment made to the Multi-Government Fund by the like amount, with no matching funds required.

6. 2025 Homeland Security GSAR (Georgia Search and Rescue) Grant – Fire/EMS

Approval is requested to accept a grant in the amount of \$55,230.00 or as otherwise awarded, from the Homeland Security Grant Program, to support the purchase, maintenance, and training associated with equipment utilized by the West Central Georgia Search and Rescue (GSAR) Team, with an amendment made to the Multi-Government Fund by the like amount with no matching funds required.

7. PURCHASES

- A.** Service Contract for Various Types of Transmissions for METRA (Annual Contract) – RFB No. 26-0031
- B.** Alternators & Starters for METRA (Annual Contract) – RFB No. 26-0029
- C.** Contract Extension for Leather Items (Annual Contract) – RFB No. 20-0013
- D.** Amendment 9 for Space Planning and Programming & Design Professional Services for Columbus Consolidated Government Center Project – RFQ No. 20-0001

8. UPDATES AND PRESENTATIONS

- A.** PAWS Animal Services Division Contract Update - Courtney Pierce, Executive Director, PAWS & Donna McGinnis, Contract Administrator, Columbus Consolidated Government
- B.** Jail Update - Ryan Pruett, Director, Inspections & Code, Douglas Kleppin, AIA, LEED AP - Principal, The S/L/A/M Collaborative, Doug Shaw, AIA - Managing Member/Owner, Jericho Design Group, LLC, and Henry Painter - Senior Project Executive, Gilbane Building Company
- C.** FY26 Sheriff's Office Budget Update - Sheriff Greg Countryman

CLERK OF COUNCIL'S AGENDA

ENCLOSURES - INFORMATION ONLY

- 1.** Upcoming Board Appointments: Board of Family & Children Services
- 2.** Upcoming Board Appointments: Columbus Golf Authority
- 3.** Upcoming Board Appointments: Columbus Sports & Entertainment Authority
- 4.** Upcoming Board Appointments: New Horizons Behavioral Health- Mental Health, Addictive Diseases & Developmental Disabilities- Community Service Board

ENCLOSURES - ACTION REQUESTED

5. Resolution: A Resolution changing the regularly scheduled Council meetings for the month of June 2026. *(These changes are made annually to ensure compliance with requirements necessary for the adoption of the fiscal year budgets.)*

6. Minutes of the following boards:

Board of Tax Assessors #13-26

Board of Tax Assessors #14-26

Board of Zoning Appeals 03-04-26

Columbus Sports & Entertainment Authority 03-09-26

Pension Board 10-08-25

Pension Board 11-12-25

Planning Advisory Commission 03-04-26

Planning Advisory Commission 03-18-26

BOARD APPOINTMENTS - ACTION REQUESTED

7. MAYOR’S APPOINTMENTS – ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. PENSION FUND, EMPLOYEES’ BOARD OF TRUSTEES:

Vacant
(Business Community)
Term Expires: June 30, 2026

Open for Nominations
(Mayor’s Appointment)

Membership and Meeting Information

Terms:	4 Year	Term Limit:	n/a
Meetings:	Monthly – 1 st Wednesday		
Women:	4	Senatorial District 15:	9
Vacancies:	1	Senatorial District 29:	2

B. YOUTH ADVISORY COUNCIL:

Mayor’s Nominee: _____

8. **NOMINATIONS – CONFIRMED BY COUNCIL:**

A. **HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):**

Vacant
Columbus Homebuilders Association
Term Expires: January 31, 2028

Waiting on Nominee
(Confirmed by Council)

Vacant
Uptown Business Association
Term Expires: January 31, 2029
**Alan Udy is unable to serve currently. (Confirmed 02-10-2026)*

Waiting on Nominee
(Confirmed by Council)

Membership and Meeting Information

Terms: 3 Year Term Limit: 2
Meetings: Monthly – 2nd Monday
Women: 5 Senatorial District 15: 7
Vacancies: 1 Senatorial District 29: 2

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

A. **COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

Vacant
Term Expires: March 27, 2026

Open for Nominations
(District 1 – Hickey)

Tracy Belt
Not Eligible
Term Expires: March 27, 2026

Open for Nominations
(District 4 -Tucker)

Vacant
Term Expires: March 27, 2026

Open for Nominations
(District 5 – Crabb)

Vacant

Open for Nominations
(District 9 -Anker)

Term Expires: March 27, 2026

Membership and Meeting Information

Terms:	3 Year (Mayor Appts); 2 Year (Council Appts)	Term Limit: 2
Meetings:	Quarterly – 2nd Thursday (March, June, September & December)	
Women:	4	Senatorial District 15: 7
Vacancies:	2	Senatorial District 29: 3

B. PUBLIC SAFETY ADVISORY COMMISSION:

Paul T. Berry, III

Eligible

Term Expired: October 31, 2025

**Not interested in serving another term.*

Open for Nominations
(District 5 – Crabb)

Scott Taft

Not Eligible

Term Expired: October 31, 2025

Open for Nominations
(District 9 – Anker)

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2
Meetings:	Monthly – 3 rd Thursday	
Women:	3	Senatorial District 15: 4
Vacancies:	0	Senatorial District 29: 3

C. YOUTH ADVISORY COUNCIL:

District 1 Nominee: _____	District 6 Nominee: _____
District 2 Nominee: _____	District 7 Nominee: _____
District 3 Nominee: _____	District 8 Nominee: _____
District 4 Nominee: _____	District 9 Nominee: _____
District 5 Nominee: _____	District 10 Nominee: _____

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

A. ANIMAL CONTROL ADVISORY BOARD:

Vacant
(Georgia Veterinary Technician)
Term Expires: October 15, 2025

Open for Nominations
(Council's Appointment)

Vacant
(Animal Rescue Shelter Representative)
Term Expires: October 15, 2026
Recommendations are submitted by a licensed animal shelter.

Open for Nominations
(Council's Appointment)

Note: The Animal Control Advisory Board is currently developing recommendations for Council's consideration regarding the board's composition.

Membership and Meeting Information

Terms:	2 Year	Term Limit: 2
Meetings:	Semiannually	
Women:	7	Senatorial District 15: 3
Vacancies:	3	Senatorial District 29: 4

B. BOARD OF HEALTH:

Yasmine Cathright
Not Eligible
Term Expires: December 31, 2025

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

Terms:	5 Year	Term Limit: 2
Meetings:	Monthly – 4 th Wednesday	
Women:	4	Senatorial District 15: 0
Vacancies:	1	Senatorial District 29: 5

C. BUILDING AUTHORITY OF COLUMBUS:

Vacant
Term Expires: March 24, 2027

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

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

Vacancies: 1

Senatorial District 29: 3

D. KEEP COLUMBUS BEAUTIFUL COMMISSION:

Vacant
Term Expires: June 30, 2026

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

Terms: 3 Year Term Limit: 2
Meetings: Bimonthly – 2nd Tuesday (Even months)
Women: 6 Senatorial District 15: 5
Vacancies: 1 Senatorial District 29: 3

E. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:

Vacant
Term Expires: August 14, 2026

Open for Nominations
(Council's Appointment)

Vacant
Term Expires: August 14, 2026

Open for Nominations
(Council's Appointment)

Vacant
Term Expires: August 14, 2027

Open for Nominations
(Civic Center Director Recommendation / Confirmed by Council)

Membership and Meeting Information

Terms: 4 Year Term Limit: 3
Meetings: Bimonthly – 2nd Thursday (January, March, May, July, September & November)
Women: 5 Senatorial District 15: 4
Vacancies: 4 Senatorial District 29: 4

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

Judge David Ranieri
Does not desire reappointment
Term Expired: June 30, 2025

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

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

G. PERSONNEL REVIEW BOARD:

Vacant
(Alternate Member 1)
Term expires: December 31, 2027

Open for Nominations
(Council’s Appointment)

Vacant
(Alternate Member 2)
Term expires: December 31, 2027

Open for Nominations
(Council’s Appointment)

Vacant
(Alternate Member 3)
Term expires: December 31, 2027

Open for Nominations
(Council’s Appointment)

Delano Leftwich
Not Eligible
(Alternate Member 4)
Term expired: December 31, 2025

Open for Nominations
(Council’s Appointment)

Membership and Meeting Information

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

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

File Attachments for Item:

1. Approval of minutes for the April 14, 2026, Council Meeting.

COUNCIL OF COLUMBUS, GEORGIA

CITY COUNCIL MEETING MINUTES

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

April 14, 2026
9:00 AM
Regular Meeting

MAYOR'S A G E N D A

PRESENT: Mayor B. H. "Skip" Henderson, III and Mayor Pro Tem R. Gary Allen and Councilors John Anker, Travis L. Chambers, Joanne Cogle, Charmaine Crabb, Glenn Davis (arrived at 10:04 a.m.), R. Walker Garrett, Byron Hickey and Toyia Tucker. Deputy City Manager Pam Hodge, City Attorney Clifton Fay, Assistant City Attorney Lucy Sheftall, Clerk of Council Lindsey G. McLemore and Deputy Clerk of Council Tameka Colbert.

ABSENT: Councilor Bruce Huff was absent. Deputy City Manager Lisa Goodwin was also absent.

The following documents have been included as a part of the electronic Agenda Packet: (1) MA#5: Georgia Cities Week PP; (2) MA#7: National Travel & Tourism Week PP; (3) CM#4 Park & Recreation Projects Update PP

The following documents were distributed around the Council table: (1) CA - Add-On: Resolution – Technology Overlay District; (2) PA#13 Flight Blight Columbus Initiative: Columbus Is Not a Dumping Ground; (3) PA#14: Official Agenda: Haygood Recreation Center Boxing Gym; (4) PA#17: Contradictions of Politics; (5) PA#18: Technology Overlay District Ordinance

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

INVOCATION: Offered by Rev. Grace Burton-Edwards - St. Thomas Episcopal Church

PLEDGE OF ALLEGIANCE: Led by Alexander Mitchell - Rainey-McCullers School of the Arts

MINUTES:

1. Approval of minutes for the March 31, 2026, Consent Agenda / Work Session and Executive Session. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Garrett and carried unanimously by the eight members present, with Councilor Davis being absent for the vote and Councilor Huff being absent from the meeting.

PROCLAMATIONS

2. **Proclamation:** Jubilee Freedom Day

Receiving: Johnnie Warner, Aaron Guest, Sr., and Spencer High School Students

Councilor Toyia Tucker read the proclamation into the record proclaiming Thursday, April 16, 2026, as *Jubilee Freedom Day*, recognizing and commemorating the end of slavery in the region following the Battle of Columbus in 1865 and honoring the resilience, freedom, and contributions of formerly enslaved individuals.

3. **Proclamation:** Arts & Culture Month

Receiving: Carrie Beth Wallace, Founder and Editor-in-Chief of The Columbusite

Councilor Joanne Cogle read the proclamation into the record proclaiming the month of April 2026, as *Arts & Culture Month*, recognizing the importance of the arts to the city's quality of life, economic development, and community engagement, and encouraging citizens to support local arts initiatives and events.

4. **Proclamation:** Ridgecrest Rehab & Skilled Nursing Center Recognition Day

Receiving: Jennifer Kelley, Administrator of Ridgecrest

Councilor Walker Garrett read the proclamation into the record proclaiming Tuesday, April 14, 2026, as *Ridgecrest Rehab & Skilled Nursing Center Recognition Day*, recognizing Ridgecrest Rehab and Skilled Nursing Center for its commitment to high-quality patient care and its achievement of Joint Commission accreditation.

5. **Proclamation:** Georgia Cities Week

Receiving: Teasha Hollis, Director of Communications & Community Affairs, City Manager's Office

Mayor Pro Tem Gary Allen read the proclamation into the record proclaiming the week of, April 20-25, 2026, as *Georgia Cities Week*, recognizing the role of city government in serving residents and encouraging civic engagement and public awareness of municipal services.

6. **Proclamation:** Fair Housing Month

Receiving: John Bunn, Jerry Tucker, and Anthony Montgomery

Councilor Charmaine Crabb read the proclamation into the record proclaiming the month of April 2026, as *Fair Housing Month*, recognizing the anniversary of the Fair Housing Act and reaffirming the community's commitment to equal housing opportunities and the elimination of discrimination.

PRESENTATIONS

7. National Travel and Tourism Week, May 3-9, 2026 – Presented by: Ashley Woitena, President-CEO of VisitColumbusGA

Ashley Woitena, President-CEO of VisitColumbusGA, provided a brief presentation highlighting National Travel and Tourism Week (May 3–9, 2026), including upcoming events and the economic impact of tourism, noting visitor spending, job support, and community engagement initiatives.

CITY ATTORNEY'S AGENDA

ORDINANCES

1. **1st Reading:** REZN-07-25-1259: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **6821 Mobley Road** (parcel # 190-014-020) from Single Family Residential – 1 (SFR1) Zoning District to Single Family Residential – 2 (SFR2) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Davis)

Councilor Davis made a motion to delay the ordinance 1st Reading for two weeks, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

Scott Burkhalter, Applicant, explained his request to rezone property at 6821 Maui Road from SFR1 to SFR2 in order to purchase and combine an adjacent strip of land and gain access to his property from King Place Drive.

Planning Director Will Johnson explained that the applicant previously sought rezoning in July 2025 to match existing zoning for a lot combination, which was opposed by neighboring residents. The applicant is now requesting to rezone his property to SFR2 to align with the adjacent parcel for the purpose of combining the properties.

2. **1st Reading:** REZN-02-26-0189: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **5306 Buena Vista Road** (parcel # 095-045-019) from Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.)(Councilor Tucker)

Councilor Tucker made a motion to amend the ordinance to add the following nine (9) conditions: (1) maximum building height if 45-feet, (2) the subject property shall revert back to the zoning at the time of application if developer does not construct and maintain subject property as shown on approved site plan within 24 months of adoption of this ordinance, (3) developer must use concrete composite wood material or brick on exterior of all buildings, (4) developer or successor in interest shall maintain a 50-foot natural undisturbed buffer on all property lines, (5) all lighting shall be LED and directed downward internally on the subject property, (6) the approved landscape plan shall be maintained by developer or successor in interest, (7) a minimum 6-foot high privacy fence of wood or black chain link shall be erected and maintained by developer or successor and interest, (8) all trash dumpsters shall be emptied only between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, and (9) only one (1) three-story building shall be permitted in Phase 1 and Phase 2 of the development, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

Carter Brown of IDP Properties, Applicant explained that the proposal includes affordable housing, with an initial phase of 56 units and a potential second phase and reflects coordination with city officials and neighborhood stakeholders to address community concerns.

REFERRAL(S):

FOR THE DEPUTY CITY MANAGER:

- A request was made to evaluate traffic impacts in the area, including consideration of a traffic study to assess ingress and egress near Buena Vista Road. (*Councilor Tucker*)

PUBLIC COMMENTS:

- *Brian Beverly* – expressed support for the proposed development but raised concerns regarding public safety, specifically traffic speeding issues.
- *Val McGowan* – expressed support for the proposed development, noting the inclusion of green space and its potential community benefits, while also encouraging additional economic development in the area.

REFERRAL(S):**FOR THE DEPUTY CITY MANAGER:**

- A request was made for increased traffic enforcement in the area, including the possibility of scheduling additional police details to address speeding concerns. (*Councilor Tucker*)

- 3. **1st Reading:** REZN-02-26-0346: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **9055 Veterans Parkway** (parcel # 079-001-034) from Residential Office (RO) Zoning District to Residential Estate - 1 (RE1)(Planning Department and PAC recommend approval)(Councilor Davis)

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

RESOLUTIONS

- 4. **Resolution (086-26)** - A resolution approving a Special Exception to allow for a Tattoo Studio in the existing building located at **1023 Broadway** located in the Central Riverfront (CRD) zoning district. (Planning Department and PAC recommend approval.)(Councilor Cogle) Councilor Cogle made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting. (*NOTE: Councilor Tucker was out of the Council Chamber at the time this vote was taken and requested her vote reflect in favor.*)

ADD-ON RESOLUTION

Resolution (087-26) - A resolution delaying any first reading of the Technology Overlay District amendments to the Unified Development Ordinance for up to 45 days. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

CLERK OF COUNCIL'S AGENDA5. **NOMINATIONS – CONFIRMED BY COUNCIL:**

A. AIRPORT COMMISSION:

A nominee for a vacant seat for a term expiring on December 31, 2026, on the Airport Commission (*Waiting on nominee – Confirmed by Council*). The Airport Commission has submitted Daria Cruzen for confirmation. Councilor Davis moved confirmation. Seconded by Councilor Cogle and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting. (*NOTE: Item called forward at the request of Councilor Davis.*)

PUBLIC AGENDA

1. Mr. Timothy Veals, Re: School Zone Signs, Neighborhood Property Owners, Responsibility of Landlords to Clean Up Properties *Not Present*
2. Mr. Joshua Broomfield, Re: Inclusion of Local and Minority Businesses in Major Projects.
3. Mr. Paul Olson, Re: Public Agenda, Open Meetings Act, and the Planning Advisory Commission (PAC). *Not Present*
4. Mr. Gregory Foster, Re: The Ugly Truth About the *Stop Hypercycle Data Centers in Muscogee County Group*.
5. Mr. Daniel Veach, Re: Proposed Data Center. *Not Present*
6. Mrs. Jessica Warchal, Re: Who are the purveyors of misinformation?
8. Mr. Joshua Ferguson, Re: Business Development, Public Goods, and the Signal that Columbus Sends. *Not Present*
9. Mr. Scott Johnson, Re: Proposed Data Center for AI. *Not Present*
10. Mr. Matthew Davidson, Re: Inconsistencies in Zoning Overlay for Data Center. *Not Present*
11. Ms. Sophia Rother, Re: Moratorium or Send to Ballot – Zoning Overlay for Data Center.
7. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: Correct Care, Crime Prevention Department Reforms. (*Referral from Mayor’s Commission on Persons with Disabilities*)
12. Dr. Marvin Broadwater, Sr., Re: Board Appointment Concerns.

Clerk of Council Lindsey G. McLemore stated she would follow up and continue efforts to educate local boards on proper procedures and compliance with applicable laws, including the Georgia Open Meetings Act.

13. Dr. Natalie Nicole, representing Role Model Academy, Re: Fight Blight Columbus, GA Initiative.

REFERRAL(S):

FOR THE DEPUTY CITY MANAGER:

- A request was made to explore the expansion of surveillance camera installations in targeted areas to address ongoing littering and illegal dumping. (*Councilor Hickey*)
 - A request was made to evaluate lighting conditions along Moy Road, particularly near the guardrail area off Buena Vista Road. (*Councilor Tucker*)
 - A request was made to explore establishing a whistleblower-style reporting program for illegal dumping that would incentivize citizens to report violations. (*Councilor Garrett*)
14. Ms. Inja Gordon, representing Haygood (Boxing Gym) Recreation Center, Re: Community Legacy, Exposure & Athletic Funding, and Accessibility Alignment.

Parks and Recreation Director Holli Browder clarified that the \$20 fee associated with the Haygood Boxing Gym is a standard membership fee comparable to other recreational facilities, reflecting access to specialized equipment such as boxing rings.

15. Ms. Pamela Mulvaney, Re: Data Center, Tech and Environmental Concerns.
16. Ms. Patricia Stephens, Re: Patterns in Economics.
17. Mrs. Debra Jarzomjoski, Re: Contradictions of Politics.
18. Mrs. Darlene Laird, Re: Proposed Technology Overlay District.
19. Mr. Val McGowan, Re: Civility and Good Trouble.
20. Mrs. Audrey Holston Palmore, Re: Heir Property.

CLERK OF COUNCIL'S AGENDA (continued)

COUNCIL HEARING(S):

9. Request for refund of property taxes as submitted by Mr. Andrew Ruh, Executive Director of Columbus Botanical Garden, for property located in Columbus, Georgia in the amount of \$28,706.62. (*NOTE: Request for waiver of penalty and interest on property tax in the amount of \$7,935.60 was approved by Council on 03/24/2026. Property taxes for years 2023, 2024, and 2025 were paid in full on 03/25/2026.*)

Mr. Andrew Ruh, Executive Director of Columbus Botanical Garden, addressed Council regarding a previously requested waiver of back taxes on a parcel of property acquired in 2022. He explained that the property, a five-acre donation adjoining the garden, had not been properly filed as tax-exempt by prior administration.

Councilor Garrett made a motion to approve the request for a full refund in the amount of \$28,706.62, seconded by Councilor Tucker and found inconclusive with a five-to-four vote, with Councilors Chambers, Cogle, Garrett, Hickey and Tucker voting in favor and Mayor Pro Tem Allen and Councilors Anker, Crabb and Davis voting opposed and Councilor Huff being absent from the meeting. (*NOTE: With an inconclusive vote, this item will be listed on the April 28, 2026, Council Meeting Agenda.*)

CITY MANAGER'S AGENDA

1. Sidewalk and Maintenance Easement Deed for Additional Right-of-Way Adjacent to Manchester Expressway and Armour Road

Resolution (088-26) – A resolution authorizing the acceptance of easement deeds to part of Land Lot 48, 8th District 27.14 sq feet 0.001 acres and 290.88 sq feet 0.007 acres along Manchester Expressway and 609.22 sq feet 0.014 acres along armor Road, Chick-Fil-A development for the purpose of incorporating the sidewalk into the street right-of-way, on behalf of Columbus, Georgia. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

2. Firehouse Subs Public Safety Foundation Grant Program

Resolution (089-26) – A resolution to apply for, accept, and expend any awarded funds as per the grant guidelines and city regulations, if awarded, a grant of \$40,000, or as otherwise awarded, the Firehouse Subs Public Safety Foundation grant, and to amend the multi-governmental fund by the amount awarded. Funds will be utilized for enhancing community safety through new tools, including AEDs, rescue equipment, and educational resources. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

3. PURCHASES

- A. Construction Manager as General Contractor Services for Public Safety Building Renovations – RFP No. 26-0016

Resolution (090-26) – A resolution authorizing the execution of a contract with Freeman & Associates (Columbus, GA) for Construction Manager as General Contractor services for Public Safety Building Renovations to construct renovations to the existing Public Safety building located at 510 10th Street. The recommended contractor’s cost proposal is within the amount budgeted. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Anker and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

B. Provision and Installation of Lighting Upgrade for Cooper Creek Tennis Center – Sourcewell Cooperative Contract Purchase

Resolution (091-26) – A resolution authorizing the provision and installation of lighting upgrade for Cooper Creek Tennis Center from Musco Sports Lighting LLC (Oskaloosa, IA) in the amount of \$489,840.00. The purchase will be accomplished by Cooperative Purchase via Sourcewell Contract #041123-MSL. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Anker and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

C. Memorandum of Agreement for Mental Health Services for Muscogee County Prison

Resolution (092-26) – A resolution authorizing the Memorandum of Agreement with New Horizons Community Service Board d/b/a New Horizons Behavioral Health (Columbus, GA), for inmate mental health services for the Muscogee County Prison. New Horizons Behavioral Health will provide five telephone consultations and contract administration in the amount of \$250.00 per month. Provider services will be \$150.00 per hour; clinician services will be \$100.00 per hour; psychologist services will be \$100.00 per hour; and additional consultations beyond the five monthly telephone consultations will be \$50.00 per call. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Anker and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

D. Retrofit/Upgrade of Bomb Squad Robot for EMA/Homeland Security

Resolution (093-26) – A resolution authorizing purchase of retrofit/upgrade services for the bomb squad robot from Pareton/Remotec, Inc., (Clinton, TN) in the amount of \$112,523.00. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Anker and carried unanimously by the nine members present, with Councilor Huff being absent from the meeting.

Director of Emergency Management and Homeland Security Chance Corbett offered comments regarding the Council’s approval of a fully funded \$112,523 grant, highlighting that the funding will

support the retrofit of bomb squad equipment to enhance safety by allowing hazardous situations to be handled remotely, benefiting the region's consolidated bomb squad.

In response to a question posed by Councilor Hickey, **Deputy City Manager Pam Hodge** provided comments regarding signage at the Public Safety Building, indicating that plans are underway to include recognition of former Police Chief Weatherington as part of the facility's ongoing renovations.

(Note: Councilor Cogle left the meeting at 12:39 p.m.)

(Note: Councilor Hickey left the meeting at 12:40 p.m.)

4. UPDATES AND PRESENTATIONS

A. Parks & Recreation Update - Holli Browder, Director Parks & Recreation

Director of Parks & Recreation Holli Browder delivered a presentation outlining recent accomplishments and ongoing projects within the department. She also provided updates on current and upcoming projects, and efforts to improve facilities through partnerships, new designs, and the potential addition of a project manager to support the department's extensive workload.

REFERRAL(S):

FOR THE DEPUTY CITY MANAGER:

- A request was made to move forward with renaming Carver Park to the Honorable Evelyn Turner Pugh Park and Recreation Center, including coordinating a potential dedication around her birthday and involving her family in the recognition. *(Councilor Tucker)*
- A request was made to revisit plans for improvements at AJ McClung, including discussion of turf options and clarification of available funding for the project. *(Councilor Tucker)*
- A request was made to amend the existing ordinance or resolution for Carver Park to align park operating hours with splash pad hours. *(Councilor Tucker)*
- A request was made for staff to research whether the City can reinstall or rehabilitate septic systems at facilities such as Flat Rock Park. *(Councilor Davis)*

In response to Councilor Davis's referral, **Interim Director of Facilities Maintenance Allen Minton** explained that while replacing septic systems is feasible, significant challenges remain due to the lack of water service. He explained that extending water lines to the facilities would require substantial cost and rock excavation and noted that prior estimates and contractor discussions have been conducted but not recently revisited.

REFERRAL(S):**FOR THE DEPUTY CITY MANAGER:**

- A request was made for staff to assess restroom conditions at Woodruff Park Soccer Complex. (Councilor Chambers)
- A request was made to explore the inclusion of restroom facilities in future plans for Flat Rock Park. (Mayor Pro Tem Allen)
- A request was made for an update on the engineering progress of the traffic study for the Sumac and Techwood area. (Councilor Crabb)

CLERK OF COUNCIL'S AGENDA (continued)**ENCLOSURES - ACTION REQUESTED**

1. **Resignation:** Correspondence received from Avianca C. Dowdell, resigning from her seat on the Keep Columbus Beautiful Commission (KCBC). Mayor Pro Tem Allen made a motion to receive the resignation, seconded by Councilor Chambers and carried unanimously by the six members present, with Councilors Cogle, Hickey and Tucker being absent for the vote and Councilor Huff being absent from the meeting.
2. **Travel Authorization Request:** Approval is requested for Councilor Toyia Tucker to attend the 2026 ACCG Annual Conference, scheduled for April 23-26, 2026. Mayor Pro Tem Allen made a motion to approve the authorization, seconded by Councilor Garrett and carried unanimously by the six members present, with Councilors Cogle, Hickey and Tucker being absent for the vote and Councilor Huff being absent from the meeting.
3. **Minutes of the following boards:**
 - Board of Historic and Architectural Review 12-11-23
 - Board of Historic and Architectural Review 07-08-24, 10-15-24
 - Board of Historic and Architectural Review 09-08-25, 10-14-25
 - Board of Tax Assessors #10-26, 11-26, 12-26
 - Board of Water Commissioners 02-09-26
 - Development Authority of Columbus 02-12-26, 02-24-26

New Horizon Behavioral Health 01-13-20, 04-13-20, 05-11-20, 06-08-20, 07-13-20, 11-09-20, 12-14-20

New Horizon Behavioral Health 01-09-23, 02-13-23, 03-13-23, 05-08-23, 06-12-23, 08-14-23, 09-11-23, 10-09-23, 12-11-23

New Horizon Behavioral Health 09-09-24, 10-14-24, 12-09-24

Mayor Pro Tem Allen made a motion to receive the minutes of various boards, seconded by Councilor Garrett and carried unanimously by the six members present, Councilors Cogle, Hickey and Tucker being absent for the vote and Councilor Huff being absent from the meeting.

ADD-ON:

Resolution (094-26) - A Resolution excusing Councilor Bruce Huff from the March 31, 2026, Consent Agenda / Work Session. Councilor Anker made a motion to approve the resolution, seconded by Councilor Chambers and carried unanimously by the six members present, with Councilors Cogle, Hickey and Tucker being absent for the vote and Councilor Huff being absent from the meeting.

Resolution (095-26) - A Resolution excusing Councilor Bruce Huff from the April 14, 2026, Council Meeting. Councilor Anker made a motion to approve the resolution, seconded by Councilor Chambers and carried unanimously by the six members present, with Councilors Cogle, Hickey and Tucker being absent for the vote and Councilor Huff being absent from the meeting.

BOARD APPOINTMENTS - ACTION REQUESTED

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

A. PENSION FUND, EMPLOYEES' BOARD OF TRUSTEES:

A nominee for a vacant seat with a term that expires on June 30, 2026, as a representative of the Business Community on the Pension Fund, Employees' Board of Trustees (*Mayor's Appointment*). There were none.

5. NOMINATIONS – CONFIRMED BY COUNCIL:

B. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):

A nominee for a vacant seat (*Columbus Home Builders Association Representative*) for a term expiring on January 31, 2028, on the Historic & Architectural Review Board (*Council's Appointment*). There were none.

6. NOMINATIONS – READY FOR CONFIRMATION:

- A. DEVELOPMENT AUTHORITY OF COLUMBUS:** Laura Gower was nominated to serve another term. New term expires: 04/30/2030 (*Mayor Pro Tem Allen*) Mayor Pro Tem Allen moved confirmation. Seconded by Councilor Crabb and carried unanimously by the six members present, with Councilors Cogle, Hickey and Tucker being absent for the vote and Councilor Huff being absent from the meeting.
- B. DEVELOPMENT AUTHORITY OF COLUMBUS:** Doug Jenkins was nominated to serve another term. New term expires: 04/30/2030 (*Mayor Pro Tem Allen*) Mayor Pro Tem Allen moved confirmation. Seconded by Councilor Crabb and carried unanimously by the six members present, with Councilors Cogle, Hickey and Tucker being absent for the vote and Councilor Huff being absent from the meeting.

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

A. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:

A nominee for the vacant seat of the District 1 Representative for a term expiring on March 27, 2026, on the Community Development Advisory Council (*District 1 – Hickey*). There were none.

A nominee for the seat of Tracy Belt (*Not Eligible*) the District 4 Representative for a term expiring on March 27, 2026, on the Community Development Advisory Council (*District 4 – Tucker*). There were none.

A nominee for the vacant seat of the District 5 Representative for a term expiring on March 27, 2026, on the Community Development Advisory Council (*District 5 – Crabb*). There were none.

A nominee for the seat of Mike Welch (*Eligible for reappointment*) the District 9 Representative for a term expiring on March 27, 2026, on the Community Development Advisory Council (*District 9 – Anker*). There were none.

B. PUBLIC SAFETY ADVISORY COMMISSION:

A nominee for the seat of Paul T. Berry, III (*Not interested in serving another term*) for a term that expired on October 31, 2025, on the Public Safety Advisory Commission (*District 5 – Crabb*). There were none.

A nominee for the seat of Scott Taft (*Not Eligible*) for a term that expired on October 31, 2025, on the Public Safety Advisory Commission (*District 9 – Anker*). There were none.

8. COUNCIL APPOINTMENTS – ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:**A. ANIMAL CONTROL ADVISORY BOARD:**

A nominee for the vacant seat of the Georgia Veterinary Technician with a term expiring on October 15, 2026, on the Animal Control Advisory Board (*Council's Appointment*). There were none.

A nominee for the vacant seat of the Animal Rescue Shelter Representative with a term expiring on October 15, 2026, on the Animal Control Advisory Board (*Council's Appointment*). There were none.

B. BOARD OF HEALTH:

A nominee for the seat of Yasmine Cathright (*Not Eligible*) with the term expiring on December 31, 2025, on the Board of Health (*Council's Appointment*). There were none.

C. BUILDING AUTHORITY OF COLUMBUS:

A nominee for a vacant seat for a term that expires on March 24, 2026, on the Building Authority of Columbus (*Council's Appointment*). There were none.

D. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:

A nominee for a vacant seat for a term that expired on August 14, 2026, on the Liberty Theatre & Cultural Arts Center Advisory Board (*Council's Appointment*). There were none.

A nominee for a vacant seat for a term that expires on August 14, 2026, on the Liberty Theatre & Cultural Arts Center Advisory Board (*Council's Appointment*). There were none.

A nominee for a vacant seat for a term that expires on August 14, 2027, on the Liberty Theatre & Cultural Arts Center Advisory Board (*Civic Center Director Recommendation / Confirmed by Council*). There were none.

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

A nominee for the seat of Judge David Ranieri (*Does not desire reappointment*) for a term that expired on June 30, 2025, on the New Horizons Behavioral Health – Mental Health, Addictive Diseases and Developmental Disabilities – Community Service Board (*Council's Appointment*). There were none.

F. PERSONNEL REVIEW BOARD:

A nominee for a vacant seat (*Alternate Member 1*) for a term that expires on December 31, 2027, on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for a vacant seat (*Alternate Member 2*) for a term that expires on December 31, 2027, on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for a vacant seat (*Alternate Member 3*) for a term that expires on December 31, 2027, on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for the seat of Delano Leftwich (*Not Eligible – Alternate Member 4*) for a term that expired on December 31, 2025, on the Personnel Review Board (*Council's Appointment*). There were none.

(Note: Councilor Davis left the meeting at 1:27 p.m.)

PUBLIC AGENDA (continued)

4. Mr. Gregory Foster, Re: The Ugly Truth About the *Stop Hypercycle Data Centers in Muscogee County Group*.
7. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: Correct Care, Crime Prevention Department Reforms. (*Referral from Mayor's Commission on Persons with Disabilities*)
12. Dr. Marvin Broadwater, Sr., Re: Board Appointment Concerns.

20. Mrs. Audrey Holston Palmore, Re: Heir Property.

13. Dr. Natalie Nicole, representing Role Model Academy, Re: Fight Blight Columbus, GA Initiative.

With there being no further business to discuss, Mayor Skip Henderson entertained a motion for adjournment. Motion by Councilor Garrett to adjourn the April 14, 2026, Regular Council Meeting, seconded by Councilor Tucker and carried unanimously by the six members present, with Councilors Cogle, Davis and Hickey being absent for the vote, and Councilor Huff being absent from the meeting, with the time being 1:41 p.m.

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

File Attachments for Item:

1. 2nd Reading: REZN-02-26-0189: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **5306 Buena Vista Road** (parcel # 095-045-019) from Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.)(As amended on 1st Reading.)(Councilor Tucker)

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 **5306 Buena Vista Road** (parcel # 095-045-019) from Single Family Residential – 2 (SFR2) 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 Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions.

“All that certain tract or parcel of land situate lying and being part of Land Lot 12 of the Ninth Land District, being in the City of Columbus, Muscogee County, Georgia and being more particularly described as follows:

Begin at the most Southern corner of Lot 1, Belvedere Park, Section One as recorded in Plat Book 28, Page 77B and go South 00 degrees 29 minutes 07 seconds West a distance of 666.47 feet; go thence North 89 degrees 30 minutes 53 seconds West a distance of 538.51 feet; go thence North 01 degree 34 minutes 55 seconds East a distance of 1,152.42 feet to the Southwest right-of-way of Buena Vista Road; go thence South 67 degrees 35 minutes 45 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 218.38 feet; go thence Southeasterly along the Southwest right-of-way of Buena Vista Road 128.75 feet along the arc of a curve concave to the Southwest, having a radius of 1,102.92 feet, a chord bearing of South 64 degrees 15 minutes 06 seconds East along the Southwest right-of-way of Buena Vista Road and a chord distance of 128.68 feet; go thence South 29 degrees 05 minutes 32 seconds West along the Southwest right-of-way of Buena Vista Road a distance of 29.00 feet; go thence South 60 degrees 28 minutes 57 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 15.93 feet; go thence North 29 degrees 56 minutes 33 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 29.00 feet; go thence Southeasterly along the Southwest right-of-way of Buena Vista Road 239.66 feet along the arc of a curve concave to the Southwest, having a radius of 1,102.92 feet, a chord bearing of South 53 degrees 49 minutes 57 seconds East and a chord distance of 239.19 feet; go thence South 42 degrees 23 minutes 33 seconds West along the Southwest right-of-way of Buena Vista Road a distance of 32.00 feet; go thence South 47 degrees 20 minutes 58 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 9.64 feet; go thence North 42 degrees 54 minutes 58 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 32.00 feet; go thence South 47 degrees 05 minutes 29 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 115.38 feet; go thence South 41 degrees 56 minutes 12 seconds West a distance of 156.55 feet to the most Southern corner of Lot 1, Belvedere Park, Section One and to the point of beginning.

Said tract or parcel contains 12.803 acres.”

Section 2.

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

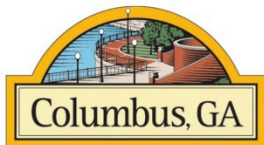
1. The maximum allowed building height will be 45 feet.
2. The subject property shall revert back to zoning at the time of the application if developer does not construct and maintain subject property as shown on the approved site plan within 24 months of the effective date of this ordinance.
3. Developer must use concrete composite or wood material or brick on the exterior of all buildings.
4. Developer or its successor in interest shall maintain a 50-foot undisturbed natural buffer along all property lines.
5. All lighting shall be LED and directed downward and internally on the subject property.
6. The approved landscape plan shall be maintained by developer or his successor in interest.
7. A minimum six-foot high privacy fence of wood or black chain link shall be erected and maintained by developer or its successor in interest as specified by the City Engineer.
8. All trash dumpsters shall only be emptied between the hours of 9:00 AM through 5 PM.
9. Only one three story building each shall be permitted in Phase I and Phase II of the development.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 14th day of April 2026; introduced a second time at a regular meeting of said Council held on the ____ day of April 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

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

Lindsey G Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-26-0189

Applicant:	Integrity Development Partners, LLC
Owner:	Heath Crowe Power of Attorney for Connie Crowe
Location:	5306 Buena Vista Road
Parcel:	095-045-019
Acreage:	12.80 Acres
Current Zoning Classification:	Single Family Residential – 2 (SFR2)
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Condition:	1. Maximum height of 45 feet
Current Use of Property:	Vacant/ Undeveloped
Proposed Use of Property:	Multi Family Residential
Council District:	District 4 (Tucker)
PAC Recommendation:	Approval based on the Staff Report.
Planning Department Recommendation:	Approval
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Vacant/ Undeveloped
Future Land Use Designation:	Single Family Residential

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 residential usage.

If built to maximum density, the apartment complex will generate approximately 1,064 new daily trips and 91 PM peak hour trips. The traffic impact is moderate and manageable. Ongoing major infrastructure upgrades by GDOT (Spiderweb Improvements, DDI at I-185, and road widening) will significantly increase corridor capacity and mitigate impacts. The rezoning from SFR2 to RMF1 is traffic-feasible given the arterial nature of Buena Vista Road.

Surrounding Zoning:

North
South
East
West

Single Family 2 (SFR2)/NeighborCommercial
Single Family Residential – 3 (SFR3)
Single Family Residential – 3 (SFR3)
Single Family Residential – 2 (SFR2)

Reasonableness of Request:

The request is compatible with existing land uses.

School Impact:

N/A

Buffer Requirement:

The site shall include a Category B buffer along all property lines. The 3 options under Category B are:

- 1) 15 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) 20 feet undisturbed natural buffer.

Attitude of Property Owners:

Fifty-Five (55) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 4 calls and/or emails regarding the rezoning.

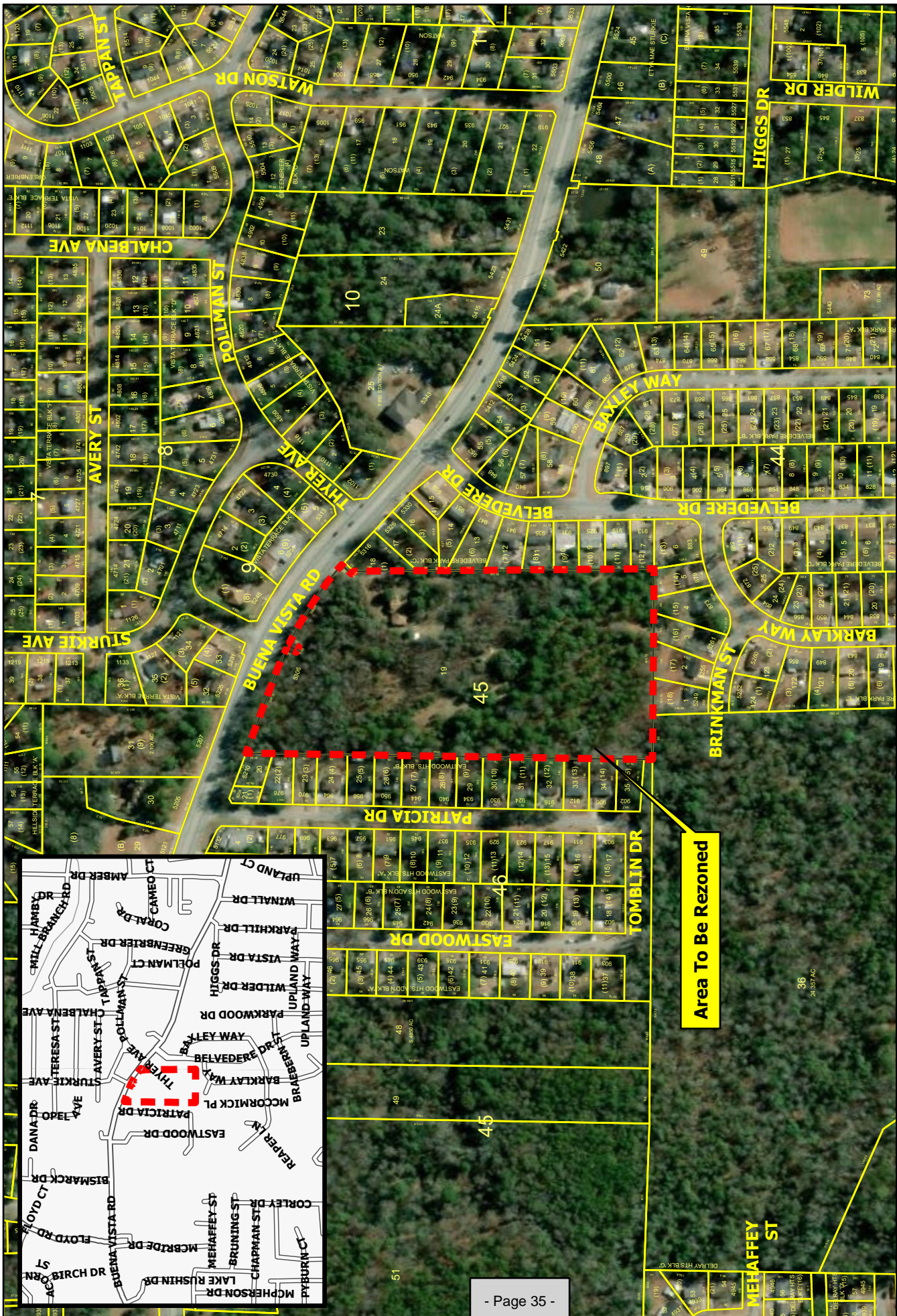
Approval 0 Responses
Opposition 3 Responses

Additional Information:

56 units proposed, with a potential build out of 160 units with 1,2- and 3-bedroom units to be built in two phases.

Attachments:

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



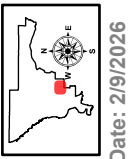
Area To Be Rezoned



0 100 200 400 US Feet
 Data Source: FEMA.Gov

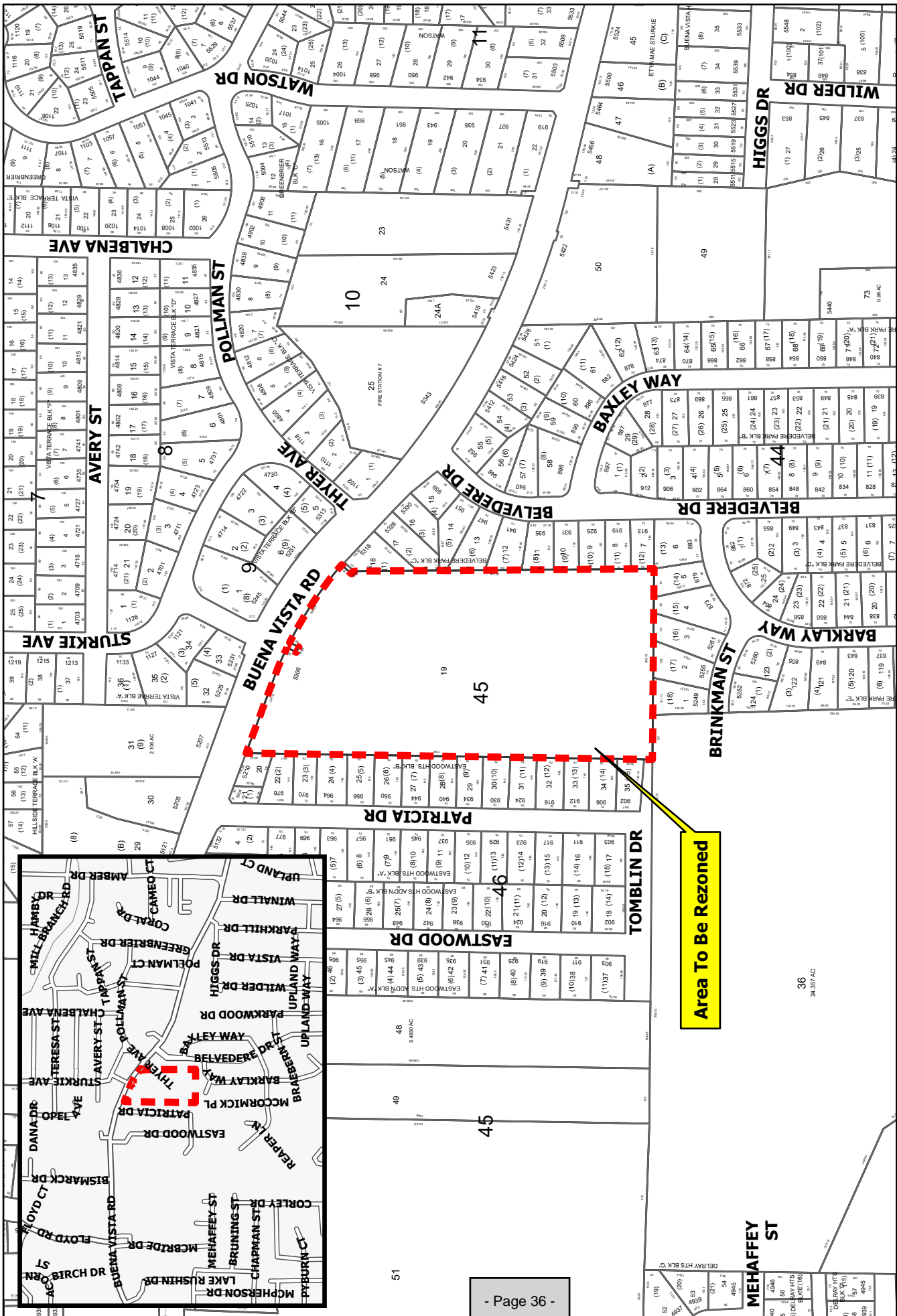
Aerial Map for For REZN 02-26-0189
 Map 095 Block 045 Lot 019
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 2/9/2026

Item #1.

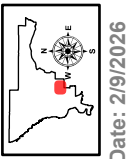


Item #1.

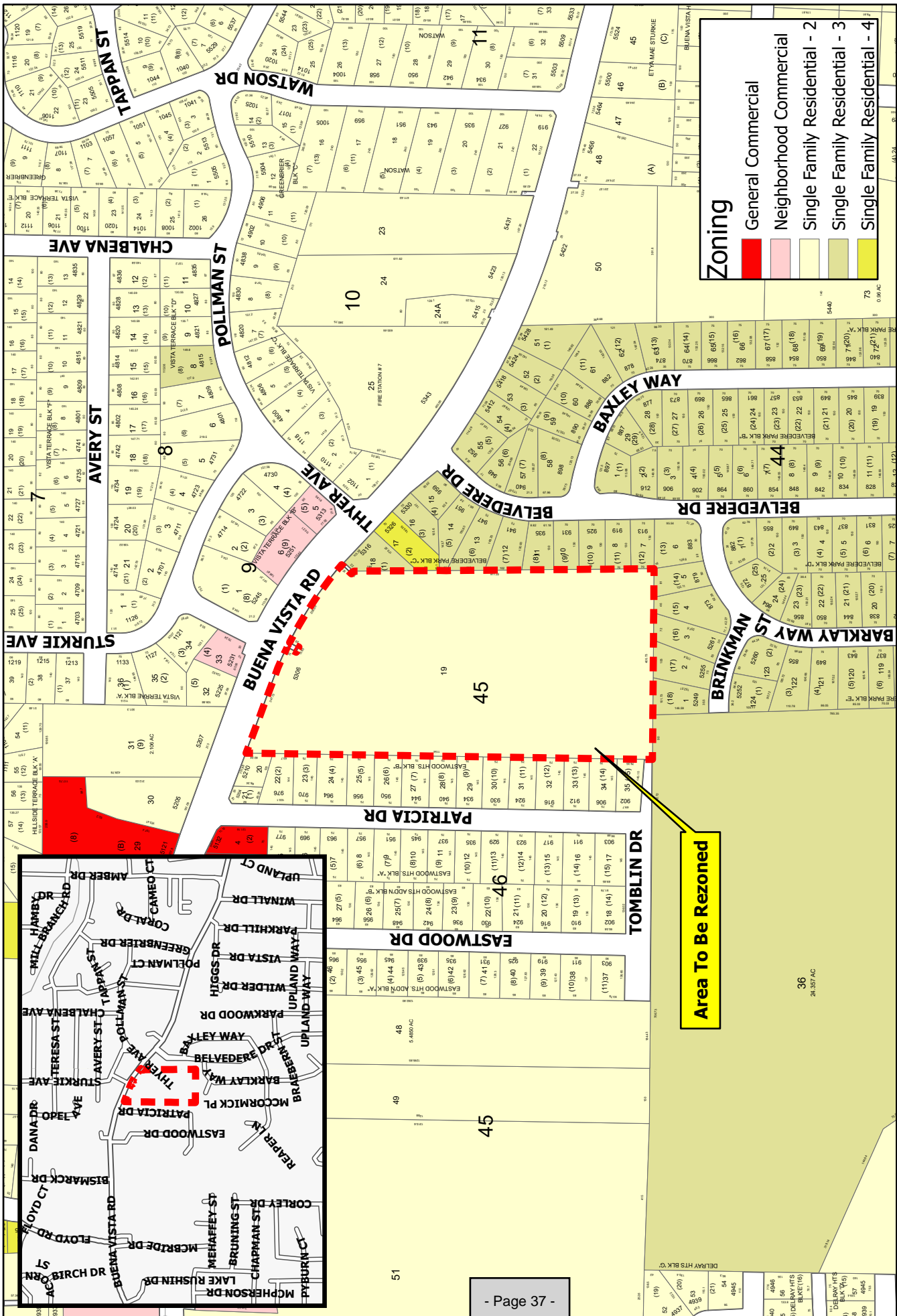
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Data Source: IT/GIS
Author:

Location Map for For REZN 02-26-0189
Map 095 Block 045 Lot 019
Planning Department-Planning Division
Prepared By Planning GIS Tech

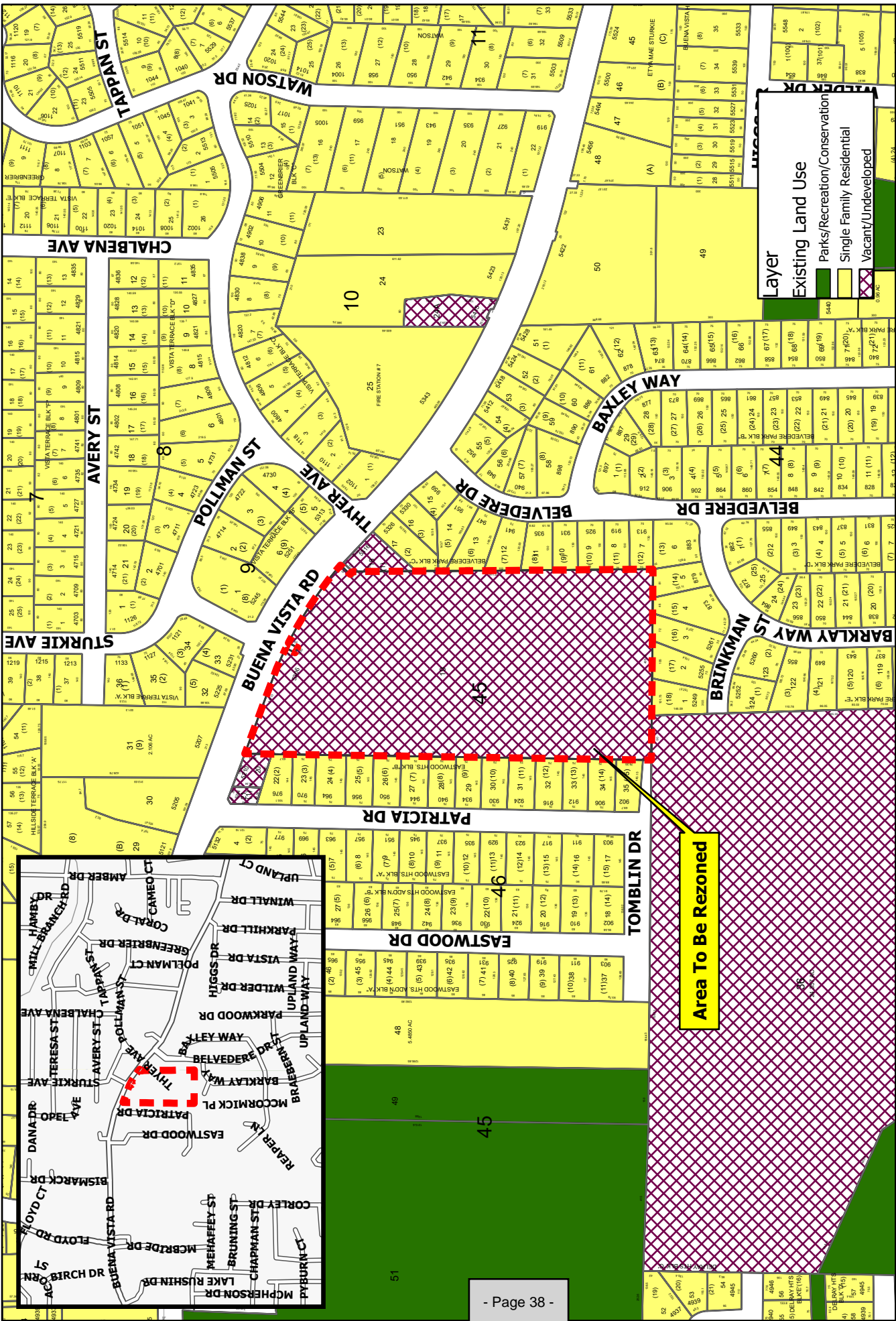


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Area To Be Rezoned

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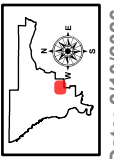


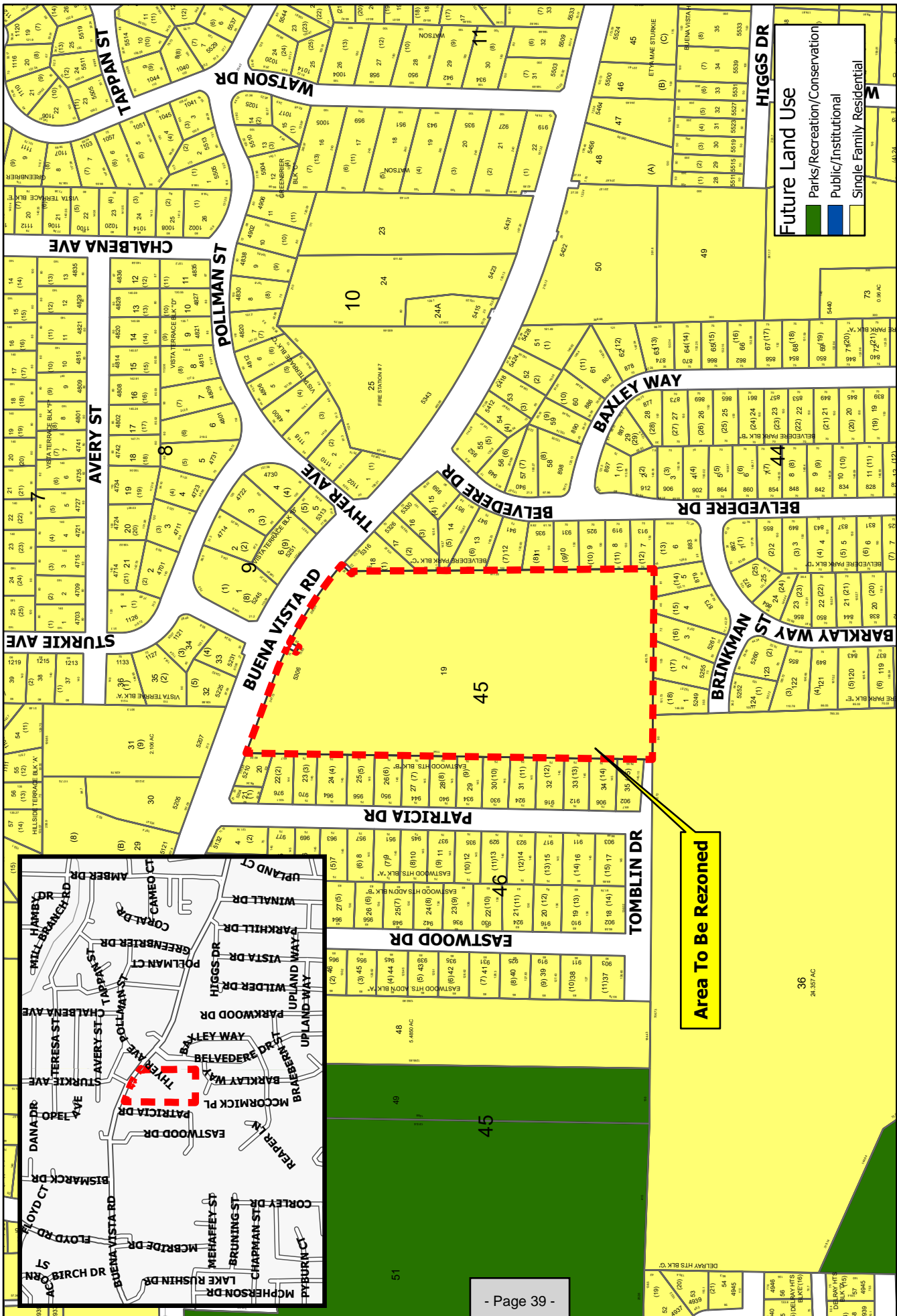
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Data Source: IT/GIS
Author:

Existing Land Use Map for For REZN 02-26-0189
Map 095 Block 045 Lot 019
Planning Department-Planning Division
Prepared By Planning GIS Tech

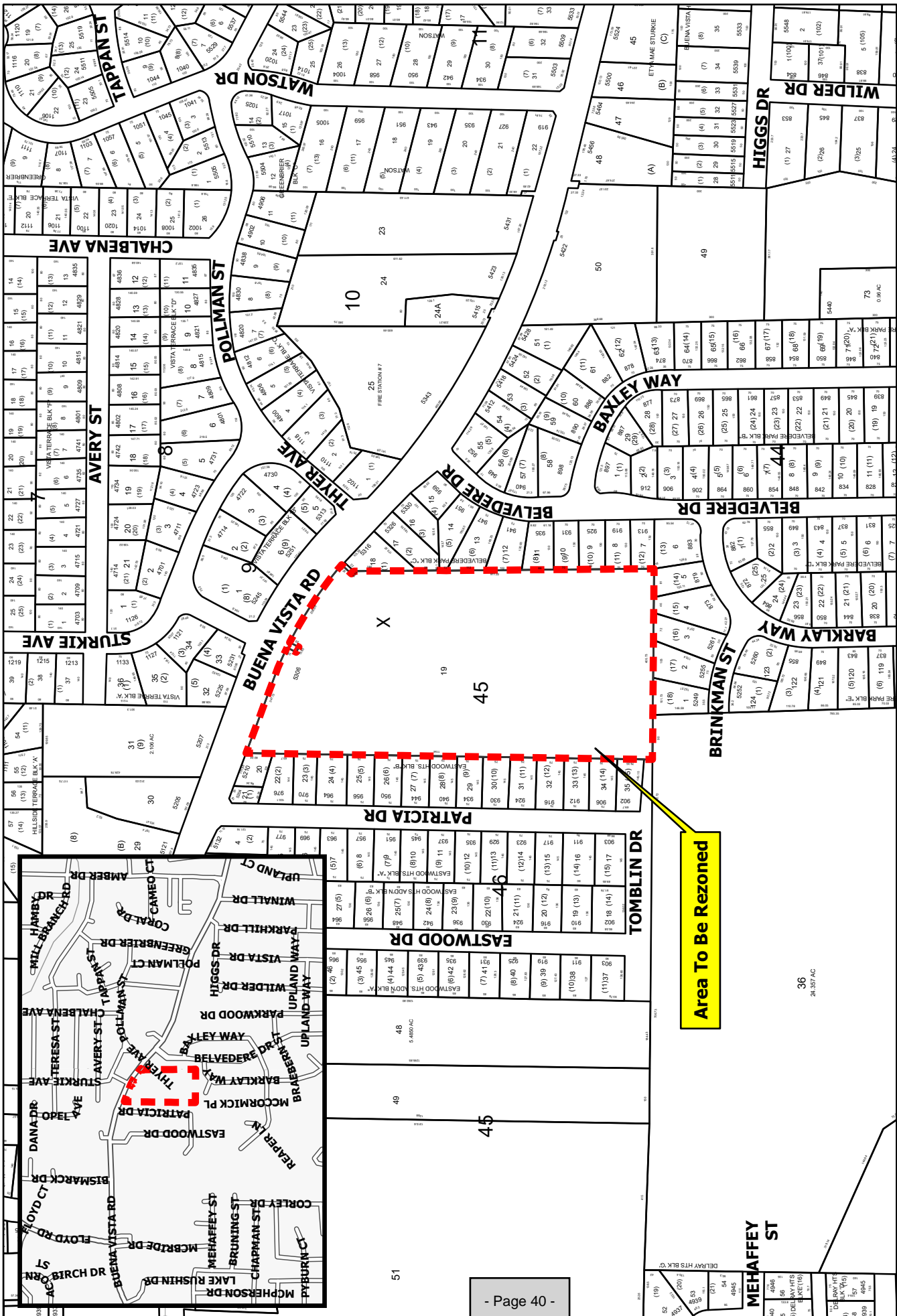
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Area To Be Rezoned

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Item #1.



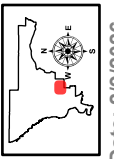
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Data Source:
FEMA.Gov

Flood Hazard Map for For REZN 02-26-0189
Map 095 Block 045 Lot 019

Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 2/9/2026

Traffic Impact Report

Rezoning Application – 160-Unit Multifamily Apartment Development

Project Name: Buena Vista Apartments **Address:** 5306 Buena Vista Road, Columbus, Georgia 31907 **Date:** February 2026

1. Project Overview

- **Address:** 5306 Buena Vista Road, Columbus, GA 31907
- **Current Zoning:** SFR2 (Single-Family Residential)
- **Current Use:** Vacant land
- **Proposed Zoning:** RMF1 (Residential Multi-Family)
- **Proposed Use:** 160 Apartment Units (Multifamily Residential)
- **Site Area:** 12.80 Acres

The proposed development consists of 160 multifamily apartment units on a large vacant parcel along Buena Vista Road.

2. Road Characteristics – Buena Vista Road (CR 2226)

- **Street Classification:** Principal Arterial
- **Number of Lanes:** 2–4 lanes (predominantly 3-lane section with center turn lane in many areas)
- **Existing Traffic Count (AADT):** Approximately **8,750 vehicles per day** (2024 data)
- **Existing Level of Service (LOS):** Generally **LOS D** during peak hours (congested corridor with known bottlenecks, heavy truck traffic, and frequent accidents)

Buena Vista Road is a major north-south arterial corridor connecting downtown Columbus to I-185 and south Columbus. The corridor is currently undergoing major capacity improvements, including the **Buena Vista Road Spiderweb Improvements, Diverging Diamond Interchange (DDI)** at I-185, and road widening projects.

3. Trip Generation (ITE Trip Generation Manual, 11th Edition)

Land Use:

- Proposed: **ITE Code 220** – Multifamily Housing (Apartments)

Trip Generation Rates Used:

- Weekday Average Daily Traffic (ADT): **6.65 trips per dwelling unit**
- PM Peak Hour (4-6 PM): **0.57 trips per dwelling unit**

Trip Generation Summary

Description	Units	ADT Rate	Total ADT	PM Peak Rate	Total PM Peak Trips
Current (Vacant)	0	0	0	0	0
Proposed - 160 Apartments	160	6.65	1,064	0.57	91
Net New Trips	-	-	+1,064	-	+91

Comparison to Current Zoning (SFR2): Under current SFR2 zoning, the site could theoretically support 12–25 single-family homes (depending on density). This would generate approximately 240–500 daily trips. The proposed 160-unit apartment development generates **higher daily traffic** than low-density single-family but is typical for multifamily density on this acreage.

4. Traffic Impact Analysis

- **Total Projected Site Traffic: 1,064 vehicles per day**
- **Peak Hour Impact:** ~91 trips during the PM peak hour (roughly 45 entering / 46 exiting)
- **Percentage Increase on Buena Vista Road:** Approximately **12% increase** in daily volume (from 8,750 to ~9,814 ADT)

Projected Level of Service:

- Without improvements: Minor degradation (LOS D → borderline LOS E in peak hours)
- With ongoing GDOT improvements (widening + DDI at I-185): **LOS remains acceptable (C/D)**

The additional traffic represents a **moderate impact** on Buena Vista Road.

5. Road Network & Access

- **Primary Access:** Direct driveway access onto **Buena Vista Road** (Principal Arterial)
- **Key Nearby Intersection:** I-185 Interchange (currently being upgraded to Diverging Diamond Interchange – major capacity improvement)

- The site benefits from excellent regional connectivity to I-185, Fort Moore, and downtown Columbus.

6. Community Context

The project is located in a transitioning area of South Columbus along a major transportation corridor. The surrounding area includes a mix of residential neighborhoods, commercial uses, and vacant land. Buena Vista Road experiences high commuter and military-related traffic due to proximity to Fort Moore (formerly Fort Benning).

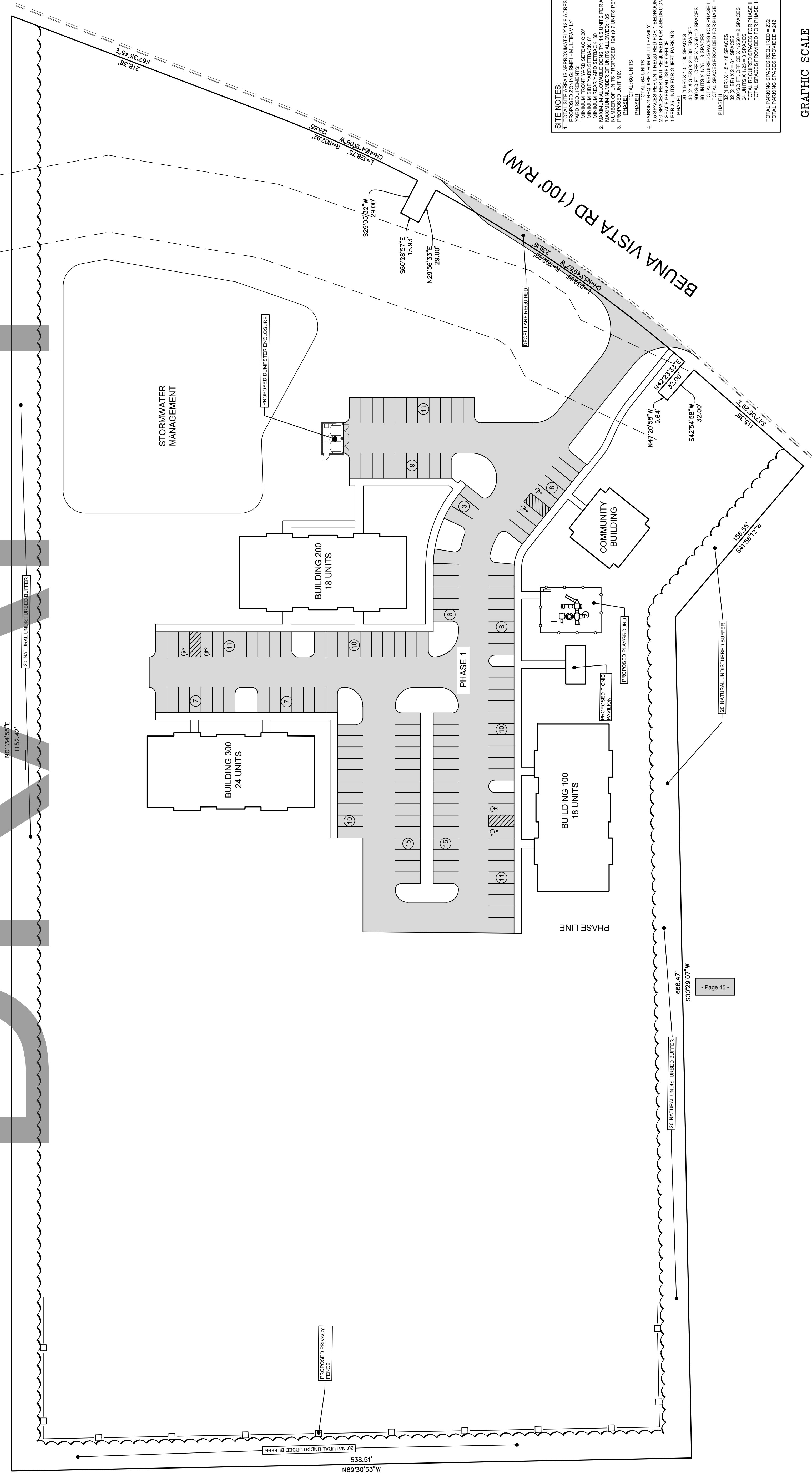
7. Conclusions and Recommendations

Conclusions:

1. The proposed 160-unit apartment development will generate approximately **1,064 new daily trips** and **91 PM peak hour trips**.
2. The traffic impact is **moderate** and manageable.
3. Ongoing major infrastructure upgrades by GDOT (Spiderweb Improvements, DDI at I-185, and road widening) will significantly increase corridor capacity and mitigate impacts.
4. The rezoning from SFR2 to RMF1 is **traffic-feasible** given the arterial nature of Buena Vista Road.

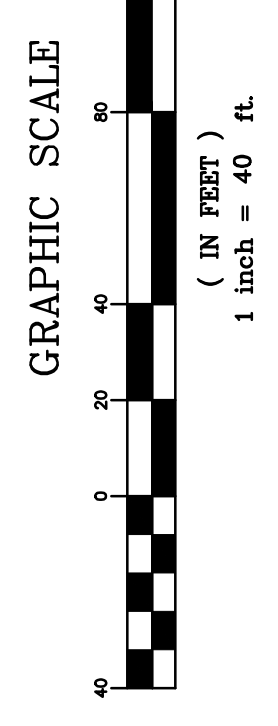
DRAFT

MAGNETIC NORTH



SITE NOTES:

1. PROPOSED ZONING: RMF - MULTIFAMILY
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GEORGIA811
www.Georgia811.com

Contact 811 before you dig.

INTEGRITY DEVELOPMENT PARTNERS, LLC

5306 BUENA VISTA ROAD
PART OF LAND LOT 12, 9TH LAND DISTRICT
CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA

SCALE: 1"=40' / DATE: MARCH 20, 2026

LARRIER ENGINEERING INC.
CIVIL ENGINEERS • SURVEYORS
1504 W. THIRD AVENUE ALBANY, GEORGIA 31707
(229) 438-0522 FAX (229) 438-0921

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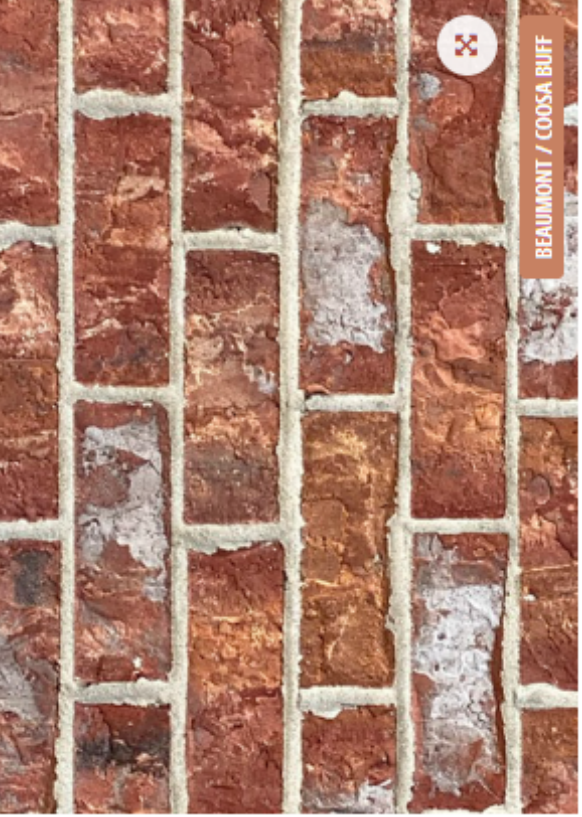
Columbus Apartments Presentation Board

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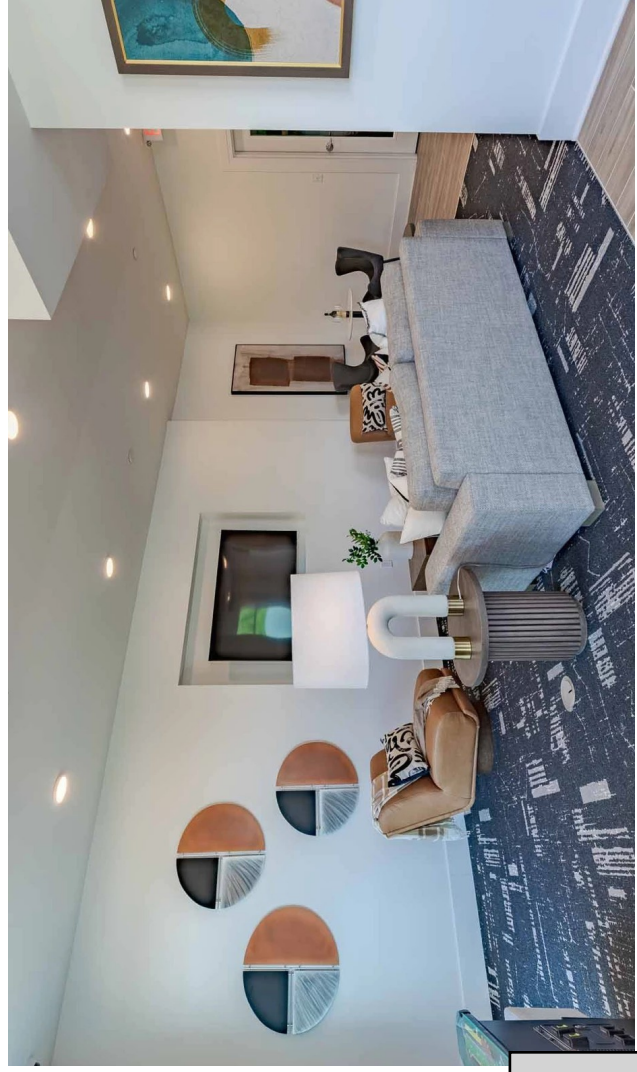


SW 2860
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Columbus Apartments Presentation Board

- Interior



File Attachments for Item:

2. 2nd Reading: REZN-02-26-0346: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **9055 Veterans Parkway** (parcel # 079-001-034) from Residential Office (RO) Zoning District to Residential Estate - 1 (RE1)(Planning Department and PAC recommend approval)(Councilor Davis)

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 **9055 Veterans Parkway** (parcel # 079-001-034) from Residential Office (RO) Zoning District to Residential Estate - 1 (RE1)

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 Office (RO) Zoning District to Residential Estate - 1 (RE1)

“All that lot, tract or parcel of land situate, lying and being in Land Lot 266 of the 19th Land District of Columbus, Muscogee County, Georgia, and being known and designated as ALL OF TRACT NO. 1, 2.4337 AC., as said lot is shown upon a map or plat entitled "Survey for the Lawand Company, Land Lot 266, 19th Land District, Muscogee County, Georgia," made by Stothard Engineering, Inc., dated April 2, 1994, and recorded in Plat Book 125, at Folio 26, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which map or plat reference is hereby made for the more particular location and dimensions of said lot.

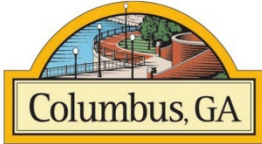
Located thereon is structure numbered 9055 Veterans Parkway, according to the present system of numbering structures in Columbus, Georgia.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 14th day of April 2026; introduced a second time at a regular meeting of said Council held on the ____ day of ____ 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

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

Lindsey G Mclemore
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-26-0346

Applicant: Nakia Miller

Owner: Janet Lawand

Location: 9055 Veterans

Parcel: 079-001-004

Acreage: 2.43 Acres

Current Zoning Classification: Residential Office

Proposed Zoning Classification: Residential Estate - 1

Current Use of Property: Vacant

Proposed Use of Property: Personal Care Home, Type 1

Council District: District 2

PAC Recommendation: **Approval** based on the Staff Report and compatibility with existing land uses.

Planning Department Recommendation: **Approval** based on compatibility with existing land uses.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

General Land Use: Consistent
Planning Area A

Current Land Use Designation: Single Family Residential

Future Land Use Designation: Single Family Residential

Compatible with Existing Land-Uses: Yes

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

City Services: Property is served by all city services.

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

Surrounding Zoning:

North	Residential Estate 1 (RE1)
South	Residential Estate 1 (RE1)
East	Residential Office (RO)
West	Residential Office (RO)

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

School Impact: N/A

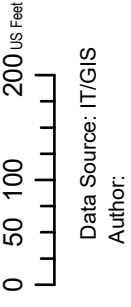
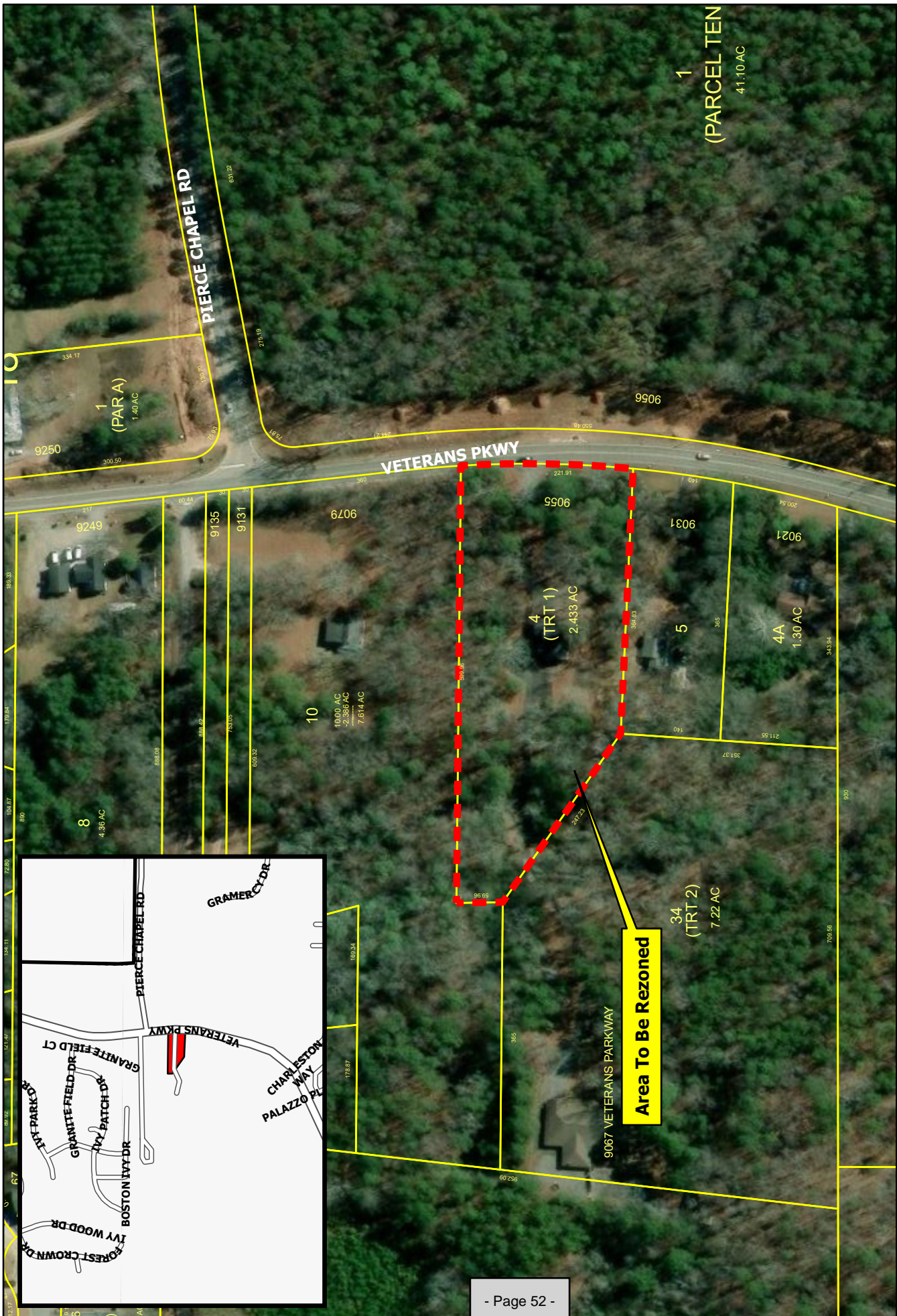
Buffer Requirement: N/A

Attitude of Property Owners: **Nine (9)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

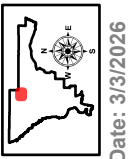
Additional Information: Personal Care Home, Type 1

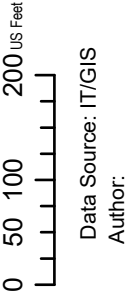
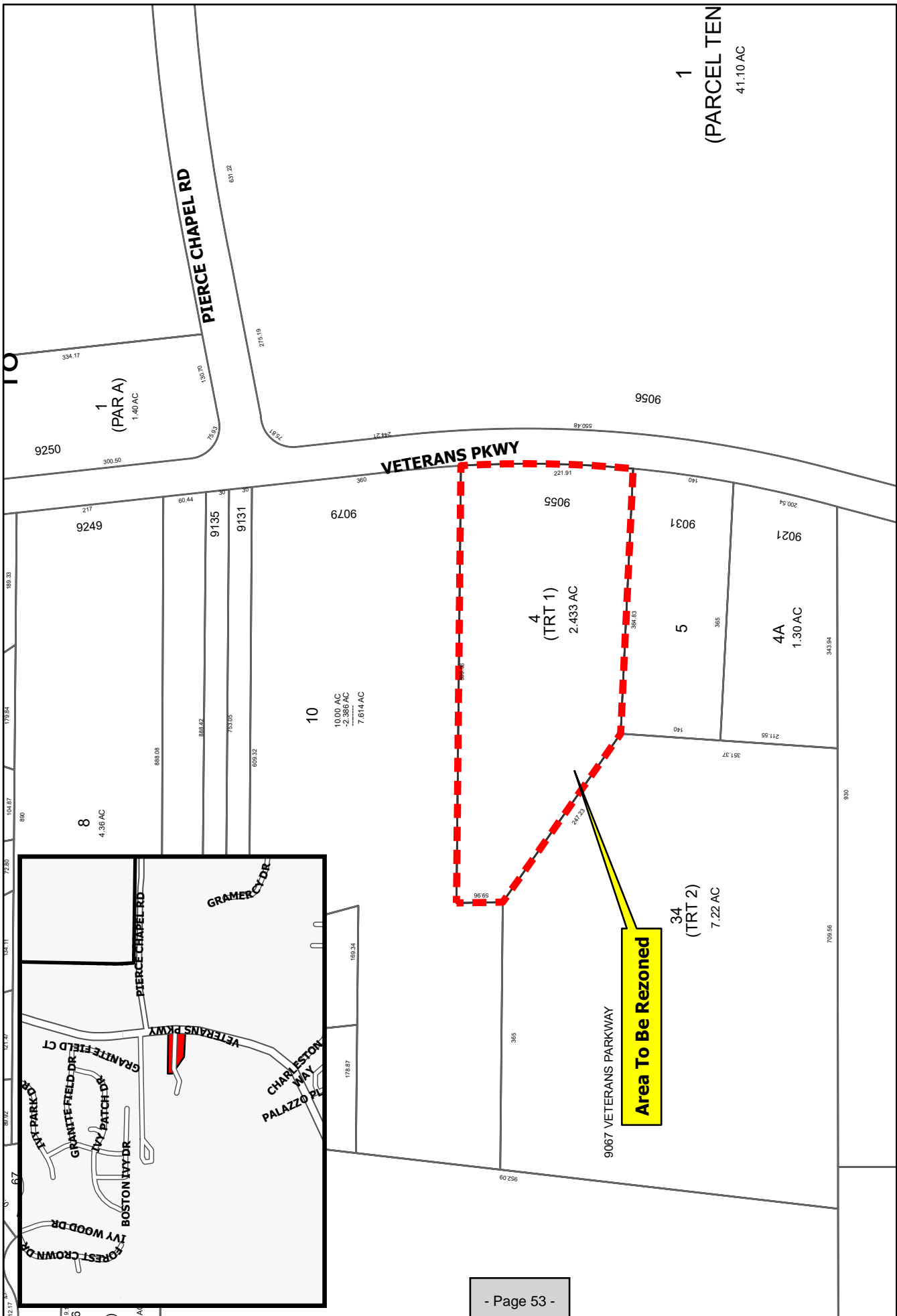
Attachments: Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



Aerial Map for For REZN 02-26-0346
 Map 079 Block 001 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

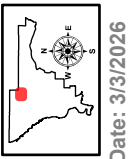
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

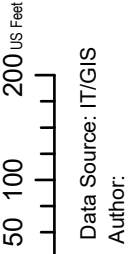
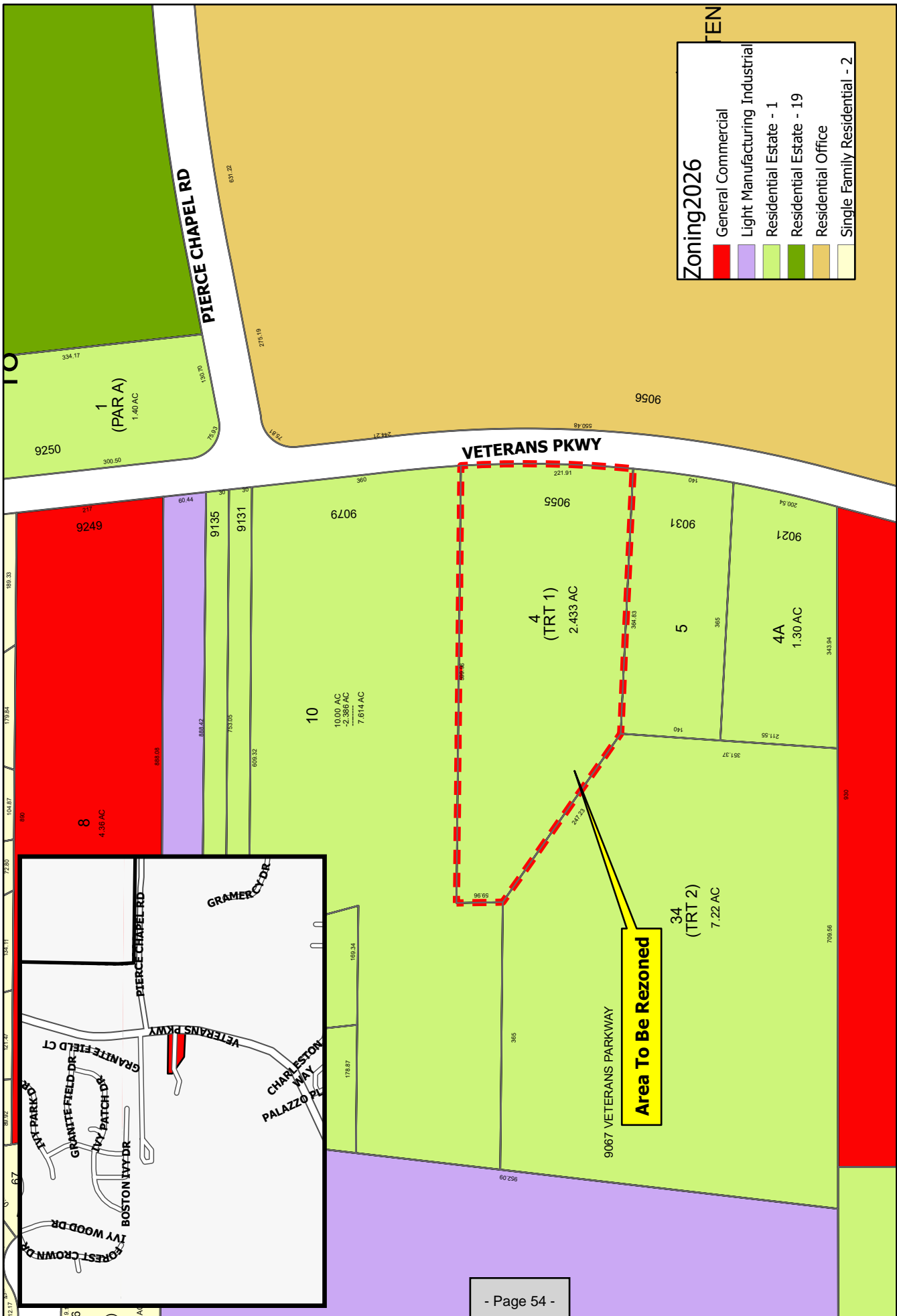




Location Map for For REZN 02-26-0346
 Map 079 Block 001 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

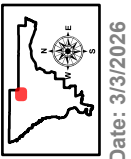
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

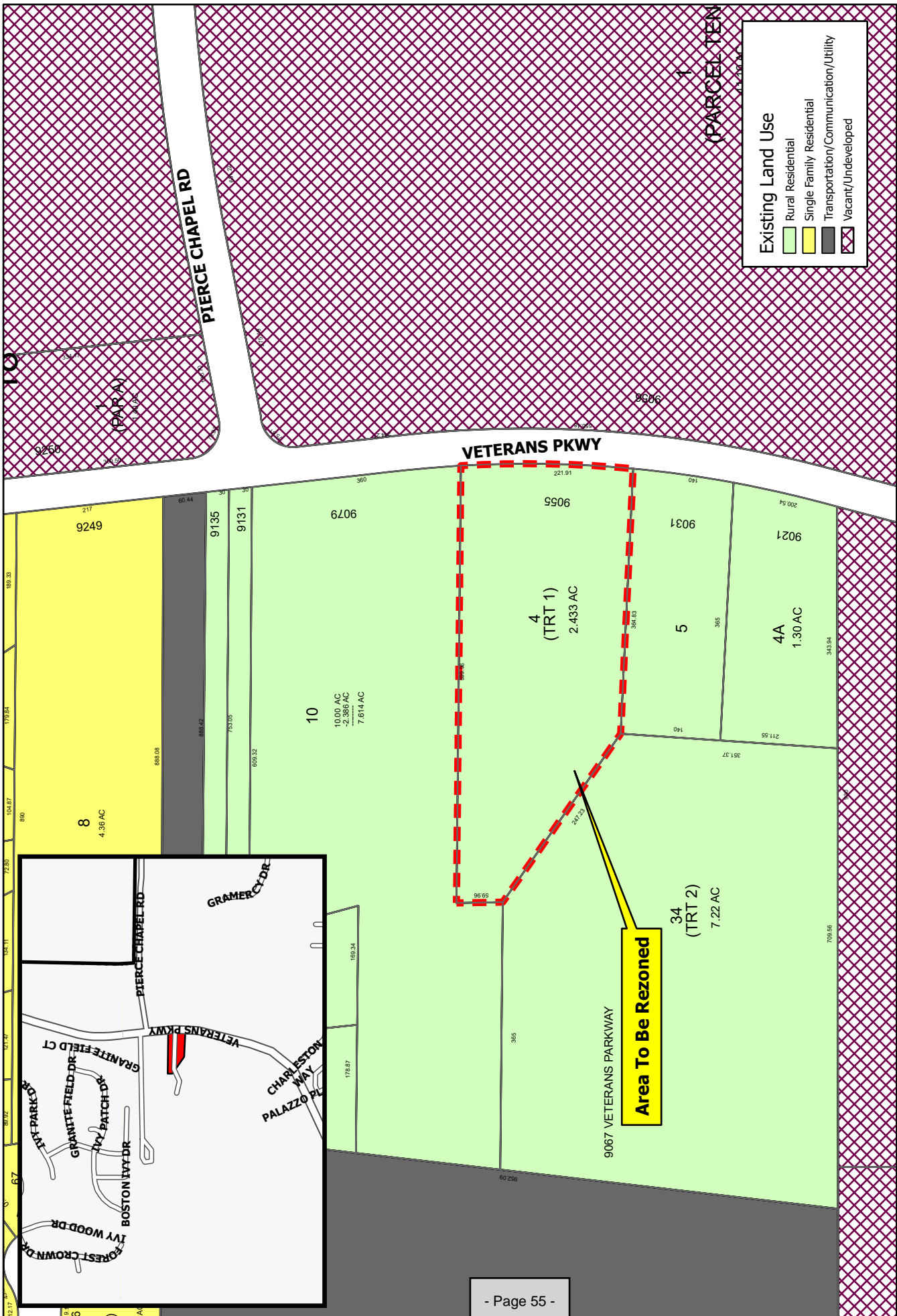




Zoning Map for For REZN 02-26-0346
Map 079 Block 001 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

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.





Existing Land Use

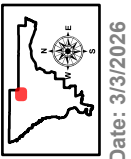
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped



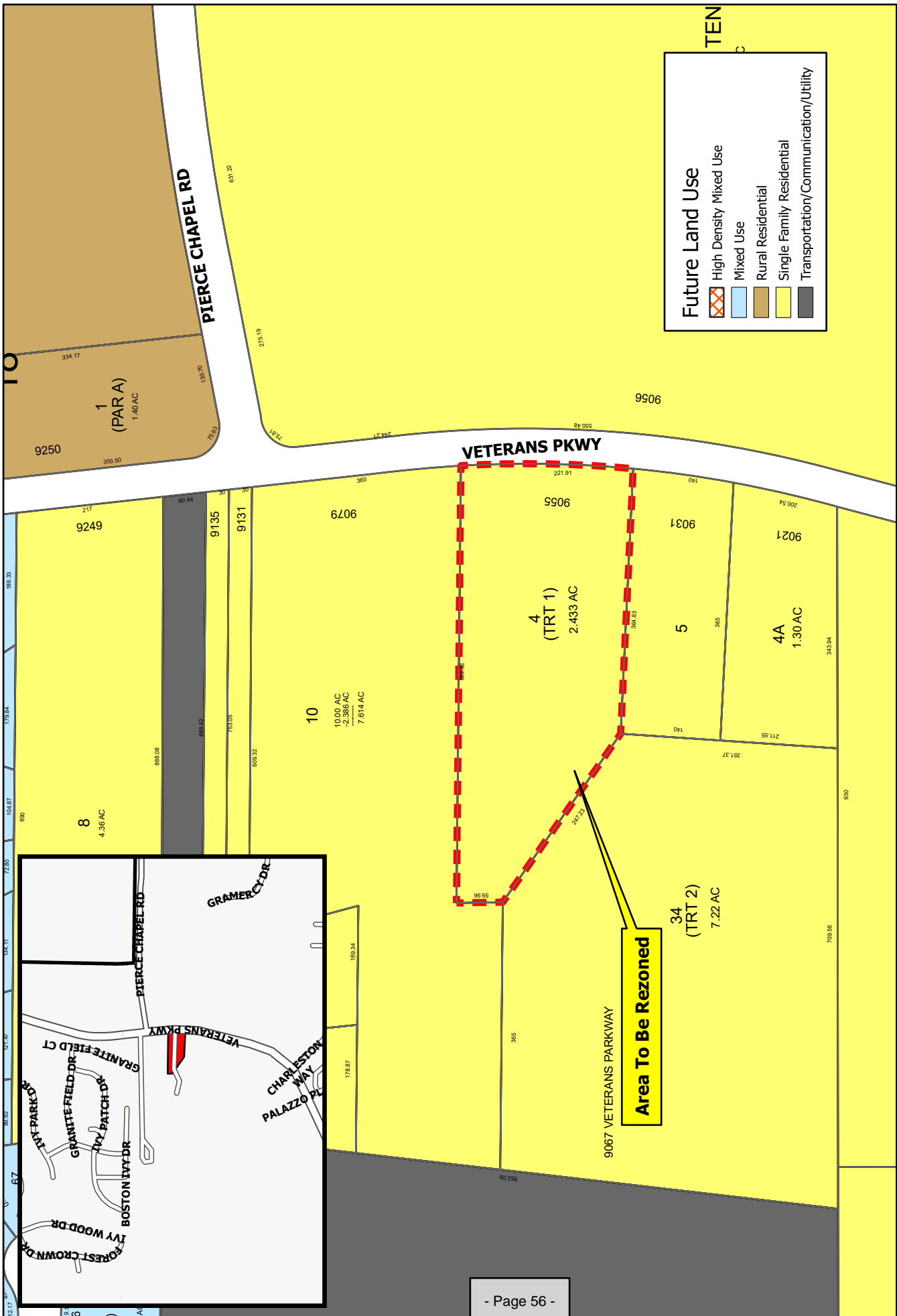
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 Author:

Existing Land Use Map for For REZN 02-26-0346
 Map 079 Block 001 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 3/3/2026



Future Land Use

- High Density Mixed Use
- Mixed Use
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility



Item #2.

200 US Feet

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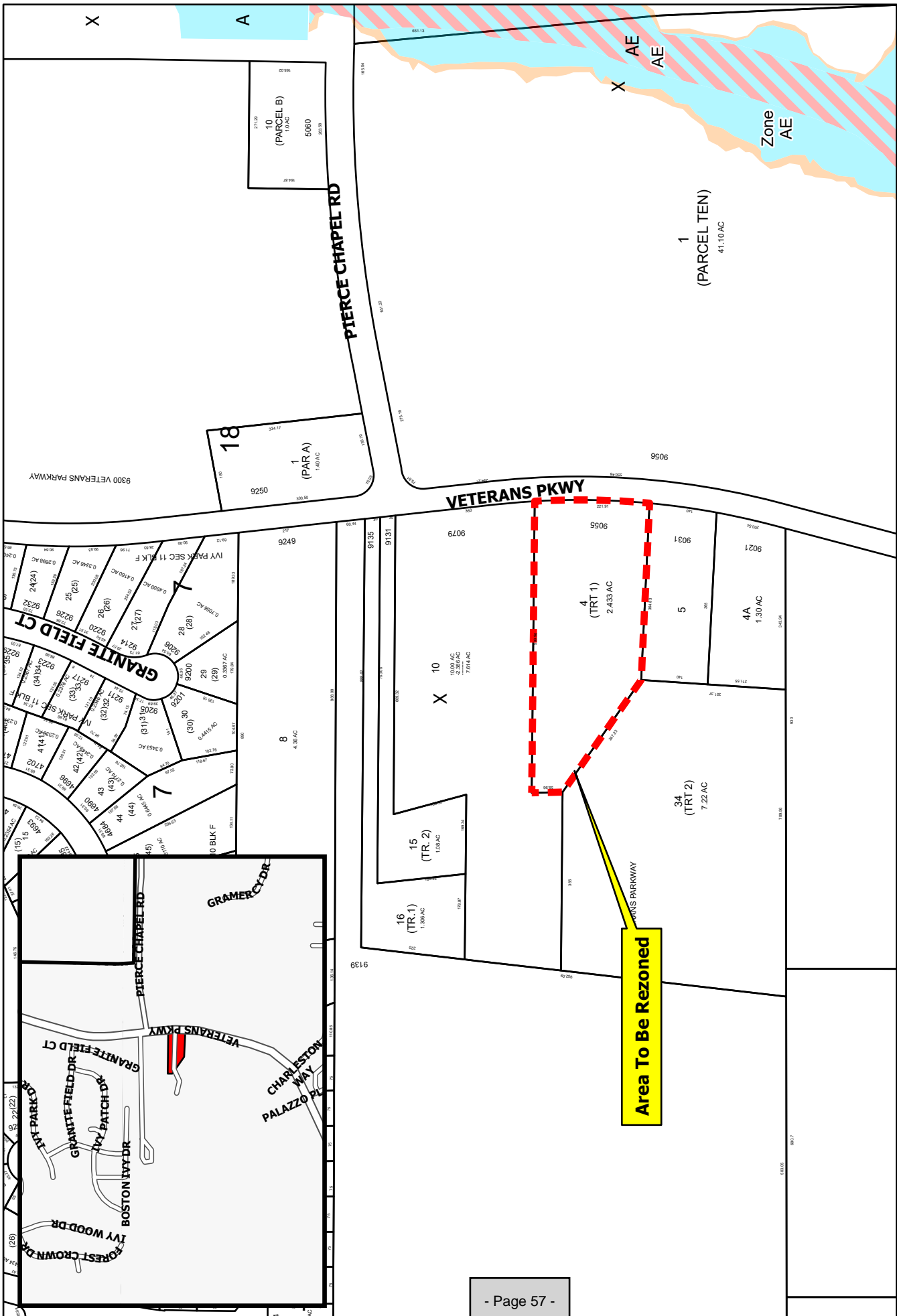
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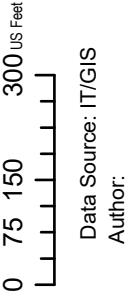
Future Land Use Land Use Map for For REZN 02-26-03460
Map 079 Block 001 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 3/3/2026

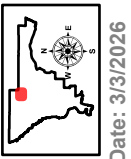


Area To Be Rezoned



Flood Hazard Map for For REZN 02-26-0346
Map 079 Block 001 Lot 004
 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: 3/3/2026

File Attachments for Item:

3. 1st Reading: REZN-07-25-1259: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **6821 Mobley Road** (parcel # 190-014-020) from Single Family Residential – 1 (SFR1) Zoning District to Single Family Residential – 2 (SFR2) Zoning District. (Planning Department and PAC recommend approval.)(Continued on 1st Reading from 4-14-26.) (Councilor Davis)

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 **6821 Mobley Road** (parcel # 190-014-020) from Single Family Residential – 1 (SFR1) Zoning District to Single Family Residential – 2 (SFR2) 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 Single Family Residential – 1 (SFR1) Zoning District to Single Family Residential – 2 (SFR2) Zoning District.

“All that tract or parcel of land situate, lying and being in Muscogee County, Georgia and being located in Land Lot 78 of the 8th District of said County, and being known and designated as "Parcel B" of a survey made for Louise D. Mobley March 15, 1982 of Part of Land Lot 78, 8th District, Columbus, Muscogee County, Georgia, by G. V. Carr & Co., Engineers, Surveyors, Columbus, Georgia which is recorded in Plat Book 80, Page 22 in the Office of the Clerk of the Superior Court of Muscogee County, Georgia containing 2.9595 acres, and being more particularly described as follows:

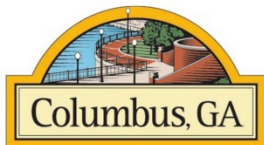
Beginning at an iron stake on the Northerly side of Mobley Road which is located North 04 degrees 40 minutes 33 seconds West a distance of 2059.03 feet from the Southeast corner of Land Lot 78, 8th District and from said beginning point running North 55 degrees 36 minutes 35 seconds West a distance of 246.73 feet to an iron stake; thence South 71 degrees 40 minutes 51 seconds West a distance of 143.14 feet to an iron stake located on the line dividing the property of Louise D. Mobley from the property of Fred Mobley; thence running Northerly 36 degrees 15 minutes 09 seconds West a distance of 399.08 feet to an iron stake; thence running southerly 89 degrees 28 minutes 06 seconds East a distance of 334.67 feet to an iron stake; run thence southerly 47 degrees 56 minutes 27 seconds East a distance of 422.72 feet to an iron stake located on the Northwesterly line of Mobley Road; thence running Southerly along the Mobley Road 29 degrees 20 minutes 19 seconds West a distance of 149.02 feet to the Point of Beginning.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 14th day of April 2026; introduced a second time at a regular meeting of said Council held on the ____ day of ____ 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

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

Lindsey G Mclemore
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-25-1259

Applicant:	Randall Scott Burkhalter
Owner:	Randall Scott Burkhalter
Location:	6821 Mobley Road
Parcel:	190-014-020
Acreage:	2.96 Acres
Current Zoning Classification:	Single Family Residential - 1
Proposed Zoning Classification:	Single Family Residential - 2
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Replat at future date, if possible
Council District:	District 2
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Rural Residential

Future Land Use Designation: Single Family Residential

Compatible with Existing Land-Uses: Yes

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

City Services: Property is served by all city services.

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

Surrounding Zoning:

North	Single Family Residential - 2
South	Single Family Residential - 1
East	Single Family Residential - 2
West	Single Family Residential - 1

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

School Impact: N/A

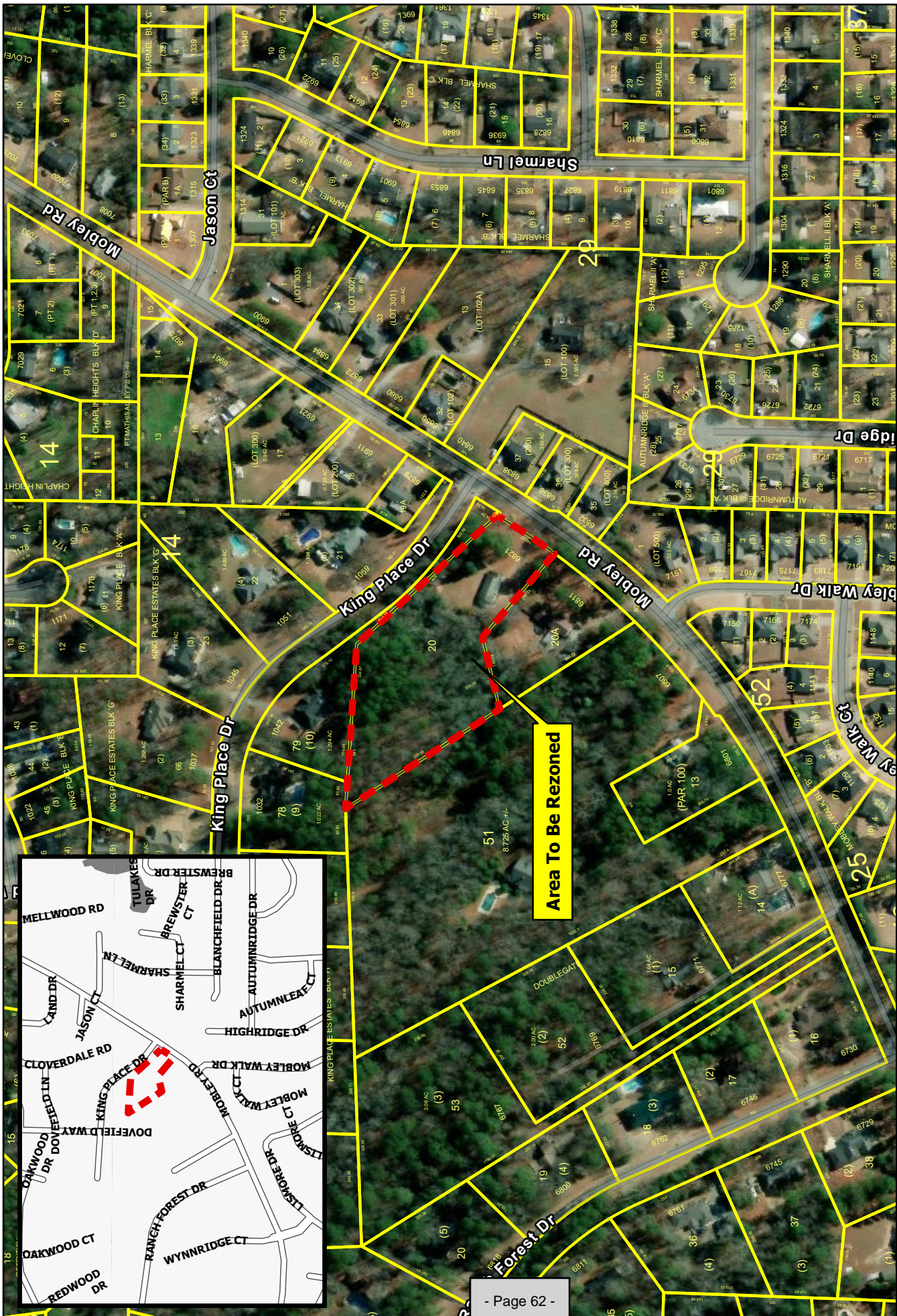
Buffer Requirement: N/A

Attitude of Property Owners: **Twenty-Two (22)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: Future redivision of two lots

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



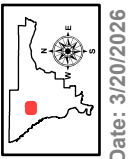
Area To Be Rezoned



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 Author:

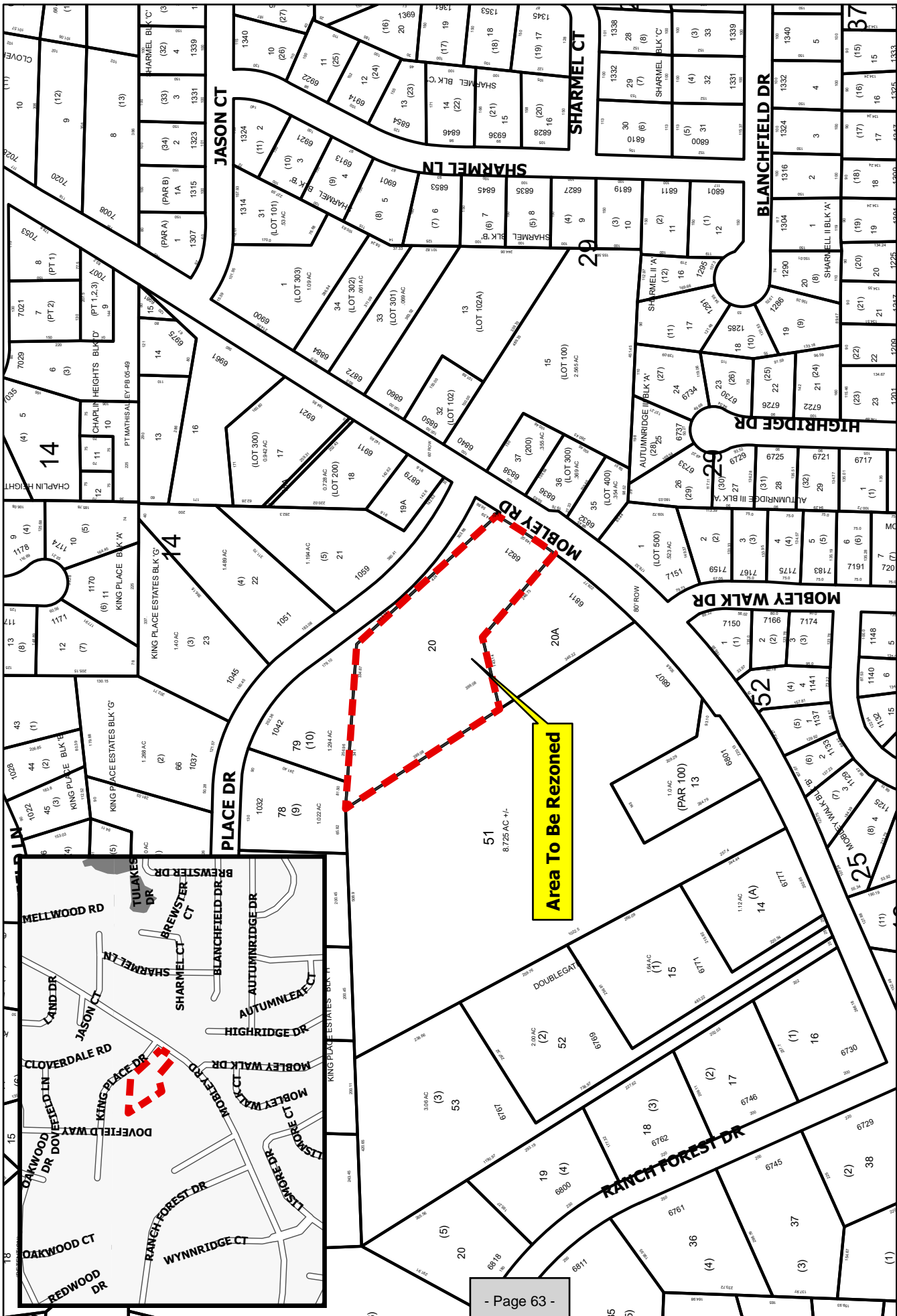
Aerial Map for For REZN 07-25- 1259
Map 190 Block 014 Block 045 Lot 020
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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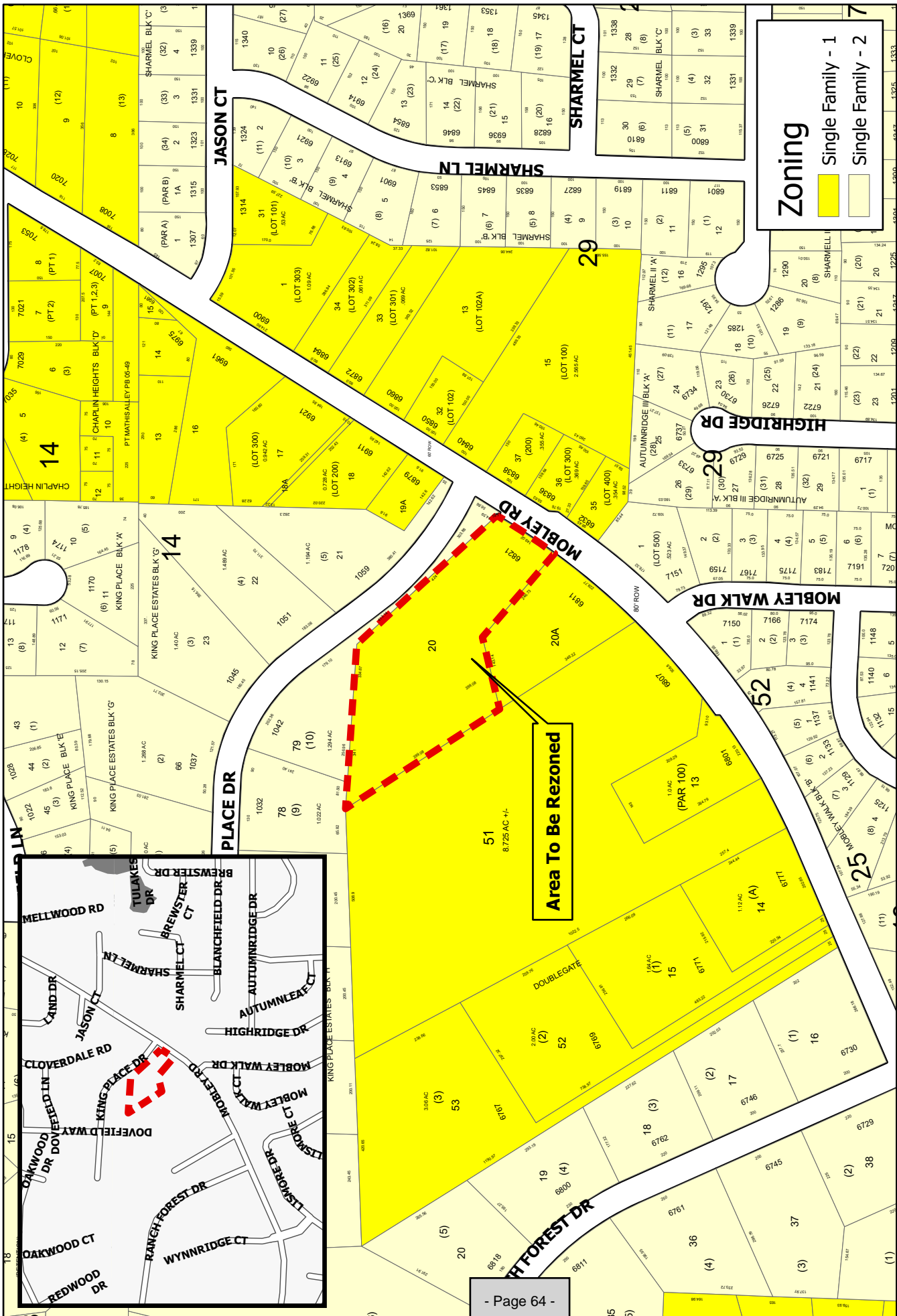


Date: 3/20/2026

Item #3.



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.

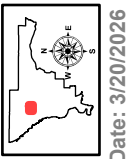


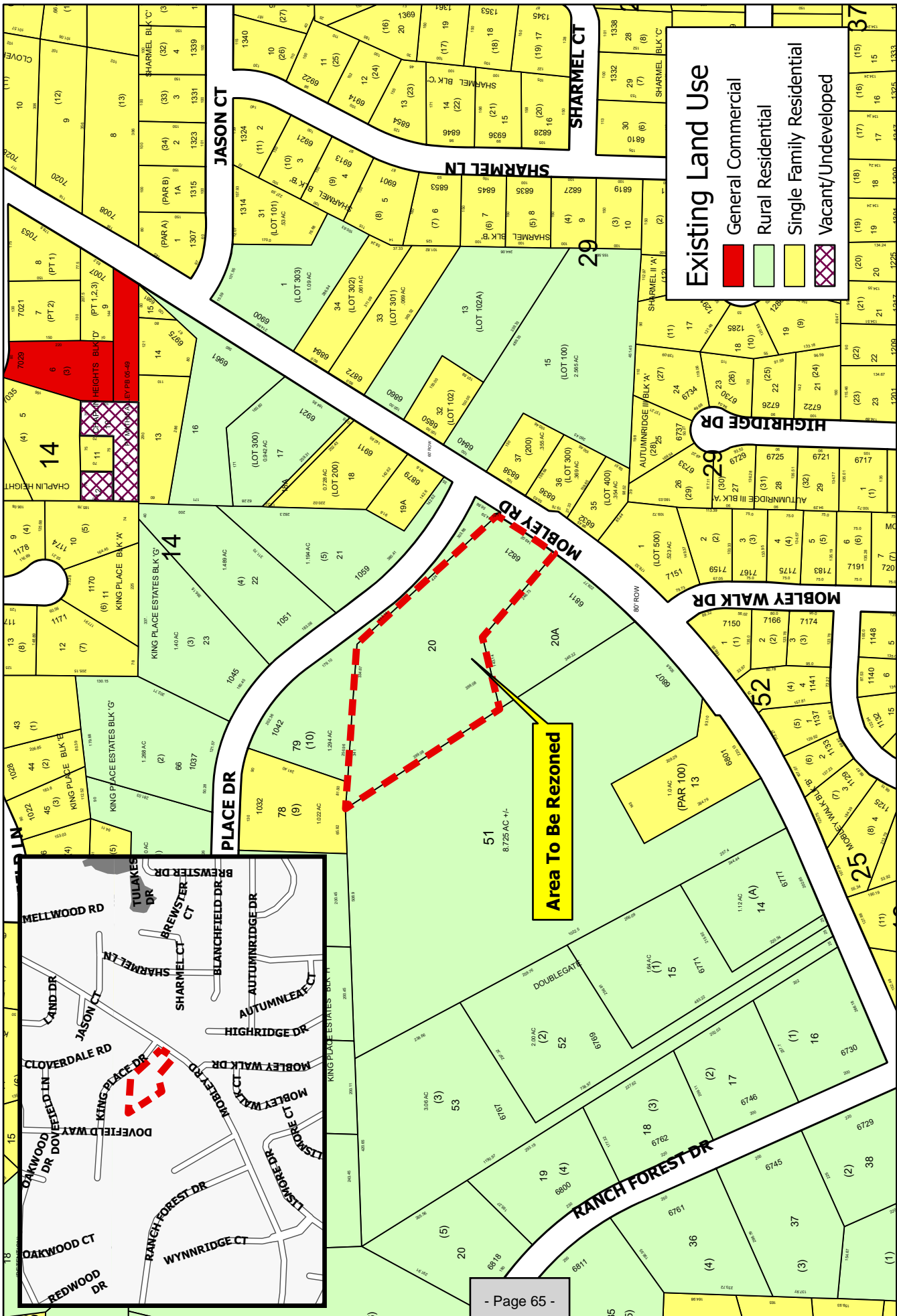
Item #3.

0 75 150 300 US Feet
 Data Source: IT/GIS
 Author:

Zoning Map for For REZN 07-26- 1259
 Map 190 Block 014 Block 045 Lot 020
 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.





Existing Land Use

- General Commercial
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped

Area To Be Rezoned

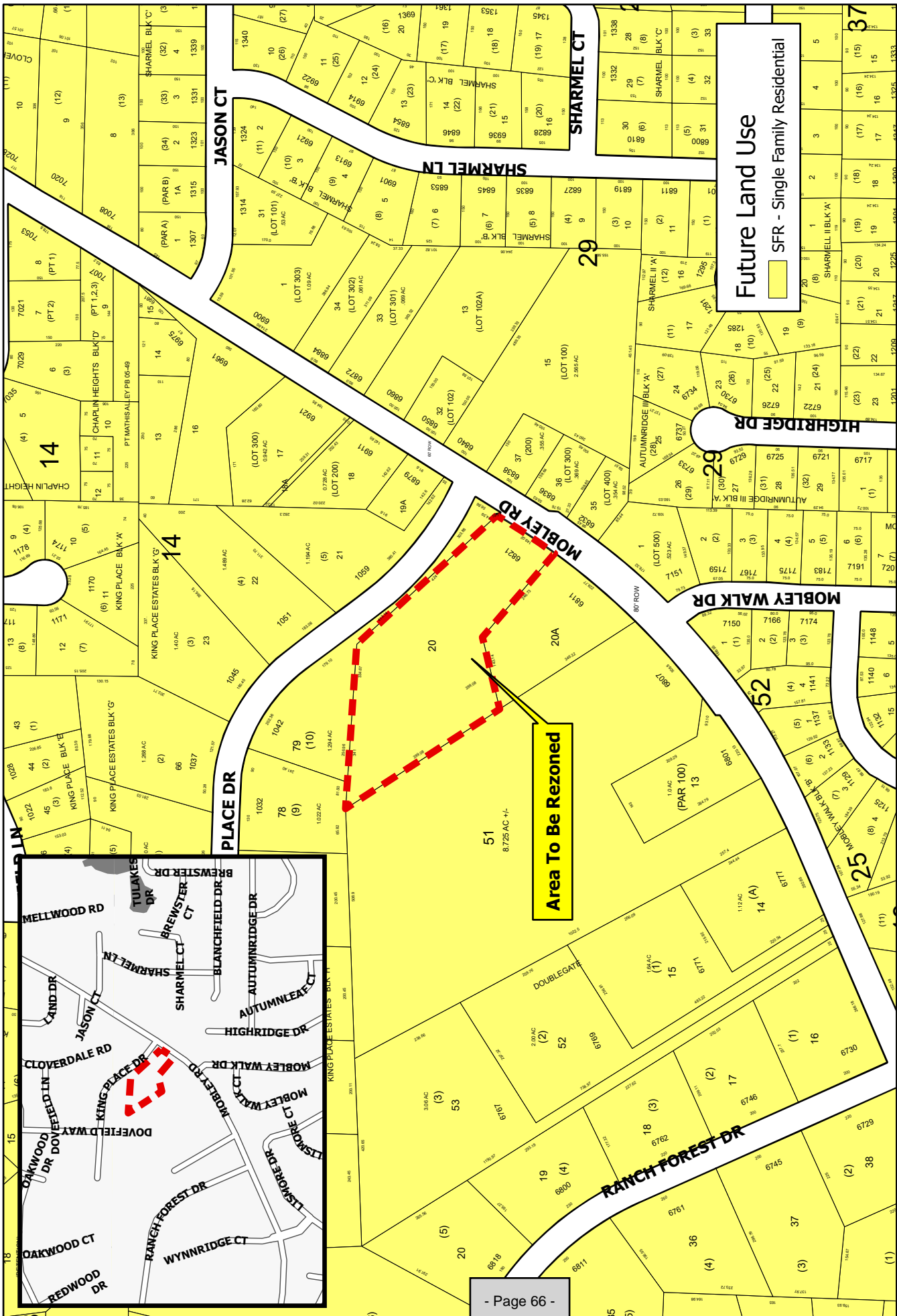
0 75 150 300 US Feet

Data Source: IT/GIS
Author:

Existing Land Use Map for For REZN 07-26- 1259
Map 190 Block 014 Block 045 Lot 020
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 3/20/2026



Future Land Use
 SFR - Single Family Residential

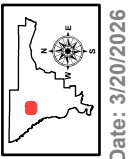
Area To Be Rezoned

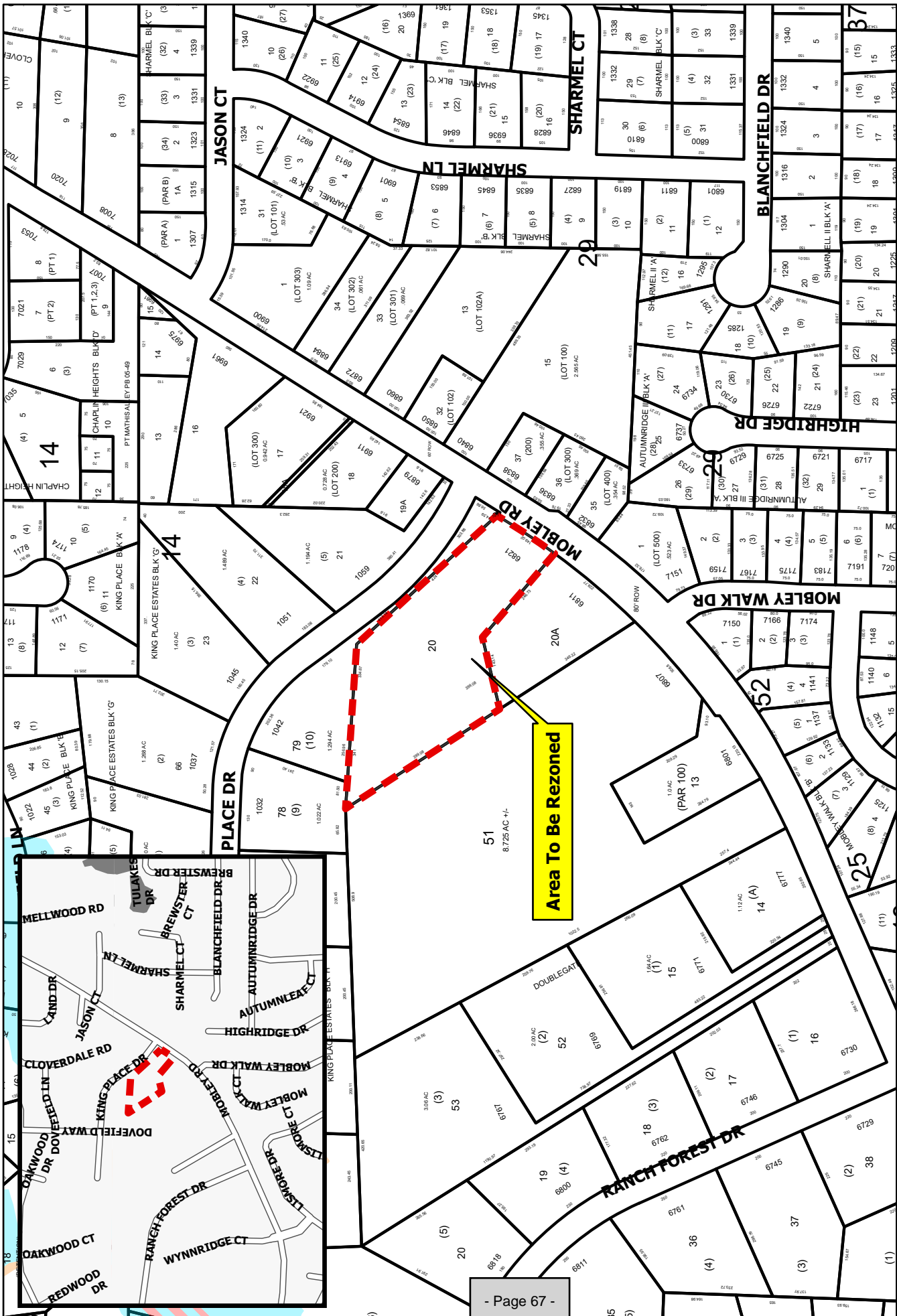
Item #3.

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 Data Source: IT/GIS
 Author:

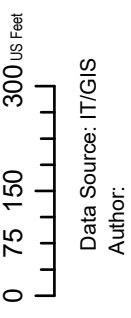
Future Land Use Map for REZN 03-26-1259
 Map 190 Block 014 Block 045 Lot 020
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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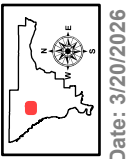


Item #3.



Flood Hazard Map for For REZN 07-2- 1259
 Map 190 Block 014 Block 045 Lot 020
 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:

4. 1st Reading: An ordinance to revise and clarify certain provisions of Chapter 2 of the Columbus Code which provide for meeting dates and procedures for the Columbus Council; and for other purposes. (Mayor Pro-Tem)

Ordinance No. _____

An ordinance to revise and clarify certain provisions of Chapter 2 of the Columbus Code which provide for meeting dates and procedures for the Columbus Council; and for other purposes.

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

SECTION 1.

Paragraphs (d) of Section 2-3 of the Columbus Code which deals with public comment at Columbus Council rules of procedure is hereby revised to read as follows:

“(d) All persons desiring to appear before the Council of Columbus, Georgia, except with respect to a 1st Reading of an Ordinance or other designated public hearing, shall make written application to the Clerk of Council not later than 12:00 noon on Friday preceding the meeting, giving his or her name and the subject matter to be discussed. **Subject matter will be limited to topics relevant/germane to the business of the Columbus Consolidated Government and pertain to matters over which Council has authority.** Said information may be submitted through the online application process, mailed or delivered to the Clerk of Council’s Office in person or by a third party. **The Clerk of Council, as directed by the mayor, in his or her capacity as presiding officer, shall promulgate administrative public agenda guidelines with the application materials that are consistent with the governmental interest of conducting orderly, efficient meetings of public bodies.** The Clerk of Council shall prepare an agenda for the Council to include a public agenda and those individuals listed on the public agenda shall be heard immediately after the city attorney's agenda upon recognition by the mayor.”

SECTION 2.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 28th day of April, 2026; introduced a second time at a regular meeting held on the ___ day of _____, 2024 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting ____.
- Councilor Anker voting ____.
- Councilor Chambers voting ____.
- Councilor Cogle voting ____.
- Councilor Crabb voting ____.
- Councilor Davis voting ____.

Councilor Garrett voting ____.
Councilor Hickey voting ____.
Councilor Huff voting ____.
Councilor Tucker voting - ____.

Lindsey G. McLemore, Clerk of Council

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

File Attachments for Item:

5. 1st 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 acting through a designated member of Council, and for other purposes. (Councilor Tucker)

**AN ORDINANCE
NO. _____**

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 acting through a designated member of Council, and for other purposes.

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

SECTION 1.

Section 2-68 of the Columbus Code is hereby amended by replacing the first paragraph so that, as amended, Section 2-68 shall read as follows:

“Sec. 2-68. - Supervision and direction.

The internal auditor/compliance officer shall be subject to the supervision and direction of the Columbus Council. With respect to day-to-day administrative matters, the Internal Auditor’s Office shall report to one Councilor whom the Council shall designate from time to time by written resolution. Other direction shall be by resolutions of Columbus Council, written or oral, or written requests of the Mayor, which shall include direction to the internal auditor/compliance officer to conduct inquiries and investigations and shall include the purpose and scope of said inquiries or investigations.

The internal auditor shall notify the mayor, city manager and council in writing within three business days of the initiation of any audit. Before such reports are submitted to the mayor, city manager and Columbus Council, the subject of the audit, including but not limited to, the department head, office, commission, board, authority or elected official involved or their designee, shall file a written response to the report with the internal auditor/compliance officer within ten business days of receipt of the report. The entire report and the result of such inquiries or investigations shall be submitted concurrently by hard copy to the mayor, city manager and Columbus Council.”

SECTION 2.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 28th day of April 2026; introduced a second time at a regular meeting held on the ____ day of ____ 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

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

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson, III, Mayor

AN ORDINANCE
NO.

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 acting though a designated member of Council, and for other purposes.

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

SECTION 1.

Section 2-68 of the Columbus Code is hereby amended by replacing the first paragraph so that, as amended, Section 2-68 shall read as follows:

“Sec. 2-68. - Supervision and direction.

The internal auditor/compliance officer shall be subject to the supervision and direction of the Columbus Council ~~Council Committee consisting of the two Councilors serving on the Audit Committee created by Columbus Charter Section 7 405, plus two additional members of Council appointed by the Council. This Council Committee shall elect a Chair.~~ With respect to day-to-day administrative matters, the Internal Auditor’s Office shall report to one Councilor whom the Council shall designate from time to time by written resolution. ~~the Chair of the Council Committee created herein.~~ Other direction shall be by resolutions of Columbus Council, written or oral, or written requests of the Mayor, which shall include direction to the internal auditor/compliance officer to conduct inquiries and investigations and shall include the purpose and scope of said inquiries or investigations.

The internal auditor shall notify the mayor, city manager and council in writing within three business days of the initiation of any audit. Before such reports are submitted to the mayor, city manager and Columbus Council, the subject of the audit, including but not limited to, the department head, office, commission, board, authority or elected official involved, or their designee, shall file a written response to the report with the internal auditor/compliance officer within ten business days of receipt of the report. The entire report and the result of such inquiries or investigations shall be submitted concurrently by hard copy to the mayor, city manager and Columbus Council.”

SECTION 2.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 28th day of April, 2026; introduced a second time at a regular meeting held on the ___ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Lindsey G. McLemore, Clerk of Council

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

File Attachments for Item:

1. Street Acceptance – Lavender Glen, Enclave Court, and Larkspur Place

Approval is requested for the acceptance of Lavender Glen, Enclave Court, and Larkspur Place, located in The Enclave at Cartledge Creek.

**Columbus Consolidated Government
Council Meeting Agenda Item**

Item #1.

TO:	Mayor and Councilors
AGENDA SUBJECT:	Street Acceptance – Lavender Glen, Enclave Court, and Larkspur Place
AGENDA SUMMARY:	Approval is requested for the acceptance of Lavender Glen, Enclave Court, and Larkspur Place, located in The Enclave at Cartledge Creek.
INITIATED BY:	Engineering Department

Recommendation: Approval is requested for the acceptance of Lavender Glen, Enclave Court, and Larkspur Place, located in The Enclave at Cartledge Creek.

Background. Lavender Glen, Enclave Court, and Larkspur Place, located in The Enclave at Cartledge Creek has (34) Thirty-four residential lots. The streets have been improved and meet the required specifications for acceptance by the City.

Analysis: A deed has been tendered to the City for “All that tract of land being the right-of-way of Enclave Court, the right-of-way of Larkspur Place and the right-of-way of Lavender Glen lying and being in Land Lot 35, in the 18th District in Muscogee County, Georgia and being a portion of The Enclave at Cartledge Creek on that certain plat of survey entitled “FINAL PLAT FOR THE ENCLAVE AT CARTLEDGE CREEK” dated March 5, 2025 and recorded on April 6, 2026 in Plat Book 168, Pages 180-182, in the Office of the Clerk of Superior Court of Muscogee County, Georgia.

Financial Considerations: No City funds are involved until maintenance is assumed after the two-year warranty.

Legal Considerations: In accordance with Section 18-3 of the Columbus Code, all dedicated right-of-way must be accepted by Council.

Recommendation/Action: Approval is requested for the acceptance of Lavender Glen, Enclave Court, and Larkspur Place, located in The Enclave at Cartledge Creek.

A RESOLUTION

NO.

Item #1.

A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, AUTHORIZING THE ACCEPTANCE OF A DEED TO LAVENDER GLEN, LARKSPUR PLACE, AND ENCLAVE COURT LOCATED IN THE ENCLAVE AT CARTLEDGE CREEK, ON BEHALF OF COLUMBUS, GEORGIA.

WHEREAS, Columbus, Georgia has submitted a deed to Lavender Glen, Larkspur Place, and Enclave Court located in The Enclave at Cartledge Creek, a full description of the property on said deed; and,

WHEREAS, said streets have been improved and meet the required specifications for acceptance by the City; and,

WHEREAS, the Engineering Department received a bond warranting the condition of the streets for a period of two years; and,

WHEREAS, the Engineering Department has inspected said streets and recommends acceptance of the same.

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

That certain deed dated April 28, 2026, conveying to Columbus, Georgia, “Lavender Glen, Larkspur Place and Enclave Court located in The Enclave at Cartledge Creek”, is hereby accepted. The Clerk of Council is hereby authorized to have said deed recorded in the Deed Records in the Office of the Clerk of Superior Court of Muscogee County. A copy of the deed is hereto attached and by this reference made a part of this resolution.

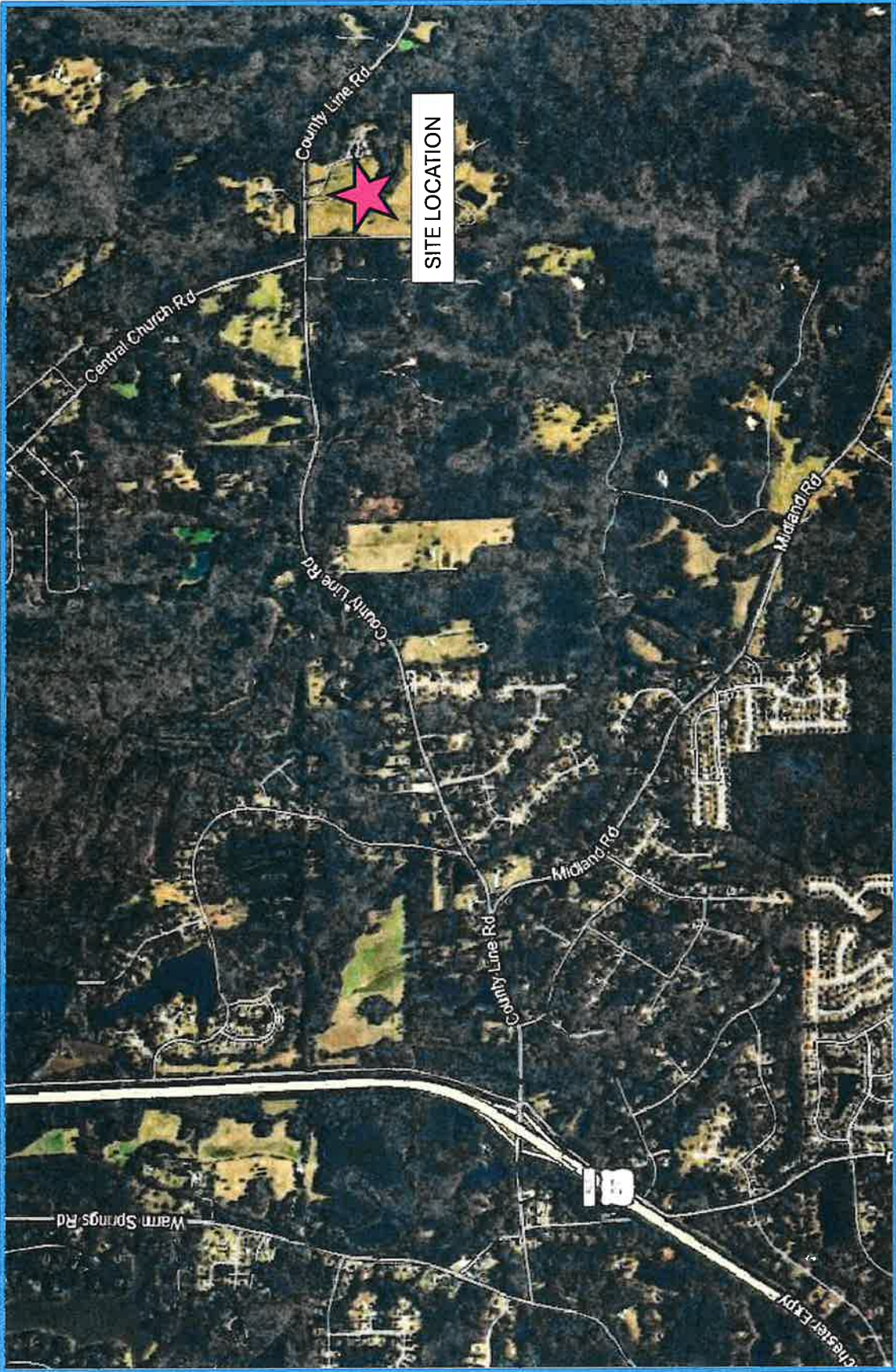
Introduced at a regular meeting of the Council of Columbus, Georgia, held on the _____ day of _____ 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

THE ENCLAVE AT CARTLEDGE CREEK



File Attachments for Item:

2. GDOT Street Lighting Agreement – SR 22/US 80 @ SR 22 SPUR

Approval is requested to enter into an Agreement Between the Georgia Department of Transportation (GDOT) and the Columbus Consolidated Government (City) for the purpose of the installation, operation, and maintenance of the lighting system that will be installed within the SR 22/US 80 @ SR 22 SPUR.

**Columbus Consolidated Government
Council Meeting Agenda Item**

Item #2.

TO:	Mayor and Councilors
AGENDA SUBJECT:	GDOT Street Lighting Agreement – SR 22/US 80 @ SR 22 SPUR
AGENDA SUMMARY:	Approval is requested to enter into an Agreement Between the Georgia Department of Transportation (GDOT) and the Columbus Consolidated Government (City) for the purpose of the installation, operation, and maintenance of the lighting system that will be installed within the SR 22/US 80 @ SR 22 SPUR.
INITIATED BY:	Department of Engineering

Recommendation: Approval is requested to enter into an Agreement Between the Georgia Department of Transportation (GDOT) and the Columbus Consolidated Government (City) for the purpose of the installation, operation, and maintenance of the lighting system that will be installed within the SR 22/US 80 @ SR 22 SPUR.

Background: SR 22/US 80 @ SR 22 SPUR requires lighting for vehicle and pedestrian safety as part of the GDOT P.I.0015690, SR 520/US @ SR 22 SPUR, 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.

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

Recommendation/Action: Approval is requested to enter into an Agreement Between the Georgia Department of Transportation (GDOT) and the Columbus Consolidated Government (City) for the purpose of the installation, operation, and maintenance of the lighting system that will be installed within the SR 22/US 80 @ SR 22 SPUR.

A RESOLUTION

NO.

A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, TO ENTER INTO AN AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR THE GDOT P.I. NO. 0015690, SR 22/US 80 @ SR 22 SPUR ON BEHALF OF COLUMBUS, GEORGIA.

Item #2.

WHEREAS, the Georgia Department of Transportation has requested an Agreement to be executed with the City as part of the SR 22/US 80 @ SR 22 SPUR; and,

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

WHEREAS, the SR 22/US 80 @ SR 22 SPUR 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 Mayor or his designee is hereby authorized to enter into the agreement with the Georgia Department of Transportation for the purpose of providing the energy, operation, and maintenance of the lighting system to be installed in the SR22/US 80 @ SR 22 SPUR.

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

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

Lindsey G. McLemore, Clerk of Council

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

Attachment "A"



Project Location Map

**SR 22/US 80 @ SR 22 Spur
Muscogee County
P.I. No. 0015690**

INTERGOVERNMENTAL LIGHTING AGREEMENT

BETWEEN

GEORGIA DEPARTMENT OF TRANSPORTATION

AND

CITY OF COLUMBUS

THIS AGREEMENT is made and entered into this _____ day of _____, 20__, (“Effective Date”) by and between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and the **CITY OF COLUMBUS, GEORGIA** acting by and through its City Council, hereinafter called the **CITY** (the **DEPARTMENT** and the **CITY** are sometimes referred to herein individually as a “Party” and collectively as the “Parties”).

WHEREAS, the **CITY** has represented to the **DEPARTMENT** a desire to obtain roundabout lighting as part of the **SR 22/US 80 @ SR 22 SPUR** project, said lighting to be installed under P.I. No. 0015690, Muscogee County;

WHEREAS, the **CITY** has represented to the **DEPARTMENT** a desire to participate in: 1) Providing the Energy and 2) the Operation and Maintenance of said lighting system at the aforesaid location, and the **DEPARTMENT** has relied upon such representation; and

WHEREAS, the **DEPARTMENT** has indicated a willingness to fund the materials and installation for the said lighting system at the aforesaid location, with funds of the **DEPARTMENT**, funds apportioned to the **DEPARTMENT** by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

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

ARTICLE I **INSTALLATION**

The **DEPARTMENT** or its assigns shall cause the installation of all materials and equipment necessary for roundabout lighting as part of the **SR 22/US 80 @ SR 22 SPUR** project, said lighting to be installed under P.I. No. 0015690, Muscogee County as shown on Attachment "A" attached hereto and made a part hereof.

ARTICLE II **CITY'S RESPONSIBILITIES**

1. Upon completion of installation of said lighting system, and acceptance by the **DEPARTMENT**, the **CITY** shall assume full responsibility and costs for the operation, the repair and the maintenance of the entire lighting system, including but not limited to repairs of any damages, replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment, and the requirements of the Georgia Utility Facility Protection Act. The **CITY** further agrees to provide and pay for all the energy required for the operation of said lighting system.

2. It is understood by the **CITY** that the **DEPARTMENT** has relied upon the **CITY'S** representation of providing for the energy, maintenance, and operation of the lighting represented by this Agreement; therefore, if the **CITY** elects to de-energize or fails to properly maintain or to repair the lighting system during the term of this Agreement, the **CITY** shall reimburse the **DEPARTMENT** the materials cost for the lighting system. If the **CITY** elects to de-energize or fails to properly maintain any individual unit within the lighting system, the **CITY** shall reimburse the **DEPARTMENT** for the material cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The **DEPARTMENT** will provide the **CITY** with a statement of material costs upon completion of the installation.

ARTICLE III **DEPARTMENT'S OWNERSHIP**

The **DEPARTMENT** shall retain ownership of all materials and various components of the entire lighting system. The **CITY**, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the **DEPARTMENT**.

ARTICLE IV **TERM OF AGREEMENT**

This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The **DEPARTMENT** reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the **CITY**.

ARTICLE V
RIGHT OF ENTRY

The **CITY** will be permitted to access the **DEPARTMENT'S** Right of Way in order to perform its responsibilities under **ARTICLE II, PARAGRAPH 1**, of this Agreement.

ARTICLE VI
INDEMNIFICATION

To the extent allowed by law, the **CITY** 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 the **CITY'S** access to **DEPARTMENT'S** Right of Way.

ARTICLE VII
MISCELLANEOUS

1. **NON-WAIVER.** No failure of either Party to exercise any right or power given to such Party under this Agreement, or to insist upon strict compliance by the other Party with the provisions of this Agreement, and no custom or practice of either Party at variance with the terms and conditions of this Agreement, will constitute a waiver of either Party's right to demand exact and strict compliance by the other Party with the terms and conditions of this Agreement.
2. **NO THIRD-PARTY BENEFICIARIES.** Nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits under or by reason of this Agreement.
3. **SOVEREIGN IMMUNITY.** 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.
4. **CONTINUITY.** Each of the provisions of this Agreement will be binding upon and inure to the benefit and detriment of the Parties and the successors and assigns of the Parties.

5. **WHEREAS CLAUSE AND EXHIBITS.** The Whereas Clauses and Exhibits hereto are a part of this Agreement and are incorporated herein by reference.
6. **SEVERABILITY.** If any one or more of the provisions contained herein are for any reason held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
7. **CAPTIONS.** The brief headings or titles preceding each provision hereof are for purposes of identification and convenience only and should be completely disregarded in construing this Agreement.
8. **INTERPRETATION.** Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one Party by reason of the rule of construction that a document is to be construed more strictly against the Party who itself or through its agent prepared the same, it being agreed that the agents of all Parties have participated in the preparation hereof.
9. **ENTIRE AGREEMENT.** This Agreement supersedes all prior negotiations, discussion, statements and agreements between the Parties and constitutes the full, complete and entire agreement between the Parties with respect hereto; no member, officer, employee or agent of either Party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either Party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both Parties and incorporated in and by reference made a part hereof.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

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

Item #2.

and year first above written.

**GEORGIA DEPARTMENT
OF TRANSPORTATION**

CITY OF COLUMBUS

Commissioner

Print Name: _____
Title: _____

(SEAL)

(SEAL)

ATTEST:

ATTEST:

Treasurer

Print Name: _____
Title: _____

Attachment "A"



Project Location Map

**SR 22/US 80 @ SR 22 Spur
Muscogee County
P.I. No. 0015690**

File Attachments for Item:

3. FY26 Local Road Assistance (LRA)

Approval is requested to submit an application and accept if awarded, FY 26 Local Road Assistance (LRA) from the Georgia Department of Transportation (GDOT). The FY 26 LRA allocation for Columbus-Muscogee County from GDOT is \$2,972,701.86 with no local match required.

**Columbus Consolidated Government
Council Meeting Agenda Item**

Item #3.

TO:	Mayor and Councilors
AGENDA SUBJECT:	FY26 Local Road Assistance (LRA)
AGENDA SUMMARY:	Approval is requested to submit an application and accept if awarded, FY 26 Local Road Assistance (LRA) from the Georgia Department of Transportation (GDOT). The FY 26 LRA allocation for Columbus-Muscogee County from GDOT is \$2,972,701.86 with no local match required.
INITIATED BY:	Engineering Department

Recommendation: Approval is requested to submit an application and accept FY 26 Local Road Assistance (LRA) funds from the Georgia Department of Transportation (GDOT). The FY 26 LRA allocation for Columbus-Muscogee County from GDOT is \$2,972,701.86 with no local match requirement.

Background: LRA is the GDOT program that provides funding to counties for resurfacing and other capital transportation projects. The proposal is to use \$1,503,604.53 to supplement TSPLOST Discretionary Funds for the Morris Road Bridge Replacement Project and \$1,469,097.33 to supplement TSPLOST Discretionary Funds for the Northstar Drive/Kennedy Street Roundabout project.

Analysis: An application and report on current LRA-funded projects are required to be submitted to GDOT prior to approval.

Financial Considerations: The FY 26 LRA allocation for Columbus-Muscogee County from GDOT is \$2,972,701.86 with NO local match requirement.

Legal Considerations: Council must authorize the acceptance of all grants.

Recommendation/Action: Approval is requested to submit an application and accept the FY 26 Local Road Assistance (LRA) allocations from the Georgia Department of Transportation (GDOT).

A RESOLUTION AUTHORIZING THE MAYOR TO MAKE APPLICATION AND RECEIVE THE FY 2026 LOCAL ROAD ASSISTANCE (LRA) GRANT FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT).

WHEREAS, the City has received notice from GDOT that they are accepting applications for the FY2026 LRA funds in the amount of \$2,972,701.86 allocated for Columbus-Muscogee County; and,

WHEREAS, the proposed use of the funds is for the Morris Road Bridge Replacement project; and Northstar Drive/Kennedy Street Roundabout; and,

WHEREAS, there is no match requirement for this grant.

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

SECTION 1

That the Mayor or his designee is hereby authorized to make application and receive funds allocated for the FY 2026 Local Road Assistance (LRA) grant from the Georgia Department of Transportation (GDOT).

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

- Councilor Anker voting _____.
- 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 Tucker voting _____.

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor

LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) PROGRAM

GENERAL GUIDELINES & POLICIES

1. The following activities/projects will be eligible for LMIG funds:
 - Preliminary engineering (including engineering work for R/W plans and Utility plans)
 - Construction supervision & inspection
 - Utility Adjustments or replacement
 - Patching, leveling and resurfacing a paved roadway
 - Grading, Drainage, Base and Paving existing or new roads
 - Replacing storm drain pipe or culverts
 - Intersection improvements
 - Turn lanes
 - Bridge repair or replacement
 - Sidewalk adjacent (within right of way) to a public roadway or street
 - Roadway Signs, striping, guardrail installation
 - Signal installation or improvement
 - Aggregate Surface Course for dirt road maintenance

2. The following activities/projects will not be eligible for LMIG funds:
 - Right of Way acquisition for a county or city road
 - Street Lighting
 - Beautification & Streetscapes
 - Walking trails and tracks
 - Landscaping
 - Administrative Services
 - Parking Lots

**** Locally purchased Right of Way will be eligible to go toward the 10% or 30% local match.*

3. The amount of your allocation is based on the total centerline road miles for your local road system and the total population of your county or city as compared with the total statewide centerline road miles and total statewide population. To ensure the Department uses current mileage numbers for your county or city it is critical that you keep our Office of Transportation Data updated on any revisions or changes to your local road system.

4. If a local government does not submit a project list, they will not receive local assistance for that program year. The unused LMIG funds will be used for emergencies, economic development or school access projects elsewhere in the state, on an as needed basis, as determined by the Commissioner.

5. You will be responsible for a 10% or 30% match to obtain your LMIG funds as stated in the Transportation Investment Act (TIA). The counties and cities in the River Valley Region, Central Savannah River Area, Heart of Georgia Region, and Southern Georgia Region will be at the 10% match. All other remaining counties and cities will be at the 30% match. *For example, if your formula allocation is \$100,000 and your county's match requirement is 30%, then your project list must have a total in value dollar amount over \$130,000. If the project list you submit does not equal or exceed your Formula Amount plus your required match, you will be asked to resubmit your application.*

6. Larger LMIG Projects, that include preliminary engineering, right of way and construction phases, shall be completed *as soon as possible* but substantially complete within three (3) years from the date of receiving the LMIG Grant. We expect resurfacing and maintenance type projects to be completed within a year from the date of receiving the LMIG Grant unless it is necessary for the local government to combine their fiscal year allocations. Funds can be rolled up to 3 fiscal years, when the project list is approved by the Department.
7. All preconstruction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government. It's important to remember that all these expenses are eligible for LMIG funds and the match requirements.
8. All work to be paid with LMIG funds cannot begin until the Department has issued payment to the Local Government.
9. Wherever practical and feasible, GDOT encourages the use of locally owned, disadvantaged business enterprises, and veteran owned businesses in any project that is funded in whole or in part with LMIG funds. GDOT asks each Local Government to report, at the end of the year, any DBE usage on LMIG contracts to your local District State Aid Coordinator. This measure will be used to assist GDOT in meeting the 2012-2015 Race Neutral DBE Goals. If you have any questions concerning firms that are DBE Certified, please visit our web page at www.dot.ga.gov.
10. The local government shall accomplish all the design activities in connection with the projects identified on the project list. Design activities must be accomplished in accordance with the applicable guidelines of the American Association of State Highway and Transportation Officials ("AASHTO") and the Manual on Uniform Traffic Control Devices (MUTCD), current edition.
11. In addition, all projects on the state route system shall be done in accordance with DEPARTMENT design policies & guidelines where applicable. The local government shall also be responsible for submitting permit applications to the District Traffic Operations Office or the District Utilities Office if the project is on a state route.
12. The Department recommends that any design plans for bridge replacement and structural repairs be reviewed by the State Bridge Engineer prior to construction. If not, final bridge plans and all supporting documents must be submitted to the Local Grants Office in Atlanta. Final plans will then be forwarded to the Bridge Maintenance Office for use in their biennial inspections. Request for plan review should be coordinated with the Office of Bridge Design located at One Georgia Center, 600 West Peachtree Street, Atlanta, Georgia 30308. Phone (404) 631-1985.
13. All projects identified on the project list shall be constructed in accordance with the DEPARTMENT's Standard Specifications Construction of Transportation Systems (current edition), Supplemental Specifications (current edition) and Special Provisions.
14. Authorized representatives of the DEPARTMENT may at all reasonable times review and inspect the work, activities and data collected in connection with the projects identified on the project list, including but not limited to, all reports, drawings, studies, specifications, estimates, maps and computations prepared by or for the local government.
15. All projects on the project list shall be subject to a construction field audit at any time. The audit may be performed by employees of the DEPARTMENT or by an independent auditor on behalf of the DEPARTMENT. Local governments shall make a good faith effort to cooperate with GDOT employees or auditor(s).

- 16. The Local Government shall submit a project status letter each year to their local District Office. This documentation must be received and approved before subsequent LMIG Grants can be approved.
- 17. Upon completion of the LMIG project, the Local Government must notify their local District Office that the project list is complete and ready to be closed. The Local Government will also have to complete a "Statement of Final Expenditures" and submit to the local District Office.
- 18. All inspections, sampling and testing of the work will be the responsibility of the local government. Documentation of this work will not have to be submitted to the Department for review.
- 19. All local governments receiving LMIG funds are responsible for completing their own environmental documentation for proposed work.
- 20. For any questions about the LMIG process, please contact the Local Grants Office in Atlanta at 404-347-0240 or call your State Aid Coordinator at the following locations:

District Office	Contact Number
District One – Gainesville	770.519.0118
District Two – Tennille	478-553-3383
District Three – Thomaston	706-646-7505
District Four – Tifton	229-391-5438
District Five – Jesup	912-530-4396
District Six – Cartersville	678-721-5293
District Seven – Chamblee	770-216-3880

- 21. The LMIG Grant Application is filed electronically each year. It shall include the following:
 - The **List of Projects** to type in the system:
 - a. Road name, Beginning and Ending points, Length in miles, Description of work, Project cost, Estimated project let date
 - The LMIG **Cover Letter** shall include the following:
 - a. Short overview of type project(s) being requested
 - b. Status (percentage of completion) of previous LMIG funding for **last 3 fiscal years**
 - c. Signature of Mayor or County Commission Chairperson
 - The LMIG **Application Signature Page** shall include the following:
 - a. Signature of Mayor or County Commission Chairperson
 - b. County/City Seal is Required (if using an embossed seal, please shade it before scanning)
 - c. Notary Signature and Seal

SIGNATURE PAGE INSTRUCTIONS

1. For a Fiscal Year 2026 LRA Application, please sign and attach the Signature Page on Page 2 below, that has Fiscal Year 2026 LRA in the title. Also sign and attach page 3, titled “Certification of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation”. Complete and include the “Previous Grant Completion Status” document on Page 4.
2. For a Fiscal Year 2026 LMIG Application, please sign and attach the Signature Page on Page 5 below, that has Fiscal Year 2026 in the title. Also sign and attach page 6, titled “Certification of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation”. Complete and include the “Previous Grant Completion Status” document on Page 7.

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LRA Supplemental
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, B.H. "Skip" Henderson III (Name), the Mayor (Title), on behalf of Columbus - Muscogee County (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

(Signature)

B.H. "Skip" Henderson III (Print)
Mayor / Commission Chairperson

(Date)

46433
E-Verify Number
Sworn to and subscribed before me,
This ____ day of _____, 20____.
In the presence of:

NOTARY PUBLIC

My Commission Expires:

LOCAL GOVERNMENT SEAL (required):

NOTARY PUBLIC SEAL (required):

**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

B.H. "Skip" Henderson III

Printed Name of Authorized Officer or Agent

Mayor

Title of Authorized Officer or Agent

Date

Form Date - May 10, 2024

Previous Grant Completion Status

(for FY 2026 LRA Supplemental)

Fiscal Year	Grant Type	Percent Complete (%)	SFE Submitted (Y/N)	Comments
2026	LMIG	0	N	
2025	LRA	45	N	
2025	LMIG	100	Y	Statement of Final Expenditures submitted to Brandy Spillers via email on 1/29/2026.
2024	LRA	100	N	
2024	LMIG	100	Y	Statement of Final Expenditures submitted to Brandy Spillers via email on 1/29/2026.
2023	LMIG	100	Y	Statement of Final Expenditures submitted to Brandy Spillers via email on 1/29/2026.
2022	LMIG	100	Y	Statement of Final Expenditures submitted to Brandy Spillers via email on 1/29/2026.
			N	

For the FY 2026 LRA Application: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or Local Road Assistance 'LRA')
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a "Y" for yes or a "N" for no.

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
6	MURRAY	ETON	851	10.01	\$21,600.09	0%
3	MUSCOGEE	COLUMBUS-MUSCOGEE	201,830	968.07	\$2,972,701.86	0%
2	NEWTON	(UNINCORPORATED)	103,206	766.68	\$1,935,534.83	0%
2	NEWTON	COVINGTON	15,302	95.89	\$259,779.79	0%
2	NEWTON	MANSFIELD	494	7.30	\$14,816.22	0%
2	NEWTON	NEWBORN	752	8.03	\$17,840.14	0%
2	NEWTON	OXFORD	2,310	13.00	\$36,959.89	0%
2	NEWTON	PORTERDALE	1,941	13.06	\$34,323.41	0%
1	OCONEE	(UNINCORPORATED)	38,709	417.49	\$924,659.79	0%
1	OCONEE	BISHOP	349	2.89	\$7,000.00	0%
1	OCONEE	NORTH HIGH SHOALS	561	7.60	\$15,770.37	0%
1	OCONEE	WATKINSVILLE	3,897	20.99	\$60,912.49	0%
1	OCONEE / CLARKE	BOGART	1,343	14.84	\$32,624.19	0%
2	OGLETHORPE	(UNINCORPORATED)	14,369	491.42	\$857,760.32	0%
2	OGLETHORPE	ARNOLDSVILLE	469	2.07	\$6,633.21	0%
2	OGLETHORPE	CRAWFORD	898	5.14	\$14,499.96	0%
2	OGLETHORPE	LEXINGTON	217	3.06	\$6,284.02	0%
2	OGLETHORPE	MAXEYS	219	3.20	\$6,512.91	0%
6	PAULDING	(UNINCORPORATED)	167,756	1006.82	\$2,780,033.03	0%
6	PAULDING	DALLAS	15,062	54.11	\$194,111.73	0%
6	PAULDING	HIRAM	5,520	18.42	\$68,982.00	0%
6	PAULDING / POLK	BRASWELL	368	3.95	\$8,761.52	0%
3	PEACH	(UNINCORPORATED)	13,159	202.58	\$407,094.95	0%
3	PEACH	BYRON	6,305	58.87	\$136,645.60	0%
3	PEACH	FORT VALLEY	9,023	54.04	\$149,354.88	0%
6	PICKENS	(UNINCORPORATED)	30,617	400.96	\$839,551.87	0%
6	PICKENS	JASPER	5,289	42.02	\$103,365.25	0%
6	PICKENS	TALKING ROCK	111	2.09	\$4,016.90	0%
6	PICKENS / CHEROKEE	NELSON	1,171	11.08	\$25,602.37	0%
5	PIERCE	(UNINCORPORATED)	15,765	610.23	\$1,049,776.30	0%
5	PIERCE	BLACKSHEAR	3,658	41.20	\$90,052.31	0%
5	PIERCE	OFFERMAN	467	14.25	\$25,245.13	0%

April 21st, 2026

From: Mayor B.H. "Skip" Henderson, III, Columbus Consolidated

Government To: Brandy Spiller, GDOT District State Aid Coordinator

Subject: 2026 LRA Application

Columbus-Muscogee County would like to apply in the amount of \$2,972,701.86. This grant will be divided between two (2) projects. \$1,503,604.53 will be used to supplement funding for the Morris Road Bridge Replacement Project. \$1,469,097.33 will be used to supplement funding for the Northstar Drive at Kennedy Street Roundabout Project.

The status of previous LMIG funding is as follows.

- **2025 LMIG Funds:** Funds expended. Statement of Final Expenditures has been submitted.
- **2025 LRA Funds:** 45% of funds have been expended.
- **2024 LMIG Funds:** Funds expended. Statement of Final Expenditures has been submitted.
- **2024 LRA Funds:** Funds expended. Statement of Final Expenditures is being prepared.
- **2023 LMIG Funds:** Funds expended. Statement of Final Expenditures has been submitted.

If you have any questions or need additional information, please feel free to contact R. Vance Beck, P.E., Director of Engineering at 706-225-4441.

Very best regards,

B.H. "Skip" Henderson III
Mayor
Columbus Consolidated Government

File Attachments for Item:

4. Juvenile Justice Incentive Grant Application

Approval is requested to submit a grant application and, if awarded, accept funds up to \$750,000 from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Court for evidence-based programming and amend the Multi-Governmental Fund by the amount of the grant award and enter into a memorandum of agreement with Evidence-Based Associates, LLC. The grant period is from July 1, 2026, to June 30, 2027.

**Columbus Consolidated Government
Council Meeting Agenda Item**

Item #4.

TO:	Mayor and Councilors
AGENDA SUBJECT:	Juvenile Justice Incentive Grant Application
AGENDA SUMMARY:	Approval is requested to submit a grant application and, if awarded, accept funds up to \$750,000 from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Court for evidence-based programming and amend the Multi-Governmental Fund by the amount of the grant award and enter into a memorandum of agreement with Evidence-Based Associates, LLC. The grant period is from July 1, 2026, to June 30, 2027.
INITIATED BY:	Juvenile Court

Recommendation: Approval is requested to submit a grant application and, if awarded, accept funds up to \$750,000 from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Court for evidence-based programming and amend the Multi-Governmental Fund by the amount of the grant award and enter into a memorandum of agreement with Evidence-Based Associates, LLC. The grant period is from July 1, 2026, to June 30, 2027.

Background: Funds have been appropriated to the Criminal Justice Coordinating Council for the purpose of providing evidence-based therapeutic interventions in the community serving medium to high-risk juvenile offenders who would otherwise be committed to the Department of Juvenile and/or sent to a short-term secure facility.

Analysis: Muscogee County Juvenile Court is requesting funds to provide evidence-based treatment, specifically Functional Family Therapy (FFT) and Mult-Systemic Therapy (MST) to juvenile offenders.

Financial Considerations: The City is not required to provide matching funds to participate in this grant program.

Projected Annual Fiscal Impact Statement: There will be no additional expenses.

Legal Considerations: The Columbus Consolidated Government is eligible to apply for funds up to \$750,000 from the Criminal Justice Coordinating Council and enter into a memorandum of agreement with Evidence-Based Associates, LLC, to serve as the managing entity of the evidence-based treatment services.

Recommendation/Action: Approval is requested to submit a grant application and, if awarded, accept funds up to \$750,000 from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Court for evidence-based programming and amend the Multi-Governmental Fund by the amount of the grant award and enter into a memorandum of agreement with Evidence-Based Associates, LLC. The grant period is from July 1, 2026, to June 30, 2027.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SUBMIT AN APPLICATION TO THE CRIMINAL JUSTICE COORDINATING COUNCIL FOR A GRANT TO FUND THE MUSCOGEE COUNTY JUVENILE COURT AND, IF AWARDED, ACCEPT THE GRANT AND AMEND THE MULTI-GOVERNMENTAL FUND BY THE AMOUNT OF THE GRANT AWARD AND ENTER INTO A MEMORANDUM OF AGREEMENT WITH EVIDENCE-BASED ASSOCIATES, LLC. THE GRANT PERIOD IS FROM JULY 1, 2026, TO JUNE 30, 2027.

WHEREAS, funds in the amount of up to \$750,000 have been made available from the Criminal Justice Coordinating Council for the Juvenile Court from July 1, 2026, to June 30, 2027; and,

Item #4.

WHEREAS, the funds are being made available to provide evidence-based treatment for medium-to-risk juvenile offenders who would otherwise be committed to the Department of Juvenile Justice or detained in a short-term secure facility.

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

That the Mayor of his Designee is hereby authorized to submit an application for a grant to the Criminal Justice Coordinating Council to fund the Muscogee County Juvenile Court and, if awarded, accept a grant for the period of July 1, 2026, to June 30, 2027 for up to \$750,000 with no local match requirement, to amend the Multi-Governmental Fund by the amount of the grant award, and enter into contract with Evidence-Based Associates, LLC. upon acceptance of the grant award.

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

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

Lindsey G. Mclemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

5. 2025 Homeland Security Hazmat Grant – Fire/EMS

Approval is requested to accept a grant in the amount of \$6,000.00 or as otherwise awarded, from the Homeland Security Grant Program, for the purchase and maintenance of Hazmat Equipment, with an amendment made to the Multi-Government Fund by the like amount, with no matching funds required.

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	2025 Homeland Security Hazmat Grant – Fire/EMS
AGENDA SUMMARY:	Approval is requested to accept a grant in the amount of \$6,000.00 or as otherwise awarded, from the Homeland Security Grant Program, for the purchase and maintenance of Hazmat Equipment, with an amendment made to the Multi-Government Fund by the like amount, with no matching funds required.
INITIATED BY:	Fire/EMS

Recommendation: Approval is requested to accept a grant in the amount of \$6,000.00 or as otherwise awarded, from the Homeland Security Grant Program, for the purchase and maintenance of Hazmat Equipment, with an amendment made to the Multi-Government Fund by the like amount, with no matching funds required.

Background: Funds have been allocated to the 2025 Homeland Security Grant Program for the purchase and maintenance of equipment used for the Columbus Fire and EMS regional hazmat team. The team responds to local hazardous materials incidents as well as provides mutual aid and hazardous material response capabilities to multiple jurisdictions outside of Muscogee County.

Analysis: The state is providing the funds for new equipment for the Hazardous Materials Team.

Financial Considerations: The grant is for equipment totaling \$6,000.00, with no matching funds required.

Legal Considerations: The Consolidated Government of Columbus is eligible to receive these funds.

Recommendation/Action: Approval is requested to accept a grant in the amount of \$6,000.00 or as otherwise awarded, from the Homeland Security Grant Program, for the purchase and maintenance of Hazmat Equipment, with an amendment made to the Multi-Government Fund by the like amount, with no matching funds required.

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT FOR EQUIPMENT IN THE AMOUNT OF \$6,000.00 OR AS OTHERWISE AWARDED, FROM THE HOMELAND SECURITY HAZMAT GRANT PROGRAM. THESE FUNDS WILL BE UTILIZED FOR THE PURCHASE OF NEW HAZARDOUS MATERIALS EQUIPMENT. THE TEAM RESPONDS TO HAZARDOUS MATERIALS EMERGENCIES IN MUSCOGEE COUNTY AS WELL AS SURROUNDING COMMUNITIES TO PROVIDE HAZARDOUS MATERIAL CONTAINMENT TO INCLUDE CHEMICAL, RADIOLOGICAL, AND BIOLOGICAL INCIDENTS.

WHEREAS, the Columbus Fire and Emergency Medical Services has been approved by the Governor’s office to fund the Columbus Fire and EMS Hazmat Team; and,

WHEREAS the purchase of new equipment requested in the grant proposal will greatly enhance the current emergency response program; and,

WHEREAS the funds have been allocated through the 2025 Homeland Security Hazmat Grant Program; and,

WHEREAS the equipment will be utilized to respond to hazardous material emergencies in Columbus and the surrounding counties; and,

WHEREAS, this grant proposal requires no matching funds

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

- 1) That the Mayor or his designee is hereby authorized to accept a Homeland Security Hazmat Grant of \$6,000.00 from the 2025 Homeland Security Hazmat Grant Program.
- 2) Amend the Multi-Governmental Fund by the amount of the award.

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

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

Lindsey G. Mclemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

6. 2025 Homeland Security GSAR (Georgia Search and Rescue) Grant – Fire/EMS

Approval is requested to accept a grant in the amount of \$55,230.00 or as otherwise awarded, from the Homeland Security Grant Program, to support the purchase, maintenance, and training associated with equipment utilized by the West Central Georgia Search and Rescue (GSAR) Team, with an amendment made to the Multi-Government Fund by the like amount with no matching funds required.

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	2025 Homeland Security GSAR (Georgia Search and Rescue) Grant – Fire/EMS
AGENDA SUMMARY:	Approval is requested to accept a grant in the amount of \$55,230.00 or as otherwise awarded, from the Homeland Security Grant Program, to support the purchase, maintenance, and training associated with equipment utilized by the West Central Georgia Search and Rescue (GSAR) Team, with an amendment made to the Multi-Government Fund by the like amount with no matching funds required.
INITIATED BY:	Fire/EMS

Recommendation: Approval is requested to accept a grant in the amount of \$55,230.00 or as otherwise awarded, from the Homeland Security Grant Program, to support the purchase, maintenance, and training associated with equipment utilized by the West Central Georgia Search and Rescue (GSAR) Team, with an amendment made to the Multi-Government Fund by the like amount with no matching funds required.

Background: Funds have been allocated through the 2025 Homeland Security Grant Program to support the purchase, maintenance, and training associated with equipment utilized by the West Central Georgia Search and Rescue (GSAR) Team. This team was established to enhance response capabilities for heavy rescue emergencies affecting the citizens of Columbus and the surrounding counties. Since its formation, the GSAR Team has expanded to include a Type I Swiftwater/Flood Rescue Team and a Type I Structural Collapse Search and Rescue Team.

Search and rescue operations involve locating, rescuing, extricating, and providing initial medical stabilization to victims who are trapped or stranded in life-threatening situations. The GSAR Team is capable of deploying statewide under the Emergency Management Assistance Compact (EMAC) to provide mutual aid to communities in need. The team's goal is to maintain the ability to respond within four hours to any location within the state.

Analysis: The state is providing funds for new rescue equipment and training for the GSAR Team.

Financial Considerations: The grant is for equipment amounting to a total of \$55,230.00 with no matching funds required.

Legal Considerations: The Consolidated Government of Columbus is eligible to receive these funds.

Recommendation/Action: Approval is requested to accept a grant in the amount of \$55,230.00 or as otherwise awarded, from the Homeland Security Grant Program, to support the purchase, maintenance, and training associated with equipment utilized by the West Central Georgia Search and Rescue (GSAR) Team, with an amendment made to the Multi-Government Fund by the like amount with no matching funds required.

**A RESOLUTION
NO. _____**

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT FOR EQUIPMENT IN THE AMOUNT OF \$55,230.00 OR AS OTHERWISE AWARDED, FROM THE HOMELAND SECURITY GEORGIA SEARCH AND RESCUE (GSAR) GRANT PROGRAM. THESE FUNDS WILL BE UTILIZED FOR THE PURCHASE OF NEW RESCUE EQUIPMENT AND TRAINING. THIS TEAM IS FORMED TO IMPROVE RESPONSES TO HEAVY RESCUE AS WELL AS WATER RESCUE EMERGENCIES TO THE CITIZENS OF COLUMBUS AND SURROUNDING COUNTIES

WHEREAS, the Columbus Fire and Emergency Medical Services has been approved by the Governor’s office to fund the Georgia Search and Rescue Team; and,

WHEREAS the purchase of new equipment and continuing education training requested in the grant proposal will greatly enhance the current emergency response program; and,

WHEREAS the funds have been allocated through the 2025 Homeland Security GSAR Grant Program; and,

WHEREAS the equipment will be utilized to respond to heavy rescue and water rescue emergencies in Columbus and the surrounding counties; and,

WHEREAS this grant proposal requires no matching funds

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

- 1) That the Mayor or his designee is hereby authorized to accept a Homeland Security GSAR Grant of \$55,230.00 from the 2025 Homeland Security GSAR Grant Program.
- 2) Amend the Multi-Governmental Fund by the amount of the award.

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

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

Lindsey G. Mclemore, Clerk of Council

"p" Henderson III, Mayor
- Page 111 -

File Attachments for Item:

A. Service Contract for Various Types of Transmissions for METRA (Annual Contract) – RFB No. 26-0031

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Service Contract for Various Types of Transmissions for METRA (Annual Contract) – RFB No. 26-0031
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of an annual contract with Reliable Transmission Service, Inc. (Branden, FL) to repair and rebuild transmissions for METRA. The services will be procured on an as-needed basis. Metra Transit System budgets \$60,000.00 annually for the services.

The contract includes services for B400R transmissions. However, the City reserves the right to add additional transmissions as METRA Transit System receives new vehicles during the contract period.

The contract period shall be for three years.

This bid was posted on the webpages of the Purchasing Division, Georgia Procurement Registry and DemandStar on February 16, 2026. Four bids were received on March 11, 2026. This bid has been advertised, opened, and reviewed. The bidders were



Funds are budgeted each fiscal year for this ongoing expense: Transportation Fund - Transportation - FTA- Bus Transmissions; 0751-610-2400-MFTA-7728 (80% Federal and 20% Local).

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNUAL CONTRACT WITH RELIABLE TRANSMISSION SERVICE, INC. (BRANDEN, FL) TO REPAIR AND REBUILD TRANSMISSIONS FOR METRA. THE SERVICES WILL BE PROCURED ON AN AS-NEEDED BASIS. METRA TRANSIT SYSTEM BUDGETS \$60,000.00 ANNUALLY FOR THE SERVICES.

WHEREAS, the contract includes services for B400R transmissions. However, the City reserves the right to add additional transmissions as METRA Transit System receives new vehicles during the contract period; and,

WHEREAS, the contract period shall be for three years.

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

That the Mayor and/or his designee is hereby authorized execute an annual contract with Reliable Transmission Service, Inc. (Branden, FL) to repair and rebuild transmissions for METRA. The services will be procured on an as-needed basis. Metra Transit System budgets \$60,000.00 annually for the services. Funds are budgeted each fiscal year for this ongoing expense: Transportation Fund - Transportation – FTA - Bus Transmissions; 0751-610-2400-MFTA-7728 (80% Federal and 20% Local).

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

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

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor

BID TABULATION

Transmission Services Contract for Metra (Annual Contract)

RFB No. 26-0031
March 11, 2026

Requirements	Associated Fuel Systems, Inc. (Conley, GA)	Reliable Transmission Service (Brandon, FL)	W.W. Williams (Atlanta, GA)	Cummins, Inc (Albany, GA) **
I. TRANSMISSIONS				
B400R Transmission Field Service				
Hourly Labor Charge Year 1	160.00	230.00	220.00	233.00
Hourly Labor Charge Year 2	160.00	241.00	240.00	240.00
Hourly Labor Charge Year 3	160.00	253.00	264.00	247.00
Mileage Rate Year 1	0.95	3.50	3.00	2.00
Mileage Rate Year 2	0.95	3.68	3.25	2.06
Mileage Rate Year 3	0.95	3.85	3.50	2.12
Hourly Labor Charge (Driver) Year 1	0.00	230.00	220.00	233.00
Hourly Labor Charge (Driver) Year 2	0.00	241.00	240.00	240.00
Hourly Labor Charge (Driver) Year 3	0.00	253.00	264.00	240.00
II. TRANSMISSION PRICING				
A. Core Costs	B400R CORE \$6,700.00	B400R Core \$4,000	B400R Core \$0 *	B400R Core \$6000.00
B. Exchange Prices				
B400R Transmission Year 1	6,400.00	6,049.55	6,875.00	6,167.00
B400R Transmission Year 2	6,592.00	6,345.35	7,562.50	6,413.00
B400R Transmission Year 3	6,789.76	6,658.88	8,250.00	6,670.00

BID TABULATION

Transmission Services Contract for Metra (Annual Contract)

RFB No. 26-0031
March 11, 2026

Requirements	Associated Fuel Systems, Inc. (Conley, GA)	Reliable Transmission Service (Brandon, FL)	W.W. Williams (Atlanta, GA)	Cummins, Inc (Albany, GA) **
C. Labor Charges				
B400R Hourly Flat Rate Year 1	No Bid	230.00	N/A	No Bid
B400R Hourly Flat Rate Year 2	No Bid	241.50	N/A	No Bid
B400R Hourly Flat Rate Year 3	No Bid	253.56	N/A	No Bid
B400R Rebuild Time Year 1	No Bid	11.20	N/A	No Bid
B400R Rebuild Time Year 2	No Bid	11.20	N/A	No Bid
B400R Rebuild Time Year 3	No Bid	11.20	N/A	No Bid
B400R Valve Body & Governor Test Year 1	No Bid	N/A	N/A	No Bid
B400R Valve Body & Governor Test Year 2	No Bid	N/A	N/A	No Bid
B400R Valve Body & Governor Test Year 3	No Bid	N/A	N/A	No Bid
B400R Dyno Test Year 1	No Bid	345.00	0.00	No Bid
B400R Dyno Test Year 2	No Bid	362.25	0.00	No Bid
B400R Dyno Test Year 3	No Bid	380.36	0.00	No Bid
D. Parts Replaced (list price minus percentage)	10%	5%	7%	No Bid
E. Warranty				
Will units installed by the City be warranted a minimum of 6 months from the date installed into a vehicle?				
B400R	YES	YES	YES	YES
Will units be picked up, repaired and delivered, at no cost to the City, if the units fail while under warranty?				
B400R	YES	YES	YES	YES
Number of days for delivery	2-3 days	4 Days	14 Days	6 Days

** Vendor Response did not include a properly completed Form 2 E-Verify Affidavit; a mandatory bid submission requirement.

File Attachments for Item:

B. Alternators & Starters for METRA (Annual Contract) – RFB No. 26-0029

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Alternators & Starters for METRA (Annual Contract) – RFB No. 26-0029
INITIATED BY:	Finance Department

It is requested that Council approve the annual contract with Romaine Electric Corporation (Kent, WA), for the purchase, repair, and rebuilding of alternators and starters for METRA, on an “as needed” basis. METRA anticipates an annual contract value of \$20,000.00 based on prior year’s usage and inflation.

The contract will be used for repair and maintenance of buses and administrative vehicles in the Metra Transit System. The City reserves the right to add additional alternators and Starters as METRA Transit System receives new vehicles during the contract period.

The contract period will be for three (3) years.

Bid specifications were posted on the web pages of the Purchasing Division, Georgia Procurement Registry, and DemandStar. One bid was received on April 3, 2026. In accordance with Section 3-108, Item H of the Procurement Ordinance, the Purchasing Division performed due diligence by conducting a survey of non-responsive firms to determine if it was necessary to revise the specifications to encourage more competition. The following five (5) vendors were surveyed:

1. Rush Truck Center - Vendor only offers new and/or remanufactured parts, they do not test or rebuild on site.
2. W.W. Williams – Expressed interest in submitting if the bid were to be re-opened.
3. Tidewater Fleet Supply – No response from vendor.
4. Siderscape – No response from vendor.
5. DLR Distributors – No response from vendor.

Due to the interest expressed, the bid was opened for an additional three weeks. However, no further responses were received. This bid has been advertised, opened, and reviewed. The sole bidder was:

Romaine Electric Corporation (Kent, WA)				
Y E A R O N E				
PART NUMBER	VENDOR #	EST. USAGE	UNIT COST	EXTENDED COST
Delco Remy 42 MT 24V Starter	8200986N	8	\$ 374.00	\$2,992.00
97-4250-00001 Evaporator 24V	104-0476R	4	\$ 1,095.00	\$ 4380.00
97999901783 Generator 24V	36-8359	2	\$1,335.00	\$2,670.00
TKC 104-343 Motor Blower Evaporator A/C	TKC 104-343	5	\$1050.00	\$5,250.00
C803D 28V 525 AMP Alternator	C803DR	1	\$2,095.00	\$2,095.00
EMP 450 Alternator	3590028150R	1	\$1,775.00	\$1,775.00
Y E A R T W O				
PART NUMBER	VENDOR #	EST. USAGE	UNIT COST	EXTENDED COST
Delco Remy 42 MT 24V Starter	8200986N	8	\$385.22	\$3,081.76
97-4250-00001 Evaporator 24V	104-0476R	4	\$ 1,127.85	\$ 4,511.40
97999901783 Generator 24V	36-8359	2	\$1,375.00	\$2,750.00
TKC 104-343 Motor Blower Evaporator A/C	TKC 104-343	5	\$1,081.50	\$5,407.50
C803D 28V 525 AMP Alternator	C803DR	1	\$2,157.85	\$2,157.85
EMP 450 Alternator	3590028150R	1	\$1,828.25	\$1,828.25
Y E A R T H R E E				
PART NUMBER	VENDOR #	EST. USAGE	UNIT COST	EXTENDED COST
Delco Remy 42 MT 24V Starter	8200986N	8	\$396.78	\$3,174.24
97-4250-00001 Evaporator 24V	104-0476R	4	\$1,161.69	\$4,646.76
97999901783 Generator 24V	36-8359	2	\$1,416.00	\$2,832.00
TKC 104-343 Motor Blower Evaporator A/C	TKC 104-343	5	\$1,113.95	\$5,569.75
C803D 28V 525 AMP Alternator	C803DR	1	\$2,222.58	\$2,222.58
EMP 450 Alternator	3590028150R	1	\$1,883.75	\$1,883.75
	Year One	Year Two	Year 3	
Grand Total	\$ 19,162.00	\$ 19,736.76	\$ 20,239.08	

Funds are budgeted each fiscal year for this on-going expense: Transportation Fund – Transportation - FTA – Vehicle Operation & Maintenance; 0751-610-2400-MFTA-6516 (80% Federal and 20% Local).

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING AN ANNUAL CONTRACT WITH ROMAINE ELECTRIC CORPORATION (KENT, WA), FOR THE PURCHASE, REPAIR AND REBUILDING OF ALTERNATORS AND STARTERS FOR METRA, ON AN “AS NEEDED” BASIS. METRA ANTICIPATES AN ANNUAL CONTRACT VALUE OF \$20,000.00 BASED ON PRIOR YEAR’S USAGE AND INFLATION.

WHEREAS, the contract will be used for repair and maintenance of buses and administrative vehicles in the Metra Transit System. The City reserves the right to add additional alternators and Starters as METRA Transit System receives new vehicles during the contract and,

WHEREAS, the contract term will be for three (3) years.

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

That the Mayor and/or his designee is hereby authorized to enter into an annual contract with Romaine Electric Corporation (Kent, WA), for the purchase, repair, and rebuilding of alternators and starters for METRA on an “as needed” basis for the estimated annual contract value of \$20,000.00. Funds are budgeted each fiscal year for this on-going expense: Transportation Fund – Transportation - FTA – Vehicle Operation & Maintenance; 0751-610-2400-MFTA-6516 (80% Federal and 20% Local).

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

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

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

C. Contract Extension for Leather Items (Annual Contract) – RFB No. 20-0013

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Contract Extension for Leather Items (Annual Contract) – RFB No. 20-0013
INITIATED BY:	Finance Department

It is requested that Council approve the extension of the annual contract with Galls, LLC (Lexington, KY) and Strack, Inc. (formerly Black Gear Industries) (Yorktown, VA), through August 31, 2026, for the purchase of Leather Items on an “as needed” basis

The leather items consist of belts, handcuff cases, flashlight holders, baton holders, holsters, magazine pouches, etc., and are used by the Columbus Police Department, Muscogee County Prison and Muscogee County Sheriff’s Office.

Per Resolution No. 103-20, dated April 28, 2020, Council authorized the execution of a 5-year annual contract with Galls, LLC, Black Gear Industries, GT Distributors (Austin, TX) and Gulf States Distributors (Montgomery, AL). The latter two vendors declined to renew during the initial term of the contract. The contract has exhausted all renewals, and a previously authorized extension expired on April 27, 2026. The extension through July 31, 2026, is needed to allow the Public Safety Departments time to advertise a new RFB for the next contract. Council approval is required for this contract extension.

Funds are budgeted each fiscal year for this on-going expense: General Fund – Police – Support Services – Uniforms, 0101-400-2200-STAF-6781; General Fund – MCP – Warden – Uniforms, 0101-420-1000-MCCI-6781; and General Fund - Sheriff – Detention – Uniforms, 0101-550-2600-JAIL-6781.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING EXTENSION OF THE ANNUAL CONTRACT WITH GALLS, LLC (LEXINGTON, KY) AND STRACK, INC. (FORMERLY BLACK GEAR INDUSTRIES) (YORKTOWN, VA), THROUGH AUGUST 31, 2026, FOR THE PURCHASE OF LEATHER ITEMS ON AN “AS NEEDED” BASIS.

WHEREAS, the leather items consist of belts, handcuff cases, flashlight holders, baton holders, holsters, magazine pouches, etc., and are used by the Columbus Police Department, Muscogee County Prison and Muscogee County Sheriff’s Office; and,

WHEREAS, per Resolution No. 103-20, dated April 28, 2020, Council authorized the execution of a 5-year annual contract with Galls, LLC, Black Gear Industries, GT Distributors (Austin, TX) and Gulf States Distributors (Montgomery, AL). The latter two vendors have declined to renew during the initial term of the contract. The contract has exhausted all renewals, and a previously authorized extension expired on April 27, 2026. The extension through August 31, 2026, is needed to allow the Public Safety Departments time to advertise a new RFB for the next contract. Council approval is required for this contract extension.

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

That the Mayor and/or his designee is hereby authorized to extend the annual contract with Galls, LLC (Lexington, KY) and Strack, Inc. (formerly Black Gear Industries) (Yorktown, VA), through August 31, 2026, for the purchase of Leather Items on an “as needed” basis. Funds are budgeted each fiscal year for this on-going expense: General Fund – Police – Support Services – Uniforms, 0101-400-2200-STAF-6781; General Fund – MCP – Warden – Uniforms, 0101-420-1000-MCCI-6781; and General Fund - Sheriff – Detention – Uniforms, 0101-550-2600-JAIL-6781.

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

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

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

D. Amendment 9 for Space Planning and Programming & Design Professional Services for Columbus Consolidated Government Center Project – RFQ No. 20-0001

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Amendment 9 for Space Planning and Programming & Design Professional Services for Columbus Consolidated Government Center Project – RFQ No. 20-0001
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of Amendment 9 with The S/L/A/M Collaborative, Inc., (Orlando, FL), formerly CBRE/Heery, Inc., in the amount of \$78,950.00 for additional design costs related to design changes on the Plaza Level and south end of the existing parking garage of the Judicial Center.

Per Resolution No. 384-19, Council authorized the execution of a contract with CBRE/Heery, Inc. for space planning and programming & design services for Phase I of the Government Center Project. Subsequently, Council has authorized amendments for design services at the new City Hall, new Sheriff's Administration Building, and Judicial Center.

Amendment 9 includes design costs associated with plan changes for the Judicial Center project. The total cost of the changes are \$78,950.00. This cost is associated with redesigning the plaza and new south wall that will be installed in the existing parking garage. Funding is available in the Judicial Center project budget.

Funds are available as follows: G.O. Sales Tax Bonds Series 2025 - 2021 SPLOST - Judicial Center - General Construction - New Courthouse/Judicial Center; 0571-696-3117-STJC-7661-85205-20250.

A RESOLUTION

NO._____

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 9 WITH THE S/L/A/M COLLABORATIVE, INC. (ORLANDO, FL), FORMERLY CBRE/HEERY, INC., IN THE AMOUNT OF \$78,950.00 FOR DESIGN SERVICES FOR PLAN REVISIONS AT THE JUDICIAL CENTER.

WHEREAS, per Resolution No. 384-19, Council authorized the execution of a contract with CBRE/Heery, Inc. for space planning and programming & design services for Phase I of the Government Center Project. Subsequently, Council has authorized amendments for design services at the new City Hall, new Sheriff’s Administration Building, and Judicial Center; and,

WHEREAS, Amendment 9 includes design costs associated with plan changes for the Judicial Center project. The total cost of the changes is \$78,950.00. This cost is associated with redesigning the plaza and new south wall that will be installed in the existing parking garage. Funding is available in the Judicial Center project budget.

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

That the Mayor or designee is hereby authorized to execute of Amendment 9 with The S/L/A/M Collaborative, Inc., (Orlando, FL), formerly CBRE/Heery, Inc., in the amount of \$78,950.00 for additional design services for the new Judicial Center. Funds are available as follows: G.O. Sales Tax Bonds Series 2025 - 2021 SPLOST - Judicial Center - General Construction - New Courthouse/Judicial Center; 0571-696-3117-STJC-7661-85205-20250.

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

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

Lindsey G. Mclemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

A. PAWS Animal Services Division Contract Update - Courtney Pierce, Executive Director, PAWS & Donna McGinnis, Contract Administrator, Columbus Consolidated Government



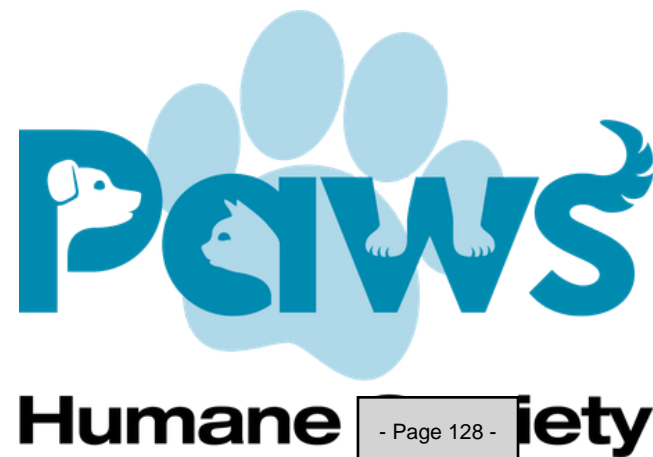
**Animal Services
Division**

PAWS HUMANE SOCIETY

Year One Under the City Contract

City Council Presentation

www.pawshumane.org





Mission & Vision

- Mission: Keep pets out of the shelter system and in loving homes
- Vision: Serve as an Animal Resource Center
- Unite people and pets
- Build partnerships
- Create solutions to become a no-kill community





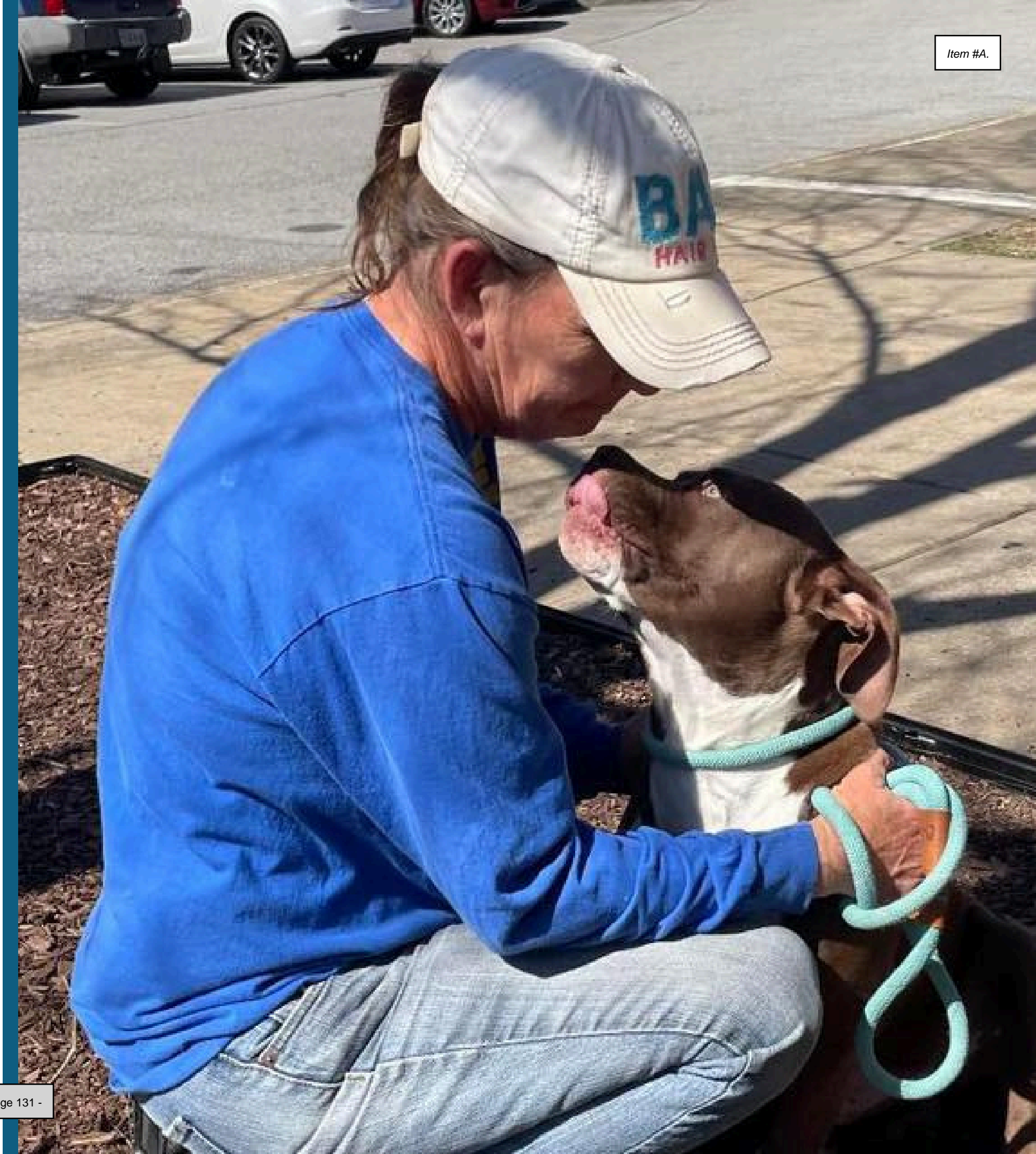
Who We Are/Models We Follow

- Open-admission municipal animal services
- Guided by HASS
- Best Friends Animal Society
- National Animal Care and Control Association
- AVMA shelter guidelines
- Modern sheltering = community-focused solutions



What No-Kill Means

- No-kill does not mean zero euthanasia
- Euthanasia reserved for irremediable suffering or serious, unmanageable safety risk
- Generally recognized as 90%+ save rate
- Columbus sustained no-kill for 3.5 years
- We have done it before – we can do it again



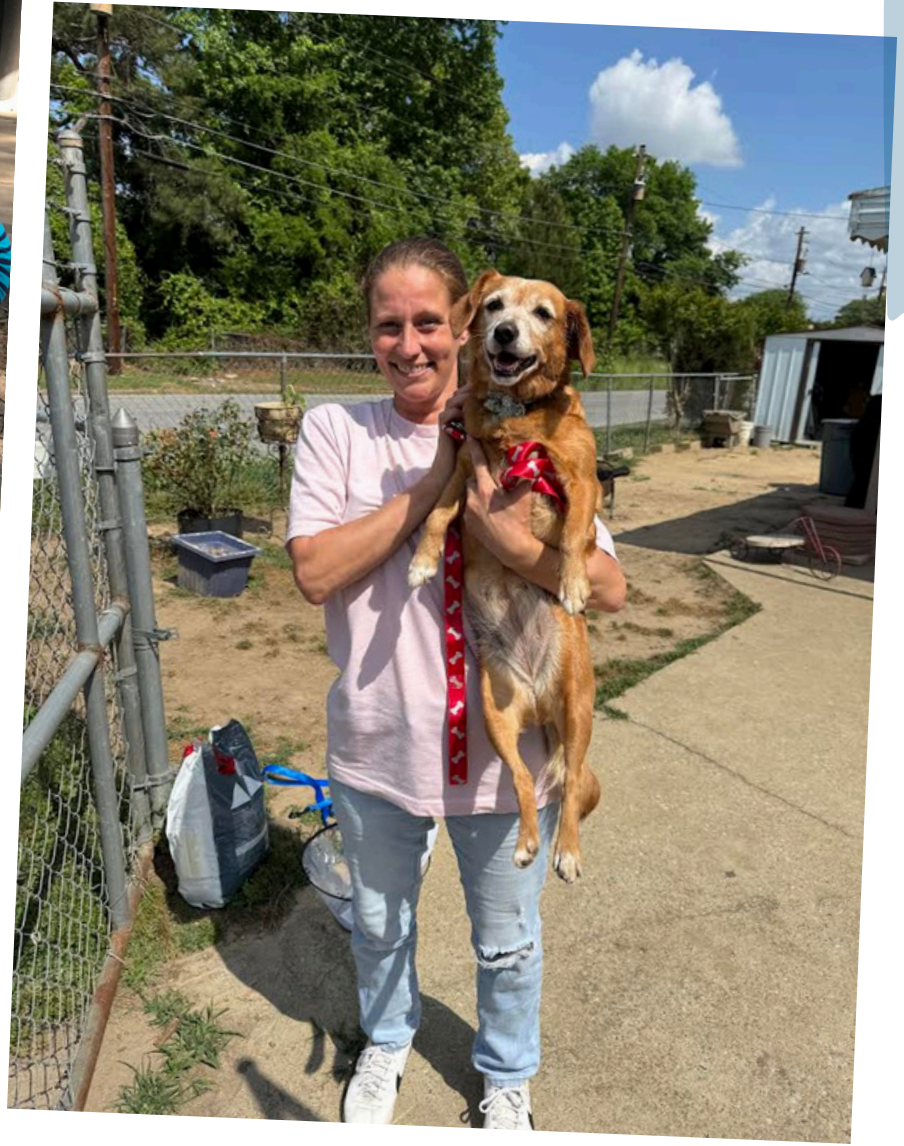
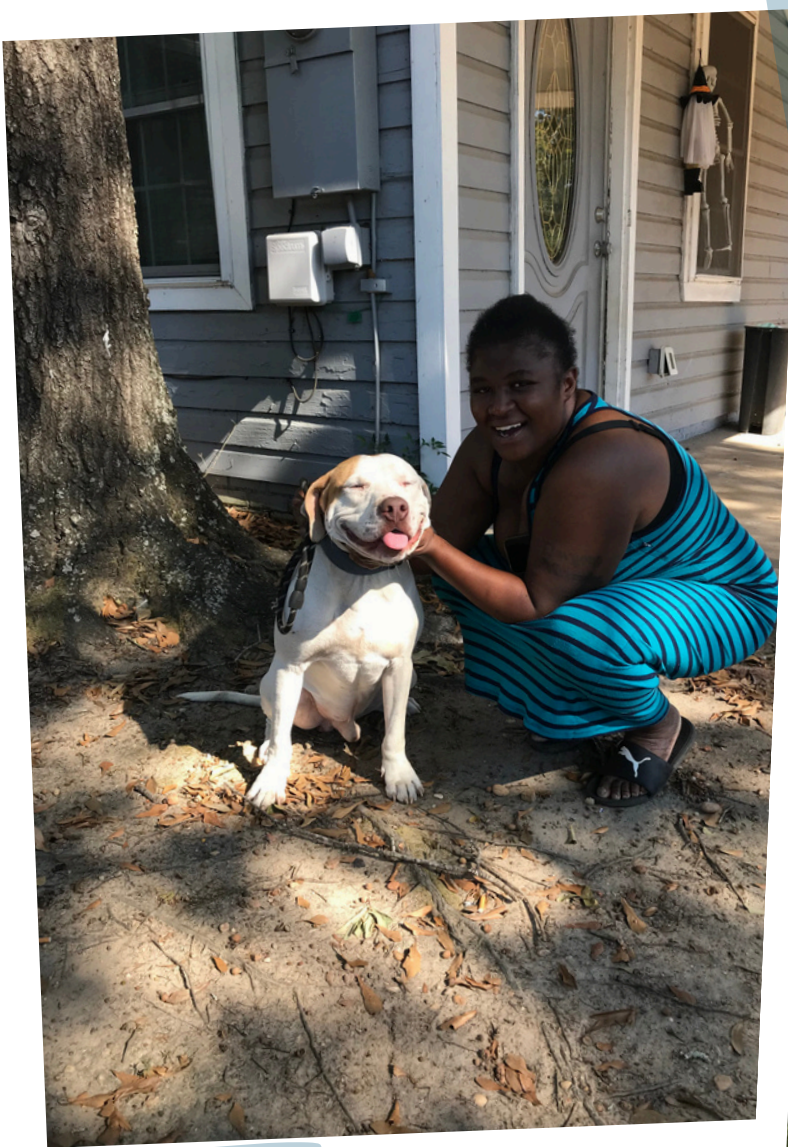
Our Philosophical Beliefs

- Compassion and accountability must coexist
- Humane care + structure + responsibility
- Education when possible
- Support when it keeps pets and people together
- Enforcement when necessary
- Best outcome for animal and community



Public Safety & Animal Advocacy

- Our role requires balance
- Animal advocacy and public safety work together
- Responding to bite cases, dangerous dogs, cruelty/neglect, and loose animal hazards
- Modern sheltering shifted to people and community long before this contract



2025: A YEAR IN REVIEW

POSITIVE OUTCOMES

TOTAL **3,184**  DOGS **1,680**  CATS **1,460**  CRITTERS **44**


CALL VOLUME

135,965


INTAKES

TOTAL **3,684** DOGS **1,992** CATS **1,647** CRITTERS **45**

ANIMAL SERVICES CALLS

 TOTAL **6,472** EMERGENCY CALLS **2,508**

VETERINARY CLINIC

20,449 VACCINES GIVEN 
7,783 SPAY/NEUTER SURGERIES
4,162 WELLNESS APPOINTMENTS
2,815 MICROCHIPS IMPLANTED
784 HEARTWORM TREATMENTS

COMMUNITY CATS

2,017

SPAY/NEUTER & VACCINES GIVEN 

OUTREACH

8,023
FAMILIES SERVED

VOLUNTEERS

 **677** VOLUNTEERS + **8,223** HOURS SERVED = **\$286,071** SAVED WAGES

OFFSITE EVENTS

 **151**

FOSTER

1,178
FOSTER FAMILIES 

2,399
ANIMALS PLACED IN FOSTER HOMES



Data, Impact & Transparency

- Public stats posted on our website
- Thursday educational social media series
- Data informs decisions and builds trust
- Progress requires community participation

Improvements We Have Made

- Operational improvements: more structure, consistency, and accountability
- Community-facing improvements: better education, visibility, and communication
- Shelter improvements: new kennel doors, more welcoming lobby, HVAC planning, sound baffling goal





Contract Administrator Perspective

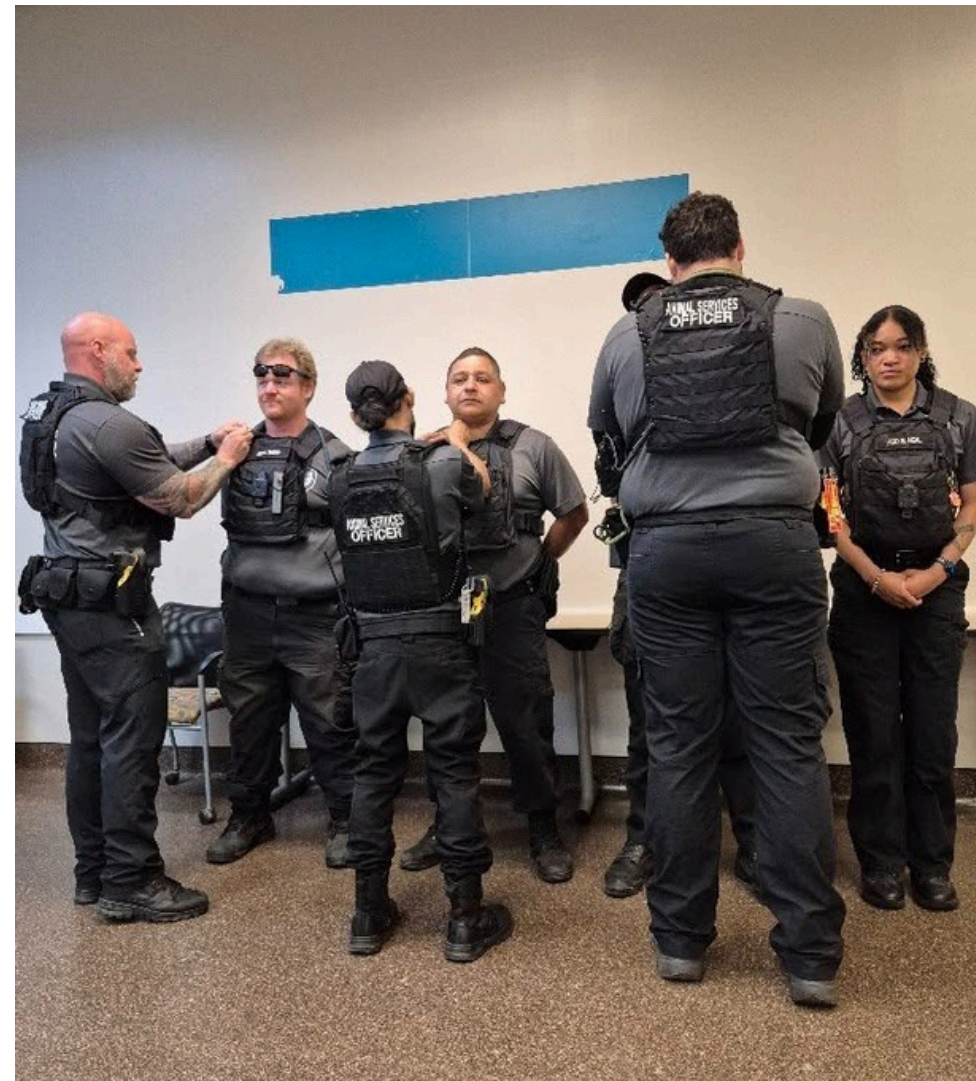
- Year one from the City's perspective
- Communication and responsiveness
- Partnership and collaboration
- Progress observed
- Ongoing realities



Item #A.

Contract Administrator – Progress Observed

- Transition under contract
- Responsiveness and communication
- Operational progress
- Seriousness around public safety
- Transparency and reporting



Contract Administrator - Ongoing Realities

- Inherited community-wide challenges
- Capacity pressure
- Stray population concerns
- Long-term systems work
- Continued partnership needed



Item #A.

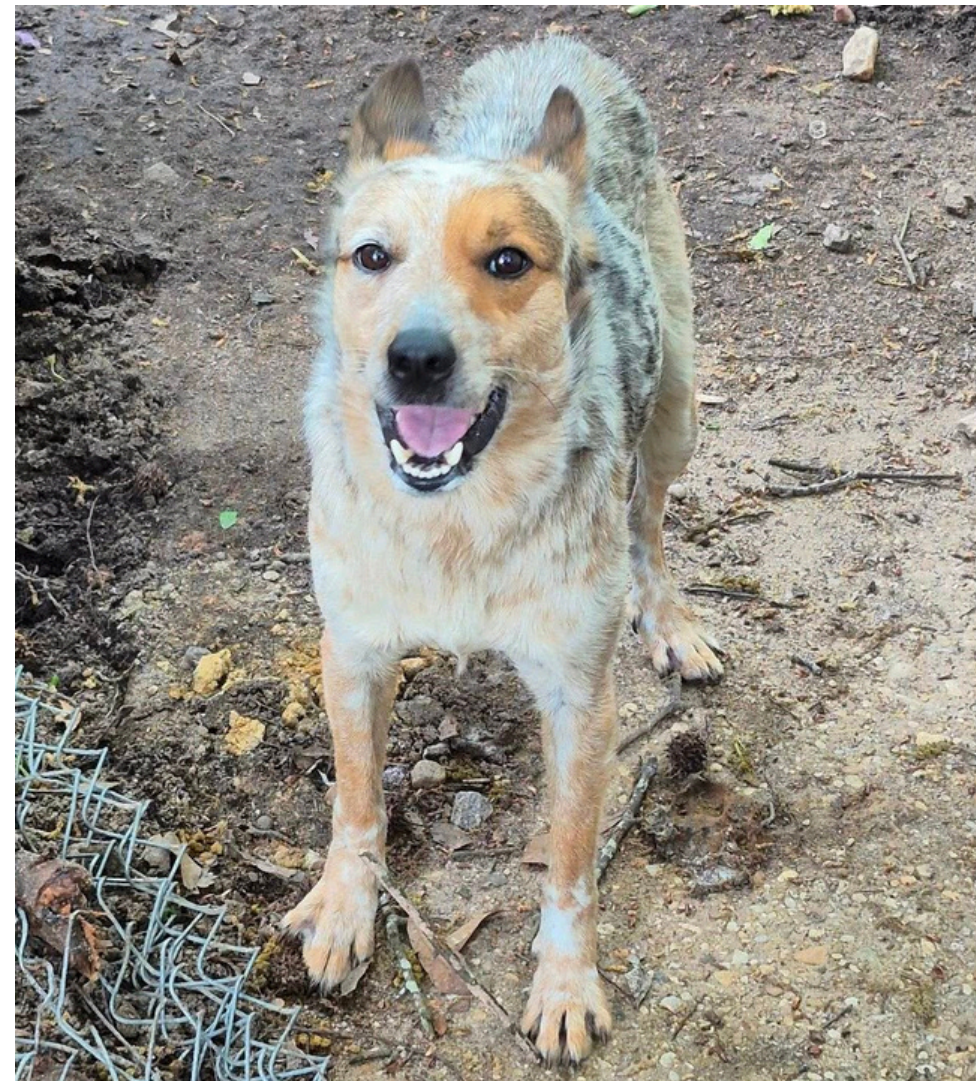
Challenges We Have Faced

- More than kennel space: length of stay, medical/behavior complexity, staffing, disease risk, access-to-care barriers
- Passed every Department of Ag visit
- Pressure is real, but standards remain strong



The Stray Issue

- We are not avoiding this issue
- It did not begin with us
- It will not be solved overnight
- Long-term causes require long-term solutions
- The answer is reducing intake upstream



National Context/ COVID Setback

- National animal welfare systems saw major disruption
- University of Florida research estimated 2.7M+ fewer spay/neuter surgeries
- Loss of services increased population pressure
- Communities are rebuilding from that setback



Impactful Story/ Stories

- Reunification story
- Capacity/decision-making story
- Transparency means telling hopeful and hard stories



After several days missing, 9-year-old Maddie was found by a kind citizen and brought to Paws Humane, where her worried family spotted her on the Reunite & Rescue page and rushed to bring her home. Reunited at last, they held her with tears of joy, and Maddie was vaccinated and microchipped to help keep her safe for good.

Capacity Crisis - Waived Fees All April!
 We were over capacity in both buildings, and needed animal out! For the entire month of April, adoption fees for all adult animals were waived during our Kennel to Couch Adoption Event. 93 animals were adopted during this event.



Partnerships We Have Built

- Columbus Fire & EMS: Homeward Bound Project
- Microchip scanning at every fire station
- Joint trainings with CPD
- Parks & Rec: pilot microchip kiosks
- School system CBI program support



Paws Humane Society MICROCHIP SCAN STATION

STEP 1: SEARCH FOR TAGS
Check the pet's collar for any tags indicating ownership or vaccinations, they may include the owner's contact information or a veterinary clinic number.

STEP 2: SCAN FOR A MICROCHIP
Take the scanner out of the box and press the center button to power on the microchip scanner.

Slowly run the scanner along the pet's back in a zig-zag motion, starting at the neck/shoulder area, then along the back and down the front of the chest/legs.

If the scanner finds a chip, a 9-, 10- or 15- digit code will appear on the screen.

FOUND A MICROCHIP
With a smartphone camera, scan the QR code or visit aaha.com

Enter the 9-, 10- or 15- digit code from the scanner exactly as it appears.

Please note that this website will not provide owner information directly. It will provide the microchip company with the most up-to-date information on the pet.

Owner information is confidential. The company will reach out to the owners directly to alert them that the pet has been found. You can leave YOUR contact information with the company so that owners can reach out to you to be reunited.

If no owner information is found, unavailable or outdated, follow the steps for **NO MICROCHIP FOUND**.

NO MICROCHIP FOUND
If the owners can not be contacted immediately, please attempt to locate the owners. Alert your neighbors, knock on doors in the immediate area, someone might recognize the pet.

Walk the immediate neighborhood with the pet, the owner may be searching nearby.

Take photos of the pet, capture clear images from a safe distance for posting online.

Check Petco Love Lost, PawBoost, and local Facebook groups. Post the pet on the [Muscookee County Lost/Found Pets Facebook Page](#).

If holding the pet in your home, keep the animal separate from your personal pets.

If you've followed the above steps and no owner was found, call **Paws Animal Services Division (706-225-4512)** during business hours to report the pet and get guidance.

for more information please visit pawshumane.org



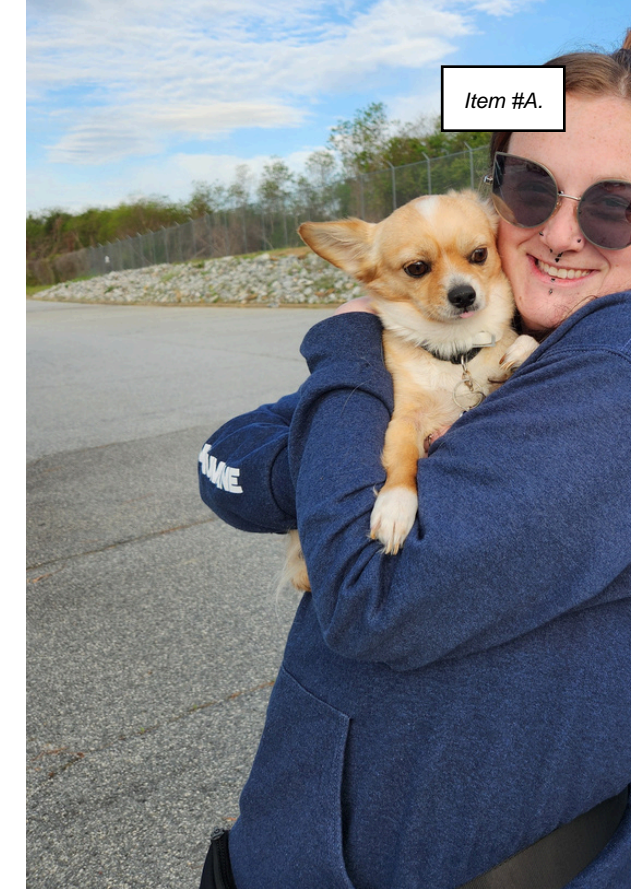
Future Plans

- Continue shelter environment improvements
- Expand transparency and education
- Strengthen reunification tools
- Improve field/shelter coordination
- Build community-centered solutions
- Work toward no-kill again



Closing

- Balance
- Transparency
- Progress
- Partnership
- Commitment to the community





**Animal Services
Division**

Open Q & A

Thank you.

Courtney Pierce

 **Email**

cpierce@pawshumane.org



File Attachments for Item:

B. Jail Update - Ryan Pruett, Director, Inspections & Code, Douglas Kleppin, AIA, LEED AP - Principal, The S/L/A/M Collaborative, Doug Shaw, AIA - Managing Member/Owner, Jericho Design Group, LLC, and Henry Painter - Senior Project Executive, Gilbane Building Company



The Owner recognizes the need to address long term facility requirements of the Muscogee County Jail. The Owner desires to increase the overall capacity of the facility to approximately 1,600 beds. In addition, the existing facility has significant issues with the façade, MEP systems, and security issues. The scope of these design services will include the design of the expansion along with the necessary renovations to the remaining portions of the facility to extend its useful life. The Owner has decided that its needs will best be served by constructing the expansion on the existing site. The expansion would be built in the location of the current 1959 Jail.



SHORT TERM INFRASTRUCTURE PRIORITIES

Item #B.

BUILDING ENVELOPE

The failing building envelope and exterior brick is a potentially imminent safety issue and should be addressed. There are a progression of options to consider:

ROOFING + PERIMETER COPING

The EPDM roof system is between 15-20 years old and is showing signs of water intrusion both within the building and under the membrane (evidenced by loose and bowing insulation boards).

SECURITY GLAZING REPLACEMENT

Replace scratched, clouded, damaged glazing panels at interior dayrooms to improve sightlines and observation.

LEAKING PIPES/ PLUMBING

Leaking pipes are causing hazards in the building and results in unsafe working areas. Areas impacted include critical spaces like the medical area and evidence / file storage area. There is a progression of options to consider:

SECURITY CAMERAS

Camera placement should be reviewed to determine if blind spots exist. If so, additional cameras should be implemented to cover the blind spots. This should be considered a low to medium priority depending on the nature and location of the blind spot.

Program Update

MUSCOGEE COUNTY JAIL SUMMARY			
Space Area	Total GSF	Estimated Building Gross @ 12%	TOTAL SQUARE FEET
RECORDER'S COURT	23,885	2,866	26,752
JAIL PUBLIC AREA/VISITATION	5,797	696	6,493
DETENTION ADMINISTRATION	6,757	811	7,568
BOOKING, TRANSFER AND & RELEASE	13,059	1,567	14,626
MASTER CONTROL	1,140	137	1,277
SECURITY ADMINISTRATION & CLASSIFICATION	3,080	370	3,450
PROGRAM SERVICES SUITE	1,081	130	1,210
MEDICAL SERVICES	15,910	1,909	17,819
FOOD SERVICES	9,022	1,083	10,105
LAUNDRY SERVICES	6,175	741	6,916
WAREHOUSING	5,086	610	5,697
BUILDING MANAGEMENT	2,858	343	3,201
STAFF SUPPORT AREAS - Outside the Secure Perimeter	7,508	901	8,408
Secure Housing Area	340,981	34,098	375,079
TOTALS [INMATE AREA]	418,453	43,395	461,849

TOTAL BUILDING GSF: 442,339 46,262 488,601

Total - Page 153 - 1600
 Estimated 305

Program Update

SPACE #	COMPONENT	PERSONS PER AREA	NUMBER OF AREAS	SPACE STANDARD	NSF	COMMENTS
BEDS Housing Area Space Program						
256	Housing Unit Type A - General Population				40,316	Direct Supervision
840	Housing Unit Type B - General Population				164,996	Indirect Supervision
232	Housing Unit Type C - Segregation				73,817	Indirect Supervision
144	Housing Unit Type D - Mental Health Units				37,613	Direct/Indirect Supervision
64	Housing Unit Type E - Mental Health Step Down Unit				8,446	Direct Supervision
64	Housing Unit Type F - Mental Health Diversion Unit				15,793	Direct Supervision
	ESTIMATED BUILDING GROSS @ 10%				34,098	
1600				Total SF	375,079	

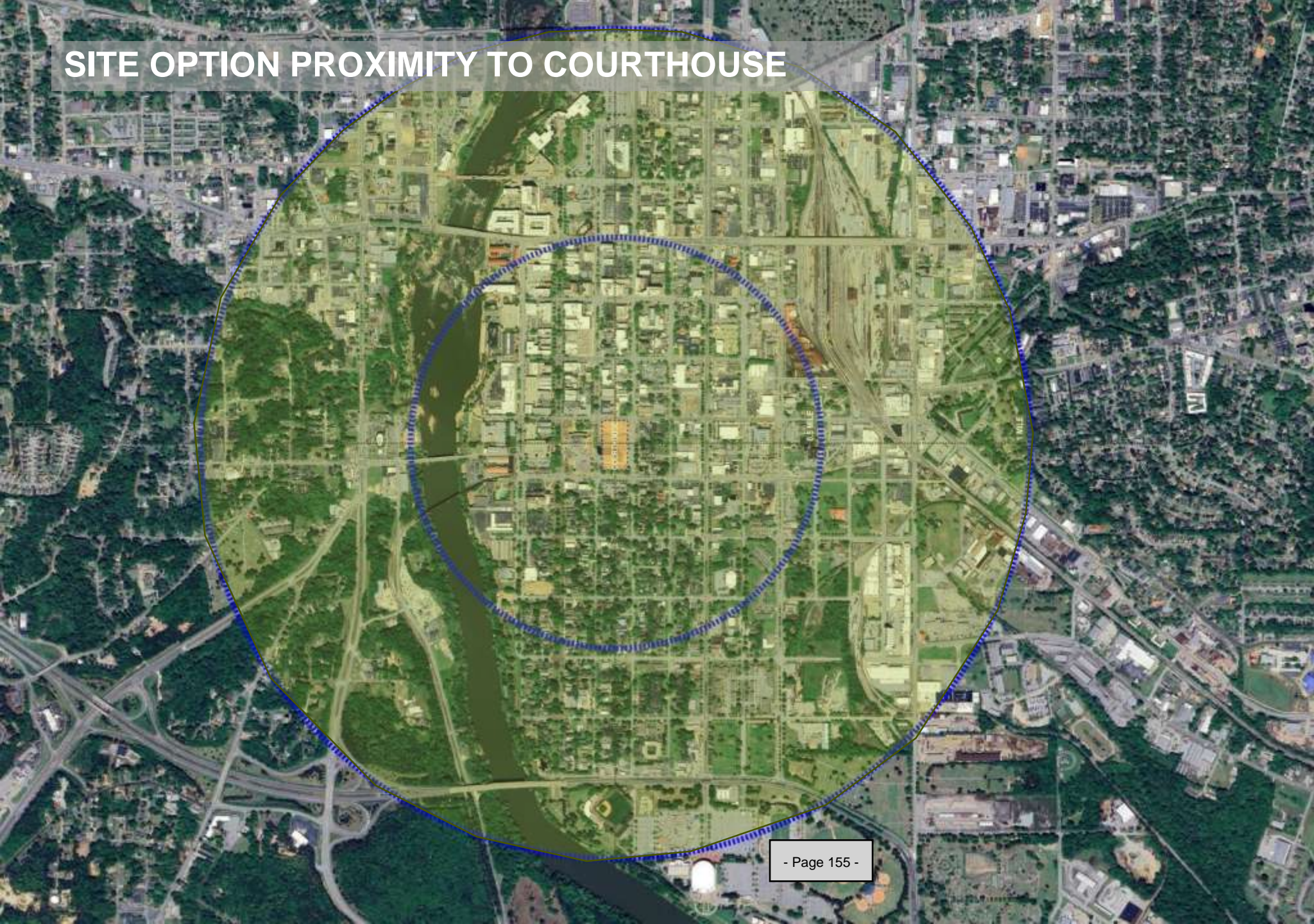
Total Beds

498,000 TOTAL SQUARE FEET
1600 BEDS | 800 CELLS

305 SF PER INMATE

SITE OPTION PROXIMITY TO COURTHOUSE

Item #B.



SITE COMPARISON

Item #B.



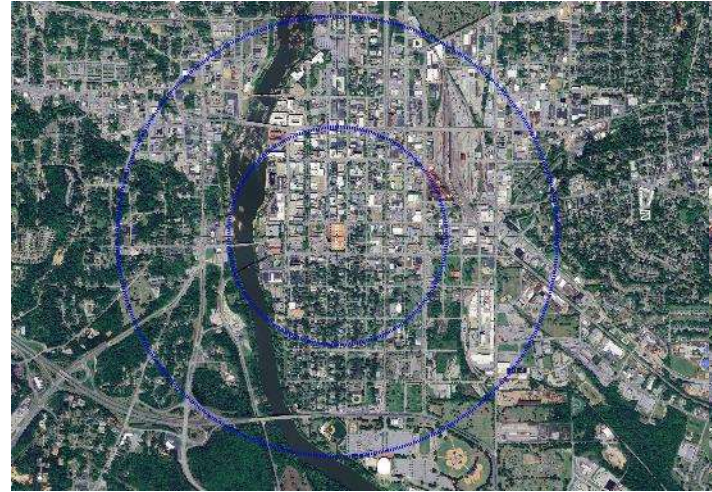
Site 1

Pros:

- Adequate Area for Jail
- Horizontal Development
- Expansion
- City-owned property

Cons:

- Longer Transport Time
- Potential security concerns



Site 2

Pros:

- Within 1 mile radius to Courthouse

Cons:

- Potential Flood Zone; additional fill & stormwater area needed
- Potential additional land purchase needed



Site 3 (Existing)

Pros:

- Close to Courthouse
- City-owned property
- Phased approach possible

Cons:

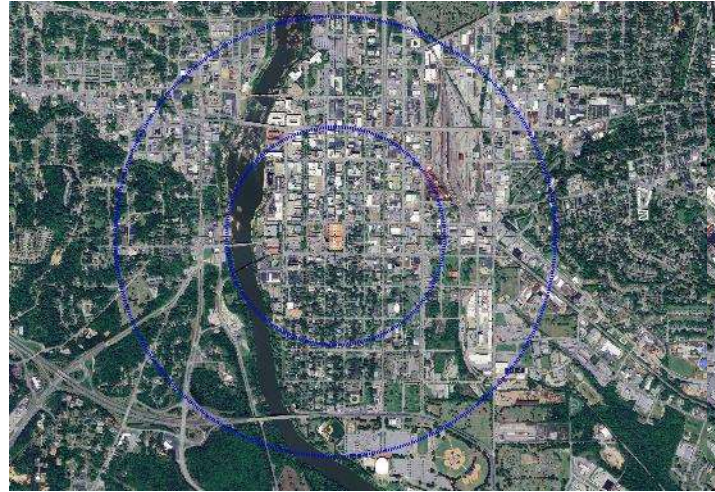
- Limited area; land purchase needed

SITE COMPARISON



Site 1

\$ 335,519,292
\$ 209,700 PER BED
\$ 687 COST/SF



Site 2

\$ 355,110,421
\$ 221,944 PER BED
\$ 727 COST/SF



Site 3 (Existing)

\$ 367,691,905
\$ 229,607 PER BED
\$ 753 COST/SF



SITE COST ESTIMATE COMPARISON



Site Open 1

Site Open 2 (Existing)

Site Open 3A

JOB NAME		
LOCATION		
CONSTRUCTION DURATION (MONTHS)	30	
GROSS SQUARE FOOT	488,600	
CELL CONSTRUCTION TYPE	Steel Cells	
NO. OF CELLS	800	
NO. OF BEDS (not including medical)	1,600	
COST SUMMARY		
DEMOLITION	\$3.34	\$1,631,924
SITWORK	\$18.78	\$9,175,908
EXCAVATION & FOUNDATIONS	\$18.80	\$9,183,865
STRUCTURAL FRAME	\$58.78	\$28,719,908
ROOFING / WATERPROOFING / SEALANTS	\$10.78	\$5,267,108
EXTERIOR WALL	\$32.78	\$16,016,308
INTERIOR FINISHES	\$35.85	\$17,518,604
BUILDING SPECIALTIES	\$3.98	\$1,944,628
SPECIAL REQUIREMENTS & EQUIPMENT	\$6.95	\$3,395,770
VERTICAL TRANSPORTATION	\$8.78	\$4,289,908
FIRE PROTECTION	\$4.78	\$2,335,508
PLUMBING	\$26.67	\$13,030,962
H.V.A.C. & BUILDING AUTOMATION	\$48.78	\$23,833,908
ELECTRICAL	\$49.78	\$24,322,508
CELLS	\$62.78	\$30,674,308
DETENTION EQUIPMENT	\$35.78	\$17,482,108
SECURITY ELECTRONICS	\$27.68	\$13,524,448
VIDEO VISITATION EQUIPMENT	\$7.28	\$3,557,008
TOTAL DIRECT	\$462.35	\$225,904,689
ESCALATION (2%/YEAR)	\$ 23.12	\$11,295,234
GENERAL REQUIREMENTS	\$ 18.49	\$9,036,188
BOND, INS. & LIC.	\$ 36.99	\$18,072,375
CONTINGENCY	\$ 46.24	\$22,590,469
GENERAL CONDITIONS	\$ 76.29	\$37,274,274
TOTAL EXCLUDING FEE		\$324,173,229
FEE	\$ 23.22	\$11,346,063
TOTAL INCLUDING FEE		\$335,519,292
COST/BED		\$209,700
COST/SQUARE FOOT		\$687
GSF/BED		\$305

MUSCOGEE CO. JAIL Columbus, GA.		
CONSTRUCTION DURATION (MONTHS)	30	
GROSS SQUARE FOOT	488,600	
CELL CONSTRUCTION TYPE	Steel Cells	
NO. OF CELLS	800	
NO. OF BEDS (not including medical)	1,600	
COST SUMMARY		
DEMOLITION	\$3.34	\$1,631,924
SITWORK	\$18.78	\$9,175,908
EXCAVATION & FOUNDATIONS	\$18.80	\$9,183,865
STRUCTURAL FRAME	\$58.78	\$28,719,908
ROOFING / WATERPROOFING / SEALANTS	\$10.78	\$5,267,108
EXTERIOR WALL	\$32.78	\$16,016,308
INTERIOR FINISHES	\$35.85	\$17,518,604
BUILDING SPECIALTIES	\$3.98	\$1,944,628
SPECIAL REQUIREMENTS & EQUIPMENT	\$6.95	\$3,395,770
VERTICAL TRANSPORTATION	\$8.78	\$4,289,908
FIRE PROTECTION	\$4.78	\$2,335,508
PLUMBING	\$26.67	\$13,030,962
H.V.A.C. & BUILDING AUTOMATION	\$48.78	\$23,833,908
ELECTRICAL	\$49.78	\$24,322,508
CELLS	\$62.78	\$30,674,308
DETENTION EQUIPMENT	\$35.78	\$17,482,108
SECURITY ELECTRONICS	\$27.68	\$13,524,448
VIDEO VISITATION EQUIPMENT	\$7.28	\$3,557,008
TOTAL DIRECT	\$462.35	\$225,904,689
ESCALATION (2%/YEAR)	\$ 23.12	\$11,295,234
GENERAL REQUIREMENTS	\$ 18.49	\$9,036,188
BOND, INS. & LIC.	\$ 36.99	\$18,072,375
CONTINGENCY	\$ 46.24	\$22,590,469
GENERAL CONDITIONS	\$ 76.29	\$37,274,274
TOTAL EXCLUDING FEE		\$324,173,229
FEE	\$ 23.22	\$11,346,063
TOTAL INCLUDING FEE		\$335,519,292
COST/BED		\$209,700
COST/SQUARE FOOT		\$687
GSF/BED		\$305

MUSCOGEE CO. JAIL Columbus, GA.		
CONSTRUCTION DURATION (MONTHS)	30	
GROSS SQUARE FOOT	488,600	
CELL CONSTRUCTION TYPE	Steel Cells	
NO. OF CELLS	800	
NO. OF BEDS (not including medical)	1,600	
COST SUMMARY		
DEMOLITION	\$19.34	\$9,449,524
SITWORK	\$18.78	\$9,175,908
EXCAVATION & FOUNDATIONS	\$18.80	\$9,183,865
STRUCTURAL FRAME	\$58.78	\$28,719,908
ROOFING / WATERPROOFING / SEALANTS	\$10.78	\$5,267,108
EXTERIOR WALL	\$32.78	\$16,016,308
INTERIOR FINISHES	\$35.85	\$17,518,604
BUILDING SPECIALTIES	\$3.98	\$1,944,628
SPECIAL REQUIREMENTS & EQUIPMENT	\$6.95	\$3,395,770
VERTICAL TRANSPORTATION	\$8.78	\$4,289,908
FIRE PROTECTION	\$4.78	\$2,335,508
PLUMBING	\$26.67	\$13,030,962
H.V.A.C. & BUILDING AUTOMATION	\$48.78	\$23,833,908
ELECTRICAL	\$49.78	\$24,322,508
CELLS	\$62.78	\$30,674,308
DETENTION EQUIPMENT	\$35.78	\$17,482,108
SECURITY ELECTRONICS	\$27.68	\$13,524,448
VIDEO VISITATION EQUIPMENT	\$7.28	\$3,557,008
TOTAL DIRECT	\$478.35	\$233,722,289
ESCALATION (2%/YEAR)	\$ 38.27	\$18,697,783
GENERAL REQUIREMENTS	\$ 19.13	\$9,348,892
BOND, INS. & LIC.	\$ 38.27	\$18,697,783
CONTINGENCY	\$ 47.84	\$23,372,229
GENERAL CONDITIONS	\$ 105.24	\$51,418,904
TOTAL EXCLUDING FEE		\$355,257,879
FEE	\$ 25.45	\$12,434,026
TOTAL INCLUDING FEE		\$367,691,905
COST/BED		\$229,807
COST/SQUARE FOOT		\$753
GSF/BED		\$305

MUSCOGEE CO. JAIL Columbus, GA.		
CONSTRUCTION DURATION (MONTHS)	30	
GROSS SQUARE FOOT	488,600	
CELL CONSTRUCTION TYPE	Steel Cells	
NO. OF CELLS	800	
NO. OF BEDS (not including medical)	1,600	
COST SUMMARY		
DEMOLITION	\$4.34	\$2,120,524
SITWORK	\$24.67	\$12,053,762
EXCAVATION & FOUNDATIONS	\$19.84	\$9,693,824
STRUCTURAL FRAME	\$58.78	\$28,719,908
ROOFING / WATERPROOFING / SEALANTS	\$11.78	\$5,755,708
EXTERIOR WALL	\$32.78	\$16,016,308
INTERIOR FINISHES	\$35.85	\$17,518,604
BUILDING SPECIALTIES	\$3.98	\$1,944,628
SPECIAL REQUIREMENTS & EQUIPMENT	\$6.95	\$3,395,770
VERTICAL TRANSPORTATION	\$8.78	\$4,289,908
FIRE PROTECTION	\$4.78	\$2,335,508
PLUMBING	\$26.67	\$13,030,962
H.V.A.C. & BUILDING AUTOMATION	\$48.78	\$23,833,908
ELECTRICAL	\$49.78	\$24,322,508
CELLS	\$62.78	\$30,674,308
DETENTION EQUIPMENT	\$35.78	\$17,482,108
SECURITY ELECTRONICS	\$27.68	\$13,524,448
VIDEO VISITATION EQUIPMENT	\$7.28	\$3,557,008
TOTAL DIRECT	\$471.28	\$230,269,702
ESCALATION (2%/YEAR)	\$ 32.99	\$16,118,879
GENERAL REQUIREMENTS	\$ 18.85	\$9,210,788
BOND, INS. & LIC.	\$ 37.70	\$18,421,576
CONTINGENCY	\$ 47.13	\$23,026,970
GENERAL CONDITIONS	\$ 94.26	\$46,053,940
TOTAL EXCLUDING FEE		\$343,101,856
FEE	\$ 24.58	\$12,008,565
TOTAL INCLUDING FEE		\$355,110,421
COST/BED		\$221,944
COST/SQUARE FOOT		\$727
GSF/BED		\$305

Site Open 3B

Item #B.

Muscogee Co. Jail - Columbus GA. Conceptual Design - Updated Budget Estimate Dated 8/01/2025

JOB NAME	2-Story Option		3-Story Option		
	Muscogee County Jail		Muscogee County Jail		
LOCATION	Columbus, GA		Columbus, GA		
START YEAR	1st/Qtr. -2027		1st/Qtr. -2027		
CONSTRUCTION DURATION (MONTHS)	30		30		
GROSS SQUARE FOOT	488,600		488,600		
CELL CONSTRUCTION TYPE	Steel Panel Cells		Steel Panel Cells		
NO. OF CELLS	800		800		
NO. OF BEDS	1600		1600		
COST SUMMARY					
	Cost/GSF	Cost	Cost/GSF	Cost	
DEMOLITION	\$6.44	\$ 3,146,856	\$6.59	\$ 3,146,856	
SITWORK	\$14.75	\$7,208,650	\$14.93	\$7,133,047	
DEEP FOUNDATIONS	\$19.93	\$ 9,739,529	\$21.26	\$10,156,906	
SOG, SHALLOW FNDS & STRUCT. FRAME	\$68.76	\$33,597,795	\$70.34	\$33,597,795	
ROOFING / WATERPROOFING / SEALANTS	\$21.68	\$10,595,223	\$18.96	\$ 9,058,235	
EXTERIOR WALL	\$31.54	\$15,762,866	\$37.66	\$18,400,676	
INTERIOR FINISHES	\$35.85	\$17,916,891	\$35.85	\$17,916,891	
BUILDING SPECIALTIES	\$4.07	\$1,989,100	\$4.16	\$1,989,100	
SPECIAL REQUIREMENTS & EQUIPMENT	\$7.11	\$3,473,428	\$7.27	\$3,473,428	
VERTICAL TRANSPORTATION	\$8.98	\$4,388,014	\$9.19	\$4,388,014	
FIRE PROTECTION	\$5.75	\$2,808,729	\$5.62	\$2,808,729	
PLUMBING	\$38.10	\$18,614,523	\$38.97	\$18,614,523	
H.V.A.C. & BUILDING AUTOMATION	\$64.11	\$31,321,866	\$65.57	\$31,321,866	
ELECTRICAL & FIRE ALARM	\$90.85	\$44,391,370	\$92.93	\$44,391,370	
VOICE & DATA CABLE SYSTEM	\$0.94	\$450,000	\$0.94	\$450,000	
PREFABRICATED CELLS	\$57.38	\$28,035,699	\$58.69	\$28,035,699	
DETENTION EQUIPMENT	\$32.70	\$15,978,294	\$33.45	\$15,978,294	
SECURITY ELECTRONICS	\$26.31	\$12,853,206	\$26.91	\$12,853,206	
SECURITY FENCING	\$2.03	\$990,000	\$1.84	\$900,000	
PRE-ENGINEERED BLDGS & PARKING	\$10.68	\$5,216,115	\$10.68	\$5,216,115	
VIDEO VISITATION EQUIPMENT	\$6.92	\$3,380,467	\$7.08	\$3,380,467	
TOTAL DIRECT	\$554.91	\$271,858,620	\$568.92	\$273,211,217	
ESCALATION (3% PER/YEAR)	5.25%	\$29.21	\$14,272,578	\$30.03	\$14,343,589
GENERAL REQUIREMENTS		\$22.31	\$10,900,237	\$22.93	\$10,954,469
SG, BOND, CCIP, BR. & RR Ins.	5.38%	\$40.09	\$ 19,587,661	\$41.19	\$19,677,159
CONTINGENCY	10.00%	\$60.79	\$29,703,143	\$62.49	\$29,850,927
GENERAL CONDITIONS		\$76.29	\$37,274,274	\$78.03	\$37,274,274
TOTAL EXCLUDING FEE		\$783.60	\$383,596,512	\$803.59	\$385,311,636
FEE					
FEE	3.50%	\$27.48	\$13,425,878	\$28.23	\$13,485,907
TOTAL INCLUDING FEE		\$811.07	\$397,022,390	\$831.83	\$398,797,543
COST/BED		\$248,139		\$249,248	
COST/SF		\$813		\$816	
GSF/BED		305		305	

Following the August 12, 2025 presentation, City Council passed resolution 291-25 that authorized the City to issue an NTP to the design/construction team to complete schematic design of a new 1600 bed jail.

Schematic Design started in August 2025 and 50% schematic design was completed in February 2026.

Item #B.



Muscogee County Jail SCHEMATIC DESIGN

Program Confirmation

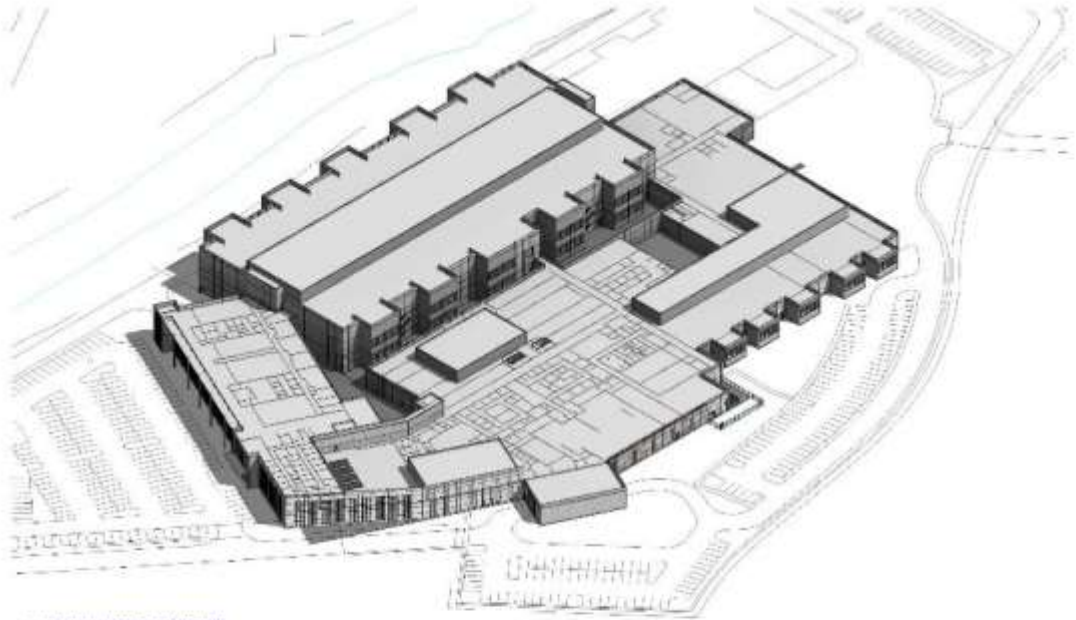
MUSCOGEE COUNTY JAIL SUMMARY			
Space Area	Total GSF	Estimated Building Gross @ 12%	TOTAL SQUARE FEET
RECORDER'S COURT	24,253	2,910	27,164
PUBLIC AREA/VISITATION	5,473	657	6,130
DETENTION ADMINISTRATION	6,757	811	7,568
BOOKING, TRANSFER AND & RELEASE	13,129	1,576	14,705
MASTER CONTROL	1,140	137	1,277
SECURITY ADMINISTRATION & CLASSIFICATION	3,080	370	3,450
PROGRAM SERVICES SUITE	1,081	130	1,210
MEDICAL SERVICES	15,910	1,909	17,819
FOOD SERVICES	9,022	1,083	10,105
LAUNDRY SERVICES	6,175	741	6,916
WAREHOUSING	5,086	610	5,697
BUILDING MANAGEMENT	2,858	343	3,201
STAFF SUPPORT AREAS - Outside the Secure Perimeter	7,508	901	8,408
Secure Housing Area	412,982	49,558	462,540
TOTALS	490,201	58,824	576,188
			1604
			359

**498,000 TOTAL SQUARE FEET
1600 BEDS | 800 CELLS**

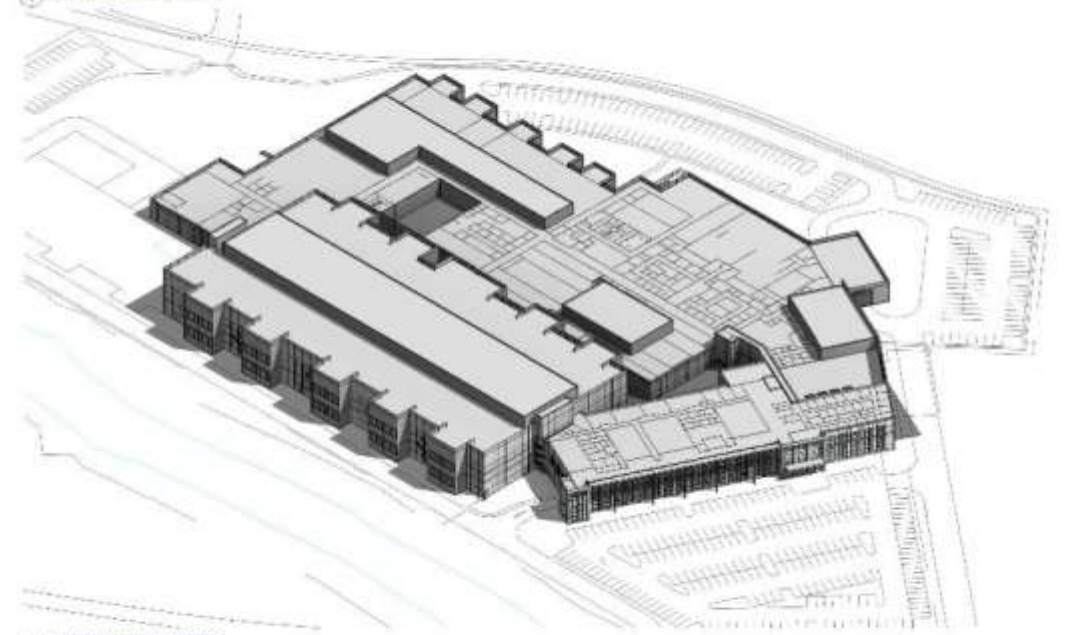
**305 SF PER INMATE
JUNE 2024**

**576,000 TOTAL SQUARE FEET
1604 BEDS | 898 CELLS**

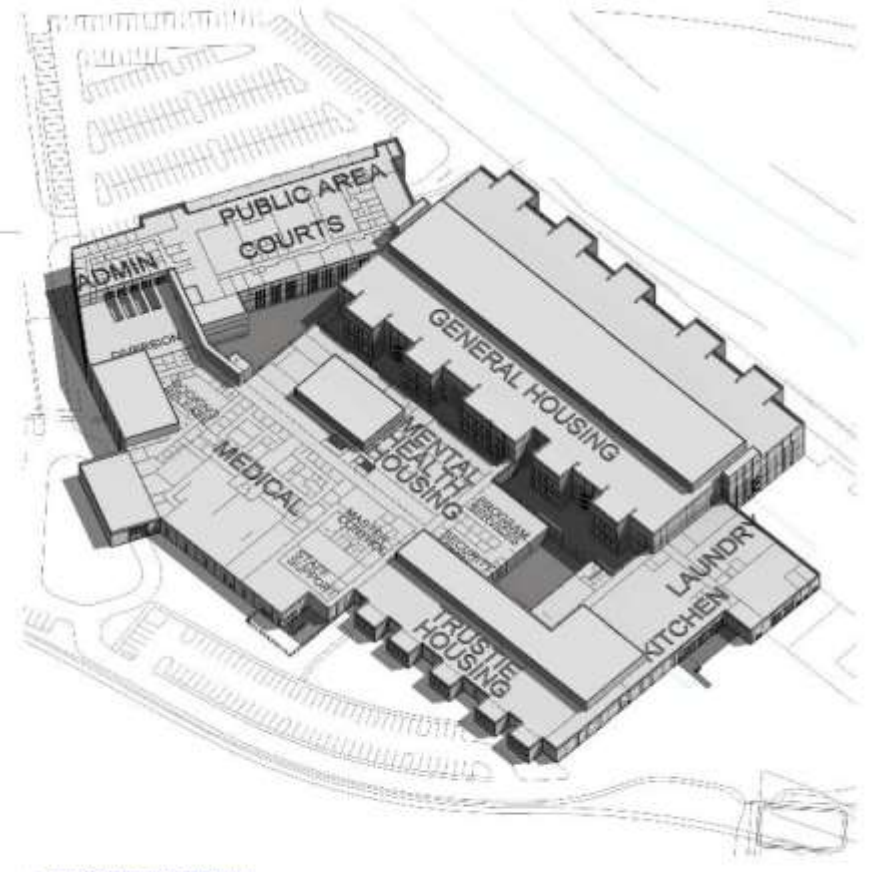
**359 SF PER INMATE
OCTOBER 2025**



1 BUILDING MASSING - SOUTHEAST



2 BUILDING MASSING - SOUTHWEST



3 BUILDING MASSING - LOOKING NORTH







**576,000 TOTAL SQUARE FEET
1604 BEDS | 898 CELLS**

359 SF PER INMATE

**\$ 481,663,833 CONSTRUCTION
COST**

\$ 836/ SF

\$ 300,289 /BED

FEBRUARY 2026



	June 2024	August 2025	February 2026
SF	488,600	488,600	576,000
Beds	1600	1600	1604
Cells	800	800	898
Cost/SF	\$727	\$816	\$836
Cost/Bed	\$221,944	\$249,248	\$300,289
Total Const. Cost	\$355,212,200	\$398,697,600	\$481,663,833

Notable changes to program after August 2025:

Per Request of the Sheriff, the program was revised to:

- Add 24 Suicide Cells to medical unit – 7200 SF
- Add Multipurpose/Exam into Mental Health single cell units – 4800 SF
- Add Multipurpose Room at each housing units – 38,000 SF
- Add Case Manager and Management Offices into the Housing Areas – 4200 SF
- Increase number of Single Occupancy Cells throughout the building – the balance of the SF
- Additional circulation and mechanical spaces to support noted growth

Per Request of the Recorder’s Court, the program was revised to:

- Add two additional courtrooms, one is to be shelled for future
- Add separate secure staff parking area, which has been placed under the Recorder’s Court

Jail Cost Comparison-Construction Only

	Cost	Beds	Sq Ft	Schedule (months)	Cost per bed	Cost per sq ft	Comment
Muscogee County Jail GA	\$481,663,833	1600	576,152	38 months	\$301,040	\$836.00	
Fulton County Phase I GA	\$536,000,000	1800	540,000	48--60 months	\$297,778	\$992.59	New construction ground up only
Cuyahoga County (Ohio)	\$785,150,000	1914	872,000	48 months	\$410,214	\$900.40	In Construction
Franklin County -Ohio, Phase I (Ohio)	\$273,358,365	864	345,000	36 Months	\$316,387	\$792.34	Complete and escalated to todays dollars
Macon Bibb 150 Bed Pod Addition	\$30,000,000	150	38,000	16 Months	\$200,000	\$789.47	Construction Starts 2026
Davidson County Tn Jail Replacement	\$415,000,000	1850	500,000	30-36 Months	\$224,324	\$830.00	Construction Starts 2027
DBHDD 40 Bed JRC - Augusta, GA	\$20,000,000	40	21,000	16 Months	\$500,000	\$952.38	Construction Starts 2026
GBA 198b Prison (Ga)	\$750,000,000	2000	1,000,000	30-36 Months	\$375,000	\$750.00	Prison not a county jail.

Items that influences cost per bed and/or cost per square foot.

- 1 Location
- 2 Structure type
- 3 Exterior building envelope materials
- 4 Ration of inmate classification vs cell occupancy
- 5 Cell types.
- 6 Site work

File Attachments for Item:

EnterTextHere

DATE: April 28, 2026

Item #

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFQs

April 29, 2026

1. Gallops Senior Center and Pop Austin Recreation Center Roofing Project – RFB No. 26-0033

Scope of Bid

Provide all labor, equipment, and materials to complete the specified work at Gallops Senior Center and Pop Austin Recreation Center, in full compliance with the project manual.

This RFB will be awarded in total to the lowest responsive, responsible bidder. Therefore, vendors must bid on both roof projects in order to be considered for award.

May 6, 2026

1. Northstar Drive at Kennedy Street Roundabout – RFB No. 26-0038

Scope of Bid

This project consists of constructing a new roundabout at the intersection of Northstar Drive and Kennedy Street in Columbus, GA. The project site is located approximately 0.15 miles from Mary A. Buckner Academy (Elementary School). Summer break begins on May 22, 2026, and ends August 2, 2026. Although some work may be performed outside of these dates, significant interruptions to school traffic should be minimized.

May 8, 2026

1. Consultant Services for School Traffic Impact Study – P.I. #0020288 – RFP No. 26-0003

Scope of RFP

Columbus Consolidated Government (the “City”) is requesting proposals for a Consultant Team to perform a School Traffic Impact Study to assess the effects of increased traffic volume due to student drop-offs, pick-ups, and overall school-related activities.

All Proposers must be prequalified by the Georgia Department of Transportation (GDOT).

The work shall be performed in accordance with GDOT Plan Development Process (PDP), Plan Presentation Guide (PPG), Design Policies and Manuals, and current software version approved by the Project Manager.

May 13, 2026

1. Traffic Safety Equipment (Annual Contract) – RFB No. 26-0012

Scope of Bid

Provide Traffic Safety Equipment to include: barricades, traffic cones, drums, safety flags, etc., to the Public Services Department. The items will be procured on an “as needed” basis.

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

May 15, 2026

2. **Inmate Medical & Pharmacy Services for Muscogee County Prison (Annual Contract) – RF**

26-0008

Scope of RFP

Provide comprehensive medical and pharmacy services to inmates incarcerated in the Muscogee County Prison, in accordance with the specifications set forth herein.

No later than seven (7) business days before the proposal due date, vendors desiring to do so may schedule a site visit to view the Clinic of the Muscogee County Prison. To schedule the site visit, contact Deputy Warden Normae Beecham at 706-641-5803 or nbeecham@columbusga.org. Vendors are not required, but are strongly encouraged, to attend a Non-Mandatory Site Visit. Questions/concerns resulting from the Site Visit must be submitted in writing to the Purchasing Division, as specified on pages 6 and 7 of the specifications.

File Attachments for Item:

1. Upcoming Board Appointments: Board of Family & Children Services



Clerk of Council's Office

Columbus Consolidated Government



BOARDS, COMMISSIONS & AUTHORITIES

Board of Family & Children Services

Purpose and Functions

- This board is responsible for the operation of the Columbus Department of Family and Children Services.

Legal References

- [O.C.G.A. § 49-3-2](#)
- [Columbus Charter Sec. 4-602](#)

Membership

- Composed of 5 members.
 - 1 – Appropriate School Personnel (Active or Retired)
 - 1 – Faith-Based Community Leader (Active or Retired)
 - 1 – Mental Health Care Provider (Active or Retired)
 - 2 – At-Large

Appointments & Terms

- Appointed by Council
- Term length: 5 years
- Term limits: 2

Name	Term	End date	Appointing Authority	Position	Senatorial District	Eligibility
Darlene Small	1	30-Jun-26	Council	Appropriate School Personnel (Active or Retired)	SD-15	Eligible
Johnny Flakes	1	30-Jun-27	Council	Faith-Based Community Leader (Active or Retired)	SD-29	
Gwendolyn McIntosh	1	30-Jun-28	Council	Mental Health Care Provider (Active or Retired)	SD-29	

Jennifer Melvin	2	30-Jun-29	Council		SD-15	Item #1.
Chandler Padgett	2	30-Jun-30	Council		SD-29	

 Expiring Term

 Vacant Seat

File Attachments for Item:

2. Upcoming Board Appointments: Columbus Golf Authority



Clerk of Council's Office

Columbus Consolidated Government



Item #2.

BOARDS, COMMISSIONS & AUTHORITIES

Columbus Golf Authority

Purpose and Functions

- Provides supervision and control over the construction, operation, maintenance, and management of Bull Creek, Fountain City, and Oxbow Meadows Golf Courses
- Establishes rules, regulations, and pricing for use of golf courses and related facilities
- Maintains records, conducts business, and submits reports to Columbus Council on operations and conditions of facilities
- Oversees financial management, including use of revenues, surplus funds, and compliance with budget allocations
- Appoints a Golf Director to manage daily operations, staffing, and administration of golf facilities
- Authorized to enter contracts, purchase equipment, and manage improvements and development of facilities

Legal References

- Established by:
 - [Ordinance No. 82-029](#) (May 4, 1982)
- Amended by:
 - [Ordinance No. 93-090](#)
 - [Ordinance No. 94-041](#)
 - [Ordinance No. 97-035](#)
 - [Ordinance No. 98-096](#)
 - [Ordinance No. 20-064](#)
- Functions as a subordinate branch of the Consolidated Government of Columbus, Georgia

Membership

- Composed of 9 members.
 - *NOTE: Ordinance No. 98-096 allows the Authority to designate former members as honorary, lifetime, non-voting members, who are not Council-appointed and therefore not included in official membership lists*

Appointments & Terms

- Appointed by Council
- Term length: 4 years
- Term limits: 2

Name	Term	End date	Appointing Authority	Position	Senatorial District	Eligibility
Ken Crumpler	2	30-Jun-26	Council		SD-15	NE
William Roundtree	2	30-Jun-26	Council		SD-29	NE
Tommy Nobles	1	30-Jun-26	Council		SD-29	Eligible
Gerald Miley	1	30-Jun-26	Council		SD-15	Eligible
Alonzo E. Jones	1	30-Jun-26	Council		SD-29	Eligible
Kenneth Davis	2	30-Jun-26	Council		SD-15	NE

Stephanie Leohr	1	30-Jun-28	Council		SD-29	Item #2.
James Houston, Jr	2	30-Jun-28	Council		SD-15	
Richard Mahone	2	30-Jun-28	Council		SD-29	

 Expiring Term

 Vacant Seat

File Attachments for Item:

3. Upcoming Board Appointments: Columbus Sports & Entertainment Authority



Clerk of Council's Office

Columbus Consolidated Government



Item #3.

BOARDS, COMMISSIONS & AUTHORITIES

Columbus Sports & Entertainment Authority

Purpose and Functions

- Effective July 1, 2025, creates the Columbus Sports & Entertainment Authority (CSEA) as a subordinate branch of the consolidated government.
- Supervises the managers, employees, operations, buildings, and grounds of:
 - Columbus Civic Center
 - Columbus Ice Rink
 - AJ McClung Stadium
 - South Commons Softball Complex (collectively, “the Facilities”)
- Title to the Facilities remains with the City, but the Authority may dispose of any personal property or moveable equipment obtained during its operations as it is determined to be appropriate upon recommendation of the executive director.
- City Council may enact ordinances to regulate the Authority’s duties, policies, and activities.

Legal References

- [Cols. Code of Ordinances, Chapter 2, Art. XXIII](#)
- [Ordinance No. 25-011](#)

Membership

- 16 members total
- Voting Members (9 total):
 - 1 each from Trade Center, River Center, CVB, Sports Council, Golf Authority (recommended by their boards, confirmed by Council)
 - 1 Commercial Businessperson (Council nomination/confirmation)
 - 1 CPA (Mayor nomination, Council confirmation)
 - 1 Corporate/Employment Attorney (Mayor nomination, Council confirmation)
 - 1 Marketing Professional (Council nomination/confirmation)
- Non-Voting Ex Officio Members (7 total):

- Director of Parks & Recreation (or designee)
- Law Enforcement representative (Mayor nomination, Council confirmation)
- IT Director (or designee)
- Deputy City Manager (designated by City Manager)
- Director of Inspections & Code (or designee)
- Fort Moore Garrison Commander (or designee)
- Representative promoting professional hockey (Council nomination/confirmation)

Appointments & Terms

- Appointed by Mayor & Council
- Term length: 3 years (Voting Members)
- Term limits: 2

Name	Term	End date	Appointing Authority	Position	Senatorial District	Eligibility
Gerald Miley	1	30-Jun-26	Council	Golf Authority Representative	SD-15	Eligible
Andy Luker	1	30-Jun-27	Council	Marketing	SD-29	
Herman Lewis	1	30-Jun-27	Council	Sports Council Representative	SD-29	Eligible
Mike Welch	1	30-Jun-28	Council	Commercial Businessperson	SD-15	Eligible
Morgan Moore	1	30-Jun-28	Council	Trade Center Representative	SD-29	Eligible
Charles J Rutland	1	30-Jun-28	Council	River Center Representative	SD-15	
William Taylor	1	30-Jun-28	Council	Certified Public Accountant (CPA)	SD-29	Eligible
Robert Wadkins, Jr	1	30-Jun-28	Council	Corporate/Employment Attorney	SD-15	
Ashley Wotenia	1	30-Jun-28	Council	Convention & Visitors Board of Commissioners (CVB) Representative	SD-29	

 Expiring Term  Vacant Seat

**Only voting members have been listed.*

File Attachments for Item:

4. Upcoming Board Appointments: New Horizons Behavioral Health- Mental Health, Addictive Diseases & Developmental Disabilities- Community Service Board



Clerk of Council's Office

Columbus Consolidated Government



Item #4.

BOARDS, COMMISSIONS & AUTHORITIES

New Horizons Behavioral Health- Mental Health, Addictive Diseases & Developmental Disabilities- Community Service Board

Purpose and Functions

- Governs publicly funded programs for the purpose of providing certain disability services
- Exists for nonprofit and public purposes, and it is found and declared that the carrying out of the purposes of each community service board, which shall be established as a public agency.

Legal References

- 📎 [Senate Bill 349](#)
- 📎 [O.C.G.A. § 37-2-3](#)

Membership

- 4 members

Appointments & Terms

- Appointed by Council
- Term length: 3 years
- Term limits: N/A

Name	Term	End date	Appointing Authority	Position	Senatorial District	Eligibility
David Ranieri	3	30-Jun-25	Council	Chairperson	SD-15	Eligible
Nancy Schroeder	8	30-Jun-26	Council	Optional Member	SD-15	Eligible
Sandra Gill	8	30-Jun-26	Council		SD-29	Eligible
Senator Ed Harbison	1	30-Jun-26	Council	Elected Official continues in office	SD-15	Eligible



Expiring Term



Vacant Seat

File Attachments for Item:

5. Resolution: A Resolution changing the regularly scheduled Council meetings for the month of June 2026. *(These changes are made annually to ensure compliance with requirements necessary for the adoption of the fiscal year budgets.)*

RESOLUTION

NO. ____

A Resolution changing the regularly scheduled Council meetings for the month of June 2026.

WHEREAS, the Council desires to make a change to its regular meeting schedule for June by holding Regular Council Meetings on June 2, 2026, at 5:30 p.m., June 9, 2026, at 9:00 a.m., and June 16, 2026, at 9:00 a.m., cancelling the June 23, 2026 Regular Council Meeting and June 30, 2026 Work Session; and,

WHEREAS, in accordance with Section 3-103 of the Charter, the Council shall provide for regular meetings and shall fix the date and place of all regular meetings; provided, however, that any regular meeting may be canceled upon the adoption of a resolution by a majority vote of the Council at least seven days prior to the meeting.

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

To change the June meeting dates, cancelling the June 23, 2026, Regular Council Meeting and June 30, 2026, Work Session; thereby setting the month of June schedule as follows: June 2, 2026 – Regular Council Meeting at 5:30 p.m., June 9, 2026 – Regular Meeting at 9:00 a.m., and June 16, 2026 – Regular Council Meeting at 9:00 a.m.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 28th day of April 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

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

Lindsey G. McLemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

File Attachments for Item:

6. Minutes of the following boards:

Board of Tax Assessors #13-26

Board of Tax Assessors #14-26

Board of Zoning Appeals 03-04-26

Columbus Sports & Entertainment Authority 03-09-26

Pension Board 10-08-25

Pension Board 11-12-25

Planning Advisory Commission 03-04-26

Planning Advisory Commission 03-18-26



Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #6.

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

Telephone (706) 653-4398, 4402
Fax (706) 225-3800

Board Members

Jayne Govar
Chairman

Kathy Jones
Assessor

Clay Hood
Assessor

Doug Jefcoat
Assessor

Lanitra Sandifer Hicks
Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #13-26

Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, April 1st, 2026 at 9:00 A.M.

PRESENT ARE:

Chairman Jayne Govar
Vice Chairman Lanitra Sandifer Hicks
Assessor Kathy Jones
Assessor Doug Jefcoat
Chief Appraiser/Secretary Suzanne Widenhouse
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Jefcoat motions to accept the agenda. Assessor Jones seconds and the motion carries.

APPROVAL OF MINUTES: Vice Chairman Lanitra Sandifer Hicks motions to accept the minutes as presented. Assessor Jefcoat seconds and the motion carries.

MISCELLANEOUS:

- Chief Appraiser Widenhouse informs the board that we have 4 new staff members as of this past Monday and so department is now fully staffed again.
- Chief Appraiser Widenhouse explained to the Board the crowds are due to April 1st deadlines for property returns, applications for special assessments and also included assisting the Tax Commissioner's Office with the yearly homestead residency verifications.
- Chief Appraiser Widenhouse reminded the board of upcoming taxpayer appointments.

At 9:28, Personal Property Manager Stacy Pollard presents to the Board:

- Audit Results No Change - placed into record.

At 9:30, Chief Appraiser Widenhouse presents for Administrative Division to the Board:

- Homestead Removal Requests - # 027 019 011; 081 023 052; 080 014 025; 084 030 025; 111 024 002; 131 003 006 lower only not removal - Signed & Approved.

At 9:43, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - # 137 001 004B; BH; BX; 172 001 014; 172 001 006; 006A - Signed & Approved.
- Mobile Homes - Signed & Approved.

At 9:57, Chief Appraiser Suzanne Widenhouse presents to the Board:

- Settlement Conference Results - # 090 017 031; 180 005 004 - approved.
#101 001 010 - Assessor Jefcoat motions to deny. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries.
- Legislative Update - discussion only.

Assessor Jefcoat motions to adjourn the meeting. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries. At 10:43, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED: _____



J. GOVAR
CHAIRMAN



K. JONES
ASSESSOR



D. JEFCOAT
ASSESSOR



C. HOOD
ASSESSOR



L. SANDIFER HICKS
VICE CHAIRMAN



Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #6.

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

Telephone (706) 653-4398, 4402
Fax (706) 225-3800

Board Members

Jayne Govar
Chairman

Kathy Jones
Assessor

Clay Hood
Assessor

Doug Jefcoat
Assessor

Lanitra Sandifer Hicks
Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #14-26

Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, April 8th, 2026 at 9:00 A.M.

PRESENT ARE:

Chairman Jayne Govar
Vice Chairman Lanitra Sandifer Hicks
Assessor Kathy Jones
Assessor Doug Jefcoat
Assessor Clay Hood
Chief Appraiser/Secretary Suzanne Widenhouse
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Jones motions to accept the agenda with noted change. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Jefcoat motions to accept the minutes as presented. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries.

MISCELLANEOUS:

- Chief Appraiser Widenhouse informs the board that she will be in class on April 22nd and absent from the board meeting.

At 9:09, Taxpayer Ken Harris enters meeting. After brief discussion, taxpayer has decided to proceed to his scheduled settlement conference.

At 9:31, Chief Appraiser Widenhouse presents for Administrative Division to the Board:

- Homesteads - # 181 006 005 Signed & Approved.
- Homesteads - # 191 027 023; 086 016 001; Chairman Govar recused herself from # 068 019 030 - all Signed & Approved as Denials.
- Homestead Removals - #085 045 038; 098 009 008; 033 007 007; 096 008 007 - Signed & Approved.

At 9:40, Real Property Manager Jeff Milam presents to the Board:

- Non-Tax Requests - #064 031 021; 068 036 017; 194 001 001; 098 003 002; 005 006 001; 036 005 014; 029 019 006; 029 008 010; 008 002 008 & 007; 072 016 015; 071 009 003 – Signed & Approved. Assessor Hood recused himself from #032 040 018. Assessor Jefcoat recused himself from #088 051 033 & 063 039 021 - Signed & Approved.
- # 114 009 004 & 016 004 001 - Signed & Approved as Denials.

At 10:03, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - # 030 015 008 & 008A; 181 025 017 & 018 Assessor Jefcoat recused himself from this parcel - Signed & Approved.

At 10:17, Chief Appraiser Suzanne Widenhouse presents to the Board:

- Settlement Conference Results - discussion only.
- Legislative Update - discussion only.
- Parcel # 071 009 003 - now have date of council appearance, revisions for letter noted and changes will be made to letter.

Assessor Jones motions to adjourn the meeting. Assessor Hood seconds and the motion carries. At 11:05, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED: _____

MIN# 15 - 26 APR 22 2026

J. GOVAR
CHAIRMAN

K. JONES
ASSESSOR

D. JEFCOAT
ASSESSOR

C. HOOD
ASSESSOR

L. SANDIFER HICKS
VICE CHAIRMAN

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, March 4th, 2026, at 2:00 P.M.

PRESENT ARE:

- Shaun Roberts
- Angela Strange
- Ernest Smallman IV
- Ryan Pruet
- Kathleen Mullins
- Alissa Neal

APPROVAL OF MINUTES: Angela Strange motions to approve the minutes. Alissa Neal seconds. All vote to approve. Motion carries.

BZA-02-26-000172/ BZA-02-26-000173

7600 Moon Rd.

- David Daroach of the Housing Authority of Columbus present, to request to reduce number of required parking spaces to 1 parking space per unit for a 90-unit senior housing development. And too also reduce length of 90-degree parking stalls from 20' to 18' and reduce drive aisle width at porte cochere from 24' to 20'. Roberts inquires about the drive aisle. Strange motions to approve. Mullins seconds. All vote to approve. Motion carries.

BZA-02-26-000203

2401 Airport Trwy.

- Appellants are not present. Mullins motions to table. Neal seconds. All vote to table the variance appeal.

BZA March 2026
March 4th, 2026

Item #6.

The board discusses who will be present for the April 1st meeting. A Corum will not be met. Mullins motions to move the April 1st BZA meeting to April 8th. Strange seconds. All vote to approve. The meeting is moved to April 8th, 2026.

Roberts adjourns meeting at 2:11 P.M.

Columbus Sports & Entertainment Authority

Minutes

March 9, 2026 • 1:00 pm

Columbus Civic Center, Hospitality Suites

400 4th St, Columbus, GA 31901

ATTENDANCE:

Voting Members Present – Andy G. Luker (Chair), Robert L. Wadkins Jr. (Vice Chair), Ashley Woitena (Secretary), Morgan Moore, Mike Welch, Jim Rutland, and Gerald Miley.

Voting Members Absent – Herman E. Lewis, Jr (Treasurer) and Will Taylor

Ex-Officio Members Present – Director Ryan Pruett, Charles Auer, Lt. Kelly Phillips, Assistant Director Jeremy Miles, Director Holli Browder, and Jeff Croop

Ex-Officio Members Absent – Deputy City Manager Lisa Goodwin

Visitor(s) Present: Deputy City Manager Pam Hodge

1. Call to Order

- Andy Luker, Chair, called the meeting at 1:05 pm.

2. Roll Call

- Authority Department Secretary – Zeanne Abano, Civic Center

3. Approval of Minutes

- Minutes for February 9, 2026, approved.

4. Executive Director Search and Management Options:

- Executive director job description subcommittee reviews draft reflecting ordinance and full authority oversight.
- Discussion on hiring executive director search firms versus private management company for facility.
- Search firms propose 8–15-week timelines; one boutique firm suggests 6 months.
- Proposal to create or expand subcommittee to explore private management options before RFP.
- Private management offers include facility operations, promotions, and financial benefits, concerns about process and contract details.
- RFP process for management company typically 3-5 months; city cautious about management changes without thorough evaluation.
- Committee considers informational sessions with management firms to clarify structure and benefits before formal RFP.
- Subcommittee to coordinate with Kanise Wiggins for venue contacts and schedule Zoom meetings for compliance confirmation.
- Oak View Group is considered as booking agent alongside executive director search; contract duration and benefits to be evaluated.

5. Facility Upgrades and Maintenance Needs:

- Memorial Stadium renovation costs are estimated to be between \$100M and \$140M with phased approach preferred over full remodel.
- Renovations include field widening, turf installation, locker room upgrades, new scoreboard, and improved facilities for safety and compliance.
- Facility upgrades aim to attract more major events like MLS games, concerts, and increase revenue through naming rights and enhanced amenities.

6. Ticketing Policies and Event Promotion

- Parks & Rec budget has remained flat for 20 years, covering only basic operational costs.
- Civic Center ticket distribution policy is unclear, causing confusion among council and authority members.
- Current ticket allocation: Civic Center management team gets 4 tickets each, operation team gets 2 tickets, City Council receives 42 tickets separately.
- Proposal to add authority members to ticket distribution communications alongside City Council.
- Tickets serve as employee perks and operational tools, allowing staff to attend or monitor events post-work.
- Discussed City Council tickets as a perk without official policy or vote needed.

7. Budget Planning and Financial Discussions

- Air handler replacement cost estimated at nearly \$5M; need creative funding and RFP process.
- Elevator modernization approved with costs around \$400,000; elevators inspected annually by state.
- Columbus Lions to repair the old marquee and maintain sign under a 5-year contract, receiving 75% of sign rotations.
- Marketing report highlighted 200+ annual events, increased ticket sales by 49%, and extensive digital engagement.
- Preventive maintenance budget discussed to avoid over-reliance on Friends Account Funds.
- Bid process for air handlers requires engineering expertise; long lead times expected for equipment delivery.
- Concerns raised about safety risks from aging equipment dating back to 1996, including air handlers and elevators.
- City Council to draft official contracts for marquee sign and other agreements to avoid informal arrangements.

8. Public Comment – NONE

9. Adjournment – Meeting adjourned at 2:55 pm.

Minutes Recorded by: Zeanne Abano, Civic Center, Authority Department Secretary

Next meeting is scheduled for Monday, April 13, 2026, at 1:00 pm,

Columbus Civic Center, Hospitality Suites, 400 4th St, Columbus, GA 31901

MINUTES OF THE
BOARD OF TRUSTEES MEETING FOR THE COLUMBUS GEORGIA PUBLIC EMPLOYEE RETIREMENT
SYSTEMS PENSION AND BENEFIT TRUST FUND

October 8, 2025

TRUSTEES PRESENT:

Finance Director, Angelica Alexander, Trustee; Ricky Boren; Secretary; Jack Warden, Trustee; Elizabeth Cook, Trustee; Dusty Wilson, Trustee; Fray McCormick, Trustee

TRUSTEES ATTENDING VIRTUALLY:

Lisa Goodwin, Trustee; Roderick Graham, Trustee

TRUSTEES ABSENT: None

OTHERS ATTENDING IN PERSON OR VIRTUALLY:

Mayor, Skip Henderson, Chairman ; Pamela Hodge, DCM Finance, Planning & Development; Lucy Sheftall, Assistant City Attorney; Shannel Davison, Investment Officer; Reather Hollowell, Human Resource Director; Cynthia Holliman, Senior Pension Plans Administrator Aric Jackson, Columbus Water Works- VP Employee Services; Savonne Monell, Columbus Water Works Representative; Holli Browder, Employee Benefits Committee Member; Nancy Boren, Employee Benefits Committee Member; Ardria Mcgruder, Employee Benefits Committee Member; Jules Hazen, Employee Benefits Committee; Joy Wells, Recording Secretary

ADVISORS:

Richard Swift, Raymond James; Seth Knight, Executive Director, Westend Advisors; Lewis Stocks, CFA, Portfolio Specialist, Westend Advisors

CALL TO ORDER

Mayor, Skip Henderson, called the October 08,2025 meeting of the Board of Trustees of the Columbus Georgia Public Employee Retirement Systems Pension and Benefit Trust Fund to order.

Minutes of the Previous Meeting

The minutes from September 10, 2025, regular Pension Board Meeting were submitted for approval. A motion to approve the minutes was made by Lisa Goodwin. Fray McCormick seconded the motion. The board voted and the minutes were unanimously approved.

Pension Plan Review

Mayor Henderson attended remotely, providing background on the need for the comprehensive review of the pension plan, noting that a review has not been conducted since 2012. He then turned the presentation and details of the review over to Angelica Alexander. Mrs. Alexander explained that the proposal outlines three phases: First, a plan review and benchmarking that would include a study of actuarial assumptions, funding policies and peer comparisons; second, an employee perception study consisting of surveys and focus groups; third, the development of recommendations based on the findings. The total cost of the study was presented at \$125,000, with each phase broken down as follows: Phase One- \$40,000; Phase Two- \$25,000 and Phase Three- \$60,000. It was acknowledged that while the cost was significant, it was consistent with the market pricing for actuarial and consulting services of this scope. It was agreed that funding the study from the plan would be reasonable. A motion was made by Fray McCormick and Seconded by Elizabeth Cook. Guest attendees from the Employee Benefits Committee exited the meeting at 2:10 P.M. after this discussion.

Continuing Education

Richard Swift, Senior Vice President, Investments with Raymond James, introduced Seth Knight, Executive Director, Westend Advisors and Lewis Stocks, CFA, Portfolio Specialist, Westend Advisors. Mr. Knight opened presentation by thanking the group and explaining their team's investment philosophy. He stated that their process is macro-driven, relying on the review of a wide range of economic indicators including unemployment claims, retail sales, industrial production and labor market data. Mr. Knight then introduced Lewis Stocks, CFA, Portfolio Specialist, who provided detailed information on the current macroeconomic outlook. Mr. Stocks reviewed the current macroeconomic outlook, noting that the GDP growth averaged 1.5% in the first half of the year. He highlighted that technology investment, particularly AI infrastructure, accounted for nearly half of GDP growth during this period, making it a significant driver of economic activity. He also observed that consumer spending remains steady, supported by wage growth and favorable tax policy, though saving rates are low and spending is increasing in higher-income households. Overall, the message was that while there are challenges in the economy, there is still strength in key areas to help keep things steady. The portfolio is set up to stay balanced and cautious, while still taking advantage of growth opportunities and protecting against risk. Mr. Knight and Mr. Stocks exited the meeting at 2:39 P.M., after their presentation concluded.

INVESTMENT UPDATE

Performance Review

Mr. Swift noted that over the last six months, the fund has grown from \$657 million to \$724 million, which is a remarkable increase. He further compared recent S&P 500 returns, highlighting that the cap-weighted index posted a one-year return to 17.6%, while the equal-weighted S&P returned 7.85% demonstrating the degree to which the largest companies have driven index performance.

The funds that are doing well are Blackrock, Boston Partners, Vanguard FTSE, Karpus Investment, and AEW Real Estate. The funds that are behind are Madison Investment Advisors, Corp, Parnassus, Westwood and John Hancock Small Cap. All other funds are in line. Mr. Swift reminded the board of prior discussion on monitoring managers and the need to act if results do not improve. He recommended escalating this process with specific attention to John Hancock, Madison, and Westwood.

John Hancock: The small-cap strategy was recommended to remain in place by their analyst, that much of the underperformance was driven by market conditions favoring momentum and lower-quality stocks. Mr. Swift noted that the gap was too large, with the strategy down nearly 2% over the past year while the index gained 10% and recommended the board consider a replacement.

Madison: Mr. Swift observed continued underperformance in the large-cap space. He stated that although Madison has been a good manager, the results of being down half percent completed to an index gain of 17.6% over the past year was unacceptable. It was recommended that the board consider a replacement.

Westwood: Mr. Swift addressed their prolonged underperformance and recent departure of Senior Portfolio Manager, Lauren Hill in September of this year. Richard stated that there is investment manager turnover. He suggested that Westwood should be replaced before the next meeting.

Mr. Swift recommended another subcommittee to evaluate the replacements before the November meeting. The board agreed and it was decided the subcommittee would meet prior to the November meeting to prepare recommendations. The floor was open for questions and further discussion.

The board discussed the process of manager changes. Richard explained that once the board votes to terminate or hire a manager, the process includes preparation of documents reviewed by Lucy Sheftall, signed by Angelica Alexander and final implementation. Mr. Swift reiterated his recommendation to address Westwood immediately due to prolonged underperformance. He advised against immediate removal of Madison and John Hancock, preferring to wait until there are replacements. A motion was made to terminate Westwood and reallocate its \$24 million evenly with \$12 million to Blackrock and \$12 million to Russell Value ETF. The motion was made by Dusty Wilson and Seconded by Elizabeth Cook. Motion was approved. Mr. Swift concluded his report.

Asset Allocation

The total fund is 63.3% in Equities and 37.1% in Fixed Income. Mr. Swift stated that if equity levels rose above 64.2 % that a discussion would be necessary. He noted that large cap value remains slightly overweight to growth, indications less risk.

Old Business

A question was raised regarding Trustee certification requirements. Ms. Alexander agreed to send information to the board.

New Business

Angelica Alexander requested 1.5 million for the month of October. Ms. Alexander gave preliminary estimates that a total of 13 million be needed for the fiscal year. After discussion, the board agreed it would be appropriate to authorize up to \$2 million this month. The motion was made by Fray McCormick and seconded by Elizabeth Cook. Motion was approved.

Adjourn

With there being no further business to discuss, Mayor Skip Henderson declared the meeting adjourned. The next regular meeting is scheduled for November 12, 2025, at 2:00 PM in the Large Information Technology Conference Room.

*MINUTES OF THE
BOARD OF TRUSTEES MEETING FOR THE COLUMBUS GEORGIA PUBLIC EMPLOYEE
RETIREMENT SYSTEMS PENSION AND BENEFIT TRUST FUND
November 12, 2025*

TRUSTEES PRESENT:

Mayor, Skip Henderson, Chairman; Finance Director, Angelica Alexander, Secretary; Ricky Boren, Trustee; Roderick Graham, Trustee; Jack Warden, Trustee; Elizabeth Cook, Trustee; and Dusty Wilson, Trustee

TRUSTEES ATTENDING VIRTUALLY:

Elizabeth Cook, Trustee

TRUSTEES ABSENT:

Lisa Goodwin, Trustee (Unexcused); Fray McCormick, Trustee (Excused)

OTHERS ATTENDING IN PERSON OR VIRTUALLY:

Pamela Hodge, DCM Finance, Planning & Development; Lucy Sheftall, Assistant City Attorney; Shannel Davison, Investment Officer; Reather Hollowell, Human Resources Director; Timothy Strickland, Airport Representative; and Glen Arrington, Recording Secretary

ADVISORS:

Richard Swift, Raymond James

CALL TO ORDER

Mayor, Skip Henderson, called the November 12, 2025, meeting of the Board of Trustees of the Columbus Georgia Public Employee Retirement Systems Pension and Benefit Trust Fund to order.

MINUTES OF THE PREVIOUS MEETING

The minutes from the October 8, 2025, regular Pension Board Meeting were submitted for approval. A motion to approve the minutes was made by Jack Warden. Ricky Boren seconded the motion. The board voted and the minutes were unanimously approved.

INVESTMENT UPDATE

a. Performance Review

Richard Swift presented to the board regarding the fund’s performance. He pointed out that over the past month, the headlines have mainly revolved around tariffs, the government shutdown, and the Federal Reserve. At the end of September, the fund was \$724 Million. At

the end of October, the fund was \$728 Million. He reported that as of the meeting date, the fund was \$731 Million even with a withdrawal of \$2M.

Reporting the performance of various managers followed. Funds that are doing well are Blackrock Large Cap Value, Boston Partners / Robeco Mid Cap and AEW Real Estate. Funds that are slightly behind or underperforming are Madison Investment Advisors LCC, Parnassus Equity Large Cap Core, Janus Henderson Large Cap Growth, William Blair Large Cap Growth, John Hancock Small Cap Core, Capital Group Intl Equity, and Vanguard FTSE Emerging Markets VWO. All other funds are in line.

Mr. Swift indicated that he would discuss subcommittee recommendations on the replacement of Westwood Large Cap Value as well as the termination of Madison Investment Advisors LCC and John Hancock Small Cap Core. He concluded that it has been a difficult market, but the fund has done well. He will continue to address managers that are under-performing. He then opened for questions.

b. Asset Allocation

Mr. Swift then reviewed the asset allocation of the Pension fund. The fund is in line with all our categories of the investment policy. The fund is at 62.8% in equities and 37.2% in fixed income. He then opened for discussion and questions.

OLD BUSINESS

Mr. Swift gave a review of the findings from the subcommittee. He gave a special thank you to Elizabeth Cook, Fray McCormick, Dusty Wilson, Ricky Boren and Jack Warden for taking the time out of their schedules to assist with the subcommittee. He then explained the various areas that the subcommittee looked at and compared with benchmarks. Mr. Swift stated that the main thing they were looking for was consistency. He then opened for discussion.

After discussion, a motion was made by Jack Warden, and it was seconded by Ricky Boren. The board voted and it was unanimously approved to do the following:

1. Small Cap Equity – Change John Hancock to Fidelity Enhanced Small Cap ETF
2. Large Cap Value – Replace Westwood Large Cap Value with Putnam US Large Cap Value
3. Large Cap – Replace Madison Investment Advisors Large Cap Core with J P Morgan US Equity

NEW BUSINESS

Finance Director, Angelica Alexander, talked to the board regarding the status of cash needs for the pension fund. She stated for the month of November, the fund would not require any additional cash. However, because the board does not meet again until January 2026, she requested approval to move up to \$2M if needed for December. A motion to approve the withdrawal was made by Jack Warden. It was seconded by Ricky Boren. The board voted and it was unanimously approved.

OTHER BUSINESS

The board was reminded that there will not be a Pension Board Meeting during the month of December 2025. The mayor provided an update that the pension plan study was proceeding, and the next step would be a survey designed by the consultants to allow for employees feedback on what important to them about the pension plan and help to identify some of their issues.

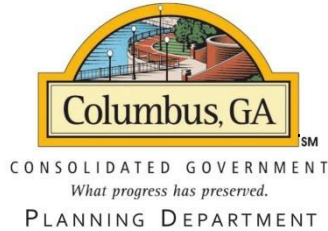
ADJOURN

With there being no further business to discuss, Mayor Henderson declared the meeting adjourned.

The next meeting is scheduled for January 14, 2026 at 2:00 PM in the Large Information Technology Conference Room.

Glen Arrington

Glen Arrington
Recording Secretary



Planning Advisory Commission

March 4, 2026

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 4, 2026, in the Board Room of the Public Education Center.

Commissioners Present:

Chairperson: Brad Baker
 Vice Chairperson: Michael Ernst
 Commissioners: Gloria Thomas, Zarome Lackey, Lakshmi Karthik, Patrick Steed, Anthony Smith

Absent: Rick Stallings, Haley Lyman

Staff Members: Morgan Shepard, Principal Planner
 John Renfroe, Assistant Director
 Will Johnson, Director

CALL TO ORDER: Chairperson Baker called the meeting to order at 9:05 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson Baker asked for a motion on the minutes from February 18, 2026. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

- 1. REZN-02-26-0189:** A request to rezone 12.80 acres of land located at 5306 Buena Vista Road. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning is Residential Multifamily 1 (RMF1). The proposed use is Residential Multifamily. Integrity Development is the applicant. This property is located in Council District 4.

Mr. John Renfroe read the staff report.

Applicant: Integrity Development Partners, LLC
Owner: Heath Crowe Power of Attorney for Connie Crowe
Location: 5306 Buena Vista Road
Parcel: 095-045-019
Acreage: 12.80 Acres

Current Zoning Classification:	Single Family Residential – 2 (SFR2)
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Condition:	1. Maximum height of 45 feet
Current Use of Property:	Vacant/ Undeveloped
Proposed Use of Property:	Multi Family Residential
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Vacant/ Undeveloped
Future Land Use Designation:	Single Family Residential
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 residential usage. The proposed 160-unit apartment development will generate approximately 1,064 new daily trips and 91 PM peak hour trips. The traffic impact is moderate and manageable. Ongoing major infrastructure upgrades by GDOT (Spiderweb Improvements, DDI at I-185, and road widening) will significantly increase corridor capacity and mitigate impacts. The rezoning from SFR2 to RMF1 is traffic-feasible given the arterial nature of Buena Vista Road.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category B buffer along all property lines. The 3 options under Category B are:

1) 15 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) 20 feet undisturbed natural buffer.

Fort Moore’s Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	Single Family 2 (SFR2)/NeighborCommercial
	South	Single Family Residential – 3 (SFR3)
	East	Single Family Residential – 3 (SFR3)
	West	Single Family Residential – 2 (SFR2)

Attitude of Property Owners: **Fifty-Five (55)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: 160 units proposed with 1,2 and 3 bedroom units to be built in two phases.

Applicant Presentation: Carter Brown of IDP Properties addressed the Commission. Mr. Brown stated that, based on significant housing need in the Columbus area, the highest and best use for the property would be multifamily residential. He clarified that the 160-unit figure shown on the site plan was included purely for transparency to illustrate the maximum density allowable under the requested zoning. He stated that the current plan for phase one is approximately 60 to 70 units, and that a phase two is not certain.

In response to a question about pricing, Mr. Brown explained that the project would be income-restricted apartments competing in Georgia’s state and federal Low-Income Housing Tax Credit (LIHTC) program. If awarded tax credits, units would be restricted to households earning 50% and 60% of Area Median Income (AMI). Estimated monthly rents would be: one-bedroom, \$580–\$725; two-bedroom, \$700–\$850; three-bedroom, \$800–\$950.

Mr. Brown indicated the applicant proposes a 20-foot natural buffer around the entire site and stated that all stormwater runoff would be addressed on-site per applicable building codes.

When asked about architectural design, he referenced architectural inspiration photos included in the application and described three-story, brick-exterior apartment buildings. He noted the Georgia Tech housing study and the City's comprehensive plan, which identify a significant need for housing across all income levels in Columbus. Regarding community outreach, Mr. Brown stated the applicant followed all zoning protocol requirements, personally reached out to the council member for District 4, and engaged a traffic study firm proactively. The applicant has also updated the site plan to include a deceleration lane turning into the property, per early coordination with the city.

Public Comment:

- **Tim Ryan (3715 Willow Bend Run)** spoke in favor. Mr. Ryan, a 5-year Columbus resident and 10-year homeowner who rented for approximately 20 years, stated that the area lacks sufficient rental properties, that rental prices have been increasing sharply, and that affordability is a significant issue. He encouraged the Commission to approve the request.
- **Sheila Fredel (5255 Brinkman Street)** spoke with concerns. Ms. Fredel's property is directly behind the proposed development. She expressed concern about water runoff from increased impervious surfaces, burden on sewer and water systems, burden on internet and phone services, additional traffic, potential increase in crime, possible property value decreases, and the impact of removing vegetation. She also noted that she did not receive a notification letter about the hearing. Staff clarified that notification letters are mailed to property owners within 300 feet of the subject property, and that renters may not receive notification directly if they do not own the property. The Chairman further clarified that notification goes to the owner of record. Staff offered to follow up with Ms. Fredel to ensure she is properly notified for future mailings.
- **Evette Cody (5257 Brinkman Street)** spoke with concerns. Ms. Cody, a 23-year resident whose family has been in the community over 50 years, expressed concern about quality of life, noting the neighborhood was originally developed as a military, retirement, and family-oriented community. She raised concerns about crime, the adequacy of the proposed natural buffer, traffic congestion near the fire station and school zones, and potential increases in utility service demand. She asked whether the buffer would include physical fencing. The applicant responded that the natural buffer was currently proposed but that the developer was open to installing a fence if it would ease concerns.
- **Joshua Broomfeld (3700 Buena Vista Road)** raised concerns about economic development along the Buena Vista Road corridor, noting that recent construction has caused several businesses to close and that the remaining commercial establishments are limited. He questioned how residents of the proposed development would be supported economically given the low-wage jobs available in the immediate area. He also asked about the use of local Columbus labor during construction and minority business participation. The applicant responded that hiring locally is more cost-effective and that the company prioritizes local and minority contracting, though the formal state requirement for minority business participation has been eliminated.

Motion: Approval by Commissioner Ernst and seconded by Commissioner Thomas. Approved 4-2.

2. **REZN-02-26-0189:** A request to amend the Unified Development Ordinance (UDO), Sections 2.5.25, 10.2.9 and Table 3.1.1 to create a Technology Overlay District. CCG is the applicant.

Before proceeding, the Chairman provided an extended explanation for the benefit of the large audience in attendance. He emphasized that today's action is not the rezoning of any specific property for a data center. He used the analogy of a filing cabinet: each zoning designation (SFR, RMF, Uptown, etc.) is a "file folder" containing rules and regulations, and today's action concerns whether to create a new file folder called "Technology Overlay District," with its own set of minimum standards. Any future proposal to apply the overlay to a specific property would require a separate, full rezoning process with its own public hearings and notification requirements. The Chairman set expectations for public decorum, noting all commissioners are volunteers who are also neighbors in the community.

Mr. John Renfroe read the staff report.

To provide an overlay to permit and regulate data centers and related technology uses that support and encourage the siting of new technology, computer systems, data infrastructure, and data hosting. The underlying zoning of any property would remain unaffected. Cryptocurrency mining (the commercial process by which cryptocurrency transactions are verified and added to the blockchain) is expressly not permitted as a data center use. Maximum building height limited to 75 feet. Minimum acreage of 75 acres. All cooling and ventilation equipment must operate on a closed-loop system and must follow watershed standards for use and disposal, with flushing and refills regulated by CCG and Columbus Water Works.

In addition to required setbacks, a minimum 200-foot-wide buffer (which may include required setbacks) is required along all property lines abutting a residential district to provide a visual screen. The overlay includes noise limitations consistent with the existing Muscogee County noise ordinance (65 dB daytime, 55 dB nighttime), as confirmed during discussion. The overlay would be available for application to properties zoned RE10, RE5, RE1, RO, CO, General Commercial, Light Manufacturing/Industrial (LMI), Heavy Manufacturing/Industrial (HMI), and Technology.

Invited Presentations:

- **Jeremy Cummings**, President and CEO, Columbus Water Works (9651 Whitesville Road) Mr. Cummings provided background on the water and sewer evaluation process. He explained that when Choose Columbus or the Chamber of Commerce evaluates prospective industry, projects are submitted under generic names (this project was called "Project Ruby"). Columbus Water Works evaluates water demand and wastewater treatment capacity without knowing the specific end user. Mr. Cummings stated that the project's water usage is not substantial and that he initially had no knowledge it was a data center.

Regarding water capacity, Mr. Cummings noted that Columbus has a 90-million-gallon-per-day withdrawal permit from Georgia EPD and currently averages 32 million gallons per day—barely one-third of permitted capacity. In 2007, the city sold 37 million gallons per day, compared to 32 million gallons per day currently, meaning the city sells 5 million gallons less per day now than it did nearly 20 years ago. The proposed project’s usage of 87,000 to approximately 230,000 gallons per day at full buildout would not rank among the city’s top 10 water users. Columbus returns over 90% of its water to the Chattahoochee River.

On sanitary sewer, Mr. Cummings stated that sewer service is not currently available at the site. Columbus Water Works’ 2049 master plan includes a \$30 million project to extend sewer to the area. The developer has offered to construct the sewer extension at its own cost, which would provide a significant savings to ratepayers and bring essential services to that part of the community. Mr. Cummings emphasized that existing residents would not be required to connect to the sewer, contrary to rumors circulating in the community. He explained that when septic systems fail, residents typically choose to connect voluntarily because it is more cost-feasible and environmentally beneficial.

Regarding drought management, Mr. Cummings stated that Columbus Water Works submits a drought management plan to Georgia EPD and that he serves as chair of the ACF (Apalachicola–Chattahoochee–Flint) Stakeholders for the Middle Chattahoochee basin. Drought management plans are developed proactively and implemented when drought conditions arise, applying conservation measures to all users—residential, industrial, and commercial alike. He stated that the data center’s water usage would not change the drought management calculus. Regarding water quality, Mr. Cummings explained that all industrial dischargers into the public sewer system must be permitted by Columbus Water Works, submit water quality samples, and meet pre-treatment standards before discharge is accepted. The state enforces environmental protection requirements regarding setbacks and buffers on water sources.

- **Missy Kendrick**, President, Choose Columbus and Development Authority of Columbus, Georgia. Ms. Kendrick addressed the proposed overlay district language. She stated that the overlay provides greater restrictions than the existing heavy industrial zoning category, including increased setbacks, buffer areas, noise limitations, building height restrictions, acreage minimums, and the closed-loop cooling system requirement. She noted that the overlay preserves the ability for community leaders and residents to evaluate each project individually through the full rezoning process. She stated that the Development Authority has not offered any incentives and has no development agreement with the developer. The site was chosen and acquired by the developer (Habitat Partners), not by Choose Columbus. Ms. Kendrick stated there is a commitment of 195 permanent jobs, plus approximately 1,500 construction jobs. She acknowledged that the end user is expected to be one of the five major hyperscale technology companies but that the specific end user has not been identified. Ms. Kendrick indicated that Choose Columbus has been operating as a standalone economic development

entity since approximately May 2025, having previously operated under the Chamber of Commerce, while the underlying Development Authority has existed since 1972.

Public Comment:

Approximately 100–200 members of the public were in attendance. The following is a summary of public comments received. The Chairman repeatedly reminded speakers that today's action concerns the text amendment to create the overlay district, not the rezoning of a specific property. Names and addresses included in these minutes are recorded to the best of staff's ability and may be subject to minor discrepancies.

- **Tim Ryan (3715 Willow Bend Run)** raised concerns about drought impacts and competition between residential and data center water needs; questioned the affordability impact on Columbus residents; noted that construction jobs are temporary and often filled by out-of-state contractors; expressed concern about rising utility costs associated with Georgia Power's nuclear reactor cost overruns; and urged the Commission to investigate health effects of subaudible infrasound noise pollution reported at data center sites in Texas and elsewhere.
- **Paul Olsen (13830 Upatoi Lane)**, a 34-year resident, expressed concern about noise levels, stating that data center exterior noise can range from 55 to 85 dB continuously and backup generators can exceed 90 dB, potentially exceeding the Muscogee County noise ordinance limits. He raised concerns about impacts on pets and livestock, property value decreases requiring disclosure upon resale, and electricity cost increases of 10–28% reported in other data center communities.
- **Mickey Bruner (8032 Dearwood Court, Upatoi)** asked whether the technology overlay district concept had been used previously. Staff and city representatives explained that Columbus has used overlay and standalone zoning ordinances in the past, including the Special Activity Center Overlay for TSYS (now Global Payments) and the Brookstone Center's Commercial Office designation, though neither was at this scale. Will Johnson, representing the city, noted that the overlay concept helps maintain local control and prevents the state legislature from potentially preempting local zoning authority over data centers.
- **Leslie Landy (7747 Layfield Road)** asked Mr. Cummings specific questions about Columbus Water Works' ability to filter contaminants from data center discharge. Mr. Cummings clarified that the data center, not the water utility, would be responsible for pre-treatment before discharge into the public system. Ms. Landy expressed concerns about potential contamination of Kendall Creek, aquifers, and underground springs. She provided personal testimony about her family's 70-acre property, purchased 10–11 years ago as a retirement and family compound, and stated she felt the community had not been given adequate time to research and ask informed questions. She specifically asked whether connection to the sewer could be funded by the developer as a concession if the project goes forward. She requested a moratorium to allow residents time to gather information.
- **Joshua Ferguson (6839 Whitesville Road)**, an IT consultant, spoke in favor. He stated that having a collocated data center within driving distance of Columbus would be valuable for medium-sized local businesses that cannot afford to build their own data

centers and currently rely on facilities in North Atlanta. He expressed general support for Choose Columbus's efforts to attract business.

- **Jeff Brantley (6328 Brookstone Boulevard)** raised concerns about the cumulative impact of multiple data centers being proposed statewide, questioning how water availability can be guaranteed as demand increases across Georgia. Mr. Cummings responded by citing Columbus's unique infrastructure capacity as a former mill town and reiterated the water usage math.
- **Matt Gilbert (Mobly Road)** expressed concern about creating the technology overlay for future use. He cited the degradation of Weracoba Creek, Lindsay Creek, and other Columbus tributaries due to historical industrial development, arguing that industrial oversight has been inadequate. He urged the Commission not to create an overlay for an industry with a history of the environmental problems Columbus already suffers from.
- **Jessica Warshel** thanked the commissioners for their volunteer service. She asked whether staff reports and supporting documents are available to the public. Staff confirmed that all materials are available online at columbusga.gov/planning under the rezoning header, via a Trello board tracking all active cases. She requested access to all information that has been provided to the Commission and city officials regarding the project.
- **Casey Burdett (2977 Victory Circle)** asked what specific technologies and uses are allowed under the overlay and why CCG requested it. Will Johnson responded that a primary concern is maintaining local control, noting that there are bills pending in the state legislature that could remove local zoning authority over data centers. The overlay ensures Muscogee County retains control over restrictions. Ms. Burdett acknowledged the value of the overlay concept but asked the Commission to slow down for the community's comfort level.
- **A speaker identifying herself as Johnson (Valley area)** raised concerns about the 330,000-gallon-per-day closed-loop water system, which she stated had not been adequately explained. She raised extensive concerns about lithium-ion battery thermal runaway risks, citing a September battery explosion at a South Korean data center that halted over 600 government services and required nearly 200 firefighters and 10 hours to control. She described the five stages of thermal runaway and noted that evacuation of a 10-mile radius could be necessary. She asked whether the overlay language includes provisions for public utility facilities, generators, and nuclear modules (small modular reactors). She urged more precise regulatory language, an independent industrial hygiene expert, and a moratorium on the overlay.
- **Mick Ederson (2121 13th Street)** asked whether the overlay is solely for data centers or could accommodate other large-scale technology projects. Staff confirmed the focus is data centers and related technology uses. He asked about hazardous waste handling provisions; staff responded that such matters are typically regulated at the federal level and addressed on a site-specific basis rather than in zoning ordinances. He urged the Commission to allow more time for deliberation.
- **Shiara Richardson (2018 Paris Drive)** acknowledged the importance of economic growth but noted the scale difference between existing Columbus data centers (e.g., Synovus at

approximately 50,000 sq. ft.) and the proposed hyperscale facility. She asked whether the overlay is intended solely for the currently proposed project or as a permanent zoning tool for future application across Muscogee County. She also asked whether the city, Development Authority, or utilities have already signed any economic development or infrastructure agreements. Ms. Kendrick responded that the Development Authority has not entered into any agreements and is not offering incentives, and that the end user is expected to be one of the five major hyperscalers but has not been identified.

- **Rick Rivera (6255 Charing Drive, District 5)**, who manages computer servers professionally, raised economic concerns. He argued that AI represents a speculative investment bubble similar to the 2006 housing bubble, funded by circular debt among a few companies. He stated that hyperscale data centers do not create meaningful local jobs, as physical security and custodial work may be contracted locally but equipment management and HVAC are typically handled by out-of-state personnel sent by vendors. He distinguished hyperscale AI-focused data centers from the smaller credit card processing and insurance data centers already in Columbus, noting that his own company recently vacated its Corporate Ridge facility due to shrinking IT footprints.
- **Christine D. Felicia Antonio (313 Sumac, District 8)**, representing Clean Energy Columbus and St. Thomas Episcopal's outreach partnership with Georgia Interfaith Power & Light, asked whether the overlay creates an open door for additional data center campuses with cumulative environmental effects, and whether minimum requirements could instead be written into a contract specific to the proposed hyperscaler. The Chairman responded that the overlay does not create a fast-track pathway, as any future application would require the full rezoning process with public hearings. She requested the Commission extend the timeline for public input.
- **Lydia Ray (Midtown Columbus)**, a professor of computer science with 20 years of cybersecurity research experience, challenged the national security argument for data centers. She stated that building a data center within a specific state or country does not inherently increase the security of cloud-stored data, as the internet has no physical boundaries and cloud security requires extensive specialized planning. She argued that unregulated growth of AI data centers increases information security risks until the research community develops better understanding of agentic AI threats.
- **Cindy Hutchkins (912 South Willowcross Way, LaGrange)**, a leader of the Troup County Anti-Data Center Coalition, provided detailed testimony based on her personal experience in Fayette County, where she was forced to sell her home due to a Georgia Power substation expansion associated with the QTS data center. She described high-voltage transmission monopoles installed 50–75 feet from homes, the demolition of two brick million-dollar homes, and over 330 properties affected by the Ashley-Wansley transmission line. She urged commissioners to visit Fayette County before making a decision. She raised concerns about NDAs in economic development processes, Georgia Power's infrastructure expansion authority, utility bill increases, PFAS contamination found near data center sites, and potential small modular reactor (SMR) deployments. She noted that she was laid off from her graphic design position the previous Friday due to AI automation. She announced her candidacy for Georgia State House District 138.

She mentioned an upcoming town hall hosted by Clean Energy Columbus scheduled for the following Monday evening at the library from 6:00 to 7:30 p.m.

- **Joshua Broomfeld (3700 Buena Vista Road)** questioned how the Commission could vote when the end user has not been identified. He argued that the overlay timeline appears to be running parallel with the data center proposal rather than preceding it, noting that the overlay request and Project Ruby discussions appear to be concurrent. The Chairman and staff reiterated that today's action creates the regulatory framework and does not approve any specific project. Will Johnson emphasized that the overlay provides protections that would not exist if the project were pursued under existing heavy manufacturing zoning.
- **Dan V. (14 West Fifth Street)** sought clarification that the vote would only create the overlay district and its preliminary standards, not rezone any property. The Chairman confirmed this. He recommended an independent environmental study not connected to development or business interests and asked about the process for adding to the overlay's requirements. The Chairman explained that both the Commission and City Council have authority to recommend or enact amendments to the overlay language.
- **Jeremy Gibson (7628 Layfield Road)** characterized the overlay as an opportunity to be more restrictive and prescriptive but stated the current draft is not sufficiently restrictive. He sought clarification on how RE1 zoning interacts with the 75-acre minimum, and staff explained the history of properties on Layfield Road being voluntarily rezoned from RE1 to RE5 and RE10 around 2010. He expressed concern that the overlay could be amended later to benefit the facility operator (e.g., increasing permissible noise levels). Will Johnson clarified an important distinction: because the overlay is part of the Unified Development Ordinance (zoning code) rather than a standalone noise ordinance, any amendments must go through the full rezoning and public hearing process. Amendments to the noise ordinance, by contrast, require only six votes of City Council.
- **Darlene Leard (2111 Forest Court)** asked who proposed the overlay. Staff stated it came from the city administration (deputy city managers and mayor with council's knowledge), not from Choose Columbus or the Development Authority. Ms. Leard urged commissioners to research hyperscale data centers independently, noting that 600 megawatts of power could serve roughly 400,000 to 600,000 households and that no existing infrastructure supports that demand. She stated that other municipalities across the country have been voting against data centers and urged the Commission to pause and do more research.
- **Ronnie Wilson (7725 Carthage Road)**, a resident since 2009, spoke about quality of life concerns and the impact on three counties (Muscogee, Harris, and Talbot). He asked whether archaeological reviews are conducted for proposed developments. The Chairman confirmed that site-specific studies, including archaeological assessments, may be required when a rezoning application is submitted for a particular property, but that this is not part of today's text amendment action.
- **Alicia Heracort (2666 McKee Road, Harris County)** reminded the Commission that the proposed data center site borders Harris County and Talbot County. She stated she would live approximately two miles from the facility and expressed concern that existing

high-voltage power lines along her property could act as conduits for noise and pollution. She stated that 200 feet of buffer would be insufficient given the terrain and that a facility of this size would require 150 to 200 generators, raising significant noise and pollution concerns. She noted the proximity to Upatoi Ravines, a natural area managed by the Georgia Department of Natural Resources.

- **Courtney Brian (8008 Jenkins Road, Upatoi)** questioned what improvements the closed-loop system is designed to address compared to earlier evaporative systems. Ms. Kendrick explained the evolution from evaporative cooling (requiring millions of gallons per day) to closed-loop systems (significantly less water usage), and noted that future technologies may further reduce water consumption. Ms. Brian raised concerns about the National Wildlife Federation’s findings on sensory danger zones for wildlife near data centers, the impact of continuous 24/7 noise (as opposed to intermittent noise from Fort Benning), the impact on property values, and the construction timeline and disruption to the Upatoi community. The Chairman noted that construction details would be addressed when and if a specific rezoning application is submitted.
- **Debbie Jackson (7900 Layfield Road)**, whose property is fewer than 1.7 miles from the proposed site, asked why notification was not sent to Layfield Road residents. The Chairman reiterated that today’s action is a text amendment, not a rezoning of a specific property, and that notification within 300 feet will occur if and when a site-specific rezoning application is filed. Staff noted they have gone beyond 300 feet in past cases. Ms. Jackson expressed concerns about well water contamination, archaeological burial sites on family property (including her late husband’s grave on the family’s lakefront property, recorded in the historical society), and the risk of thermal runaway requiring immediate evacuation.
- **Robert Landy (7747 Layfield Road)** asked two direct questions: (1) What precipitated the creation of this overlay? Staff responded that the city administration directed the planning department to develop the ordinance; it was not initiated by Choose Columbus or the Development Authority. (2) Did the planning department consult with outside industry experts when developing the ordinance? Staff acknowledged that no outside experts were retained, citing budget constraints. Mr. Landy urged the city to hire experts to help craft appropriate protections, stating this is “a big deal” that warrants expert input.

Commissioner Lackey stated for the record that he lives within two miles of the proposed data center site (in the Dearwood area) and that this issue affects all Columbus residents regardless of proximity. He stated he did not want anyone to believe the commissioners have predetermined their positions or are unaffected by the outcome.

- **Jenny Davidson (Upatoi Lane)** asked whether an existing zoning classification (such as heavy industrial) could accommodate the proposed use, and what would happen if the overlay is not approved. Will Johnson explained that the property could potentially be rezoned to heavy manufacturing, but without the overlay there would be no data-center-specific protections—no 200-foot buffer, no 75-acre minimum, no closed-loop system requirement, and no noise provisions beyond the general noise ordinance. He further noted that proximity to the Oglethorpe Power Center on Carthage Road in

Talbot County could provide a legal basis for heavy manufacturing rezoning that might not constitute spot zoning. He emphasized that the overlay provides more protections than a heavy manufacturing classification.

Motion: Commissioner Lackey made a motion to table the request until further information can be obtained and the Commission can better understand the issues raised. The motion was seconded by Commissioner Thomas. Tabled with a 4-2 vote.

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 12:15 P.M.

RECORDING: <https://www.youtube.com/watch?v=x-h0A2QQ4oo>

Brad Baker, Chairperson

Morgan Shepard, Principal Planner



Planning Advisory Commission

March 18, 2026

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 18, 2026, in the Council Chambers at Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Gloria Thomas, Zarome Lackey, Lakshmi Karthik, Patrick Steed, Anthony Smith, Rick Stallings,

Absent: Michael Ernst, Haley Lyman

Staff Members: John Renfroe, Assistant Director

CALL TO ORDER: Chairperson Baker called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

APPROVAL OF MINUTES:

ZONING CASES:

- 1. REZN-07-25-1259:** A request to rezone 2.96 acres of land located at 6821 Mobley Road. Current zoning is Single Family Residential 1 (SFR1). Proposed zoning is Single Family Residential 2 (SFR2). The proposed use is Single Family Residential. Randall Burkhalter is the applicant. This property is located in Council District 2.

Mr. John Renfroe read the staff report.

Applicant: Randall Scott Burkhalter

Owner: Randall Scott Burkhalter

Location: 6821 Mobley Road

Parcel: 190-014-020

Acreage: 2.96 Acres

Current Zoning Classification: Single Family Residential - 1

Proposed Zoning Classification: Single Family Residential - 2

Current Use of Property: Single Family Residential

Proposed Use of Property: Replat at future date, if possible

General Land Use: Consistent
Planning Area A

Current Land Use Designation: Rural 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.

Traffic Impact: No adverse traffic impacts are anticipated.

School Impact: N/A

Buffer Requirement: N/A

Fort Benning Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning: **North** Single Family Residential - 2
 South Single Family Residential - 1
 East Single Family Residential - 2
 West Single Family Residential - 1

Attitude of Property Owners: **Twenty-Two (22)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one calls and/or emails regarding the rezoning.

Applicant Presentation: Scott Burkhalter addressed the Commission. Mr. Burkhalter explained that his current property is zoned SFR1 and that he wishes to purchase a portion of an adjacent property that is zoned SFR2. In order to combine the two parcels, his property must match the same zoning classification. The purpose of the combination is to gain access to the back side of his property via a 30-foot strip of land that currently divides the two parcels. The Chairman confirmed that the neighboring property was previously listed for sale but is not currently for sale; Mr. Burkhalter is proposing to purchase the strip directly from the owner.

Public Comment: None

Motion: Commissioner Steed made a motion to Approve. The motion was seconded by Commissioner Lackey. Approved with a 6-0 vote.

- 2. **REZN-02-26-0346:** A request to rezone 2.43 acres of land located at 9055 Veterans Parkway. Current zoning is Residential Office (RO). Proposed zoning is Residential Estate 1 (RE1). The proposed use is Personal Care Home, Type 1. Nakia Miller is the applicant. This property is located in Council District 2.

John Renfroe read the staff report.

Applicant:	Nakia Miller
Owner:	Janet Lawand
Location:	9055 Veterans
Parcel:	079-001-004
Acreage:	2.43 Acres
Current Zoning Classification:	Residential Office
Proposed Zoning Classification:	Residential Estate - 1
Current Use of Property:	Vacant
Proposed Use of Property:	Personal Care Home, Type 1
General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

Compatible with Existing Land-Uses: Yes

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

City Services: Property is served by all city services.

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

School Impact: N/A

Buffer Requirement: N/A

Fort Moore’s Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	Residential Estate 1 (RE1)
	South	Residential Estate 1 (RE1)
	East	Residential Office (RO)
	West	Residential Office (RO)

Attitude of Property Owners: **Nine (9)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: Personal Care Home, Type 1

Applicant Presentation: Nakia Miller (5026 St. Mary’s Road, Columbus, GA) addressed the Commission.

Public Comment: None

Motion: Commissioner Stallings made a motion to Approve. The motion was seconded by Commissioner Steed. Approved with a 6-0 vote.

3. **EXCP-02-26-0319:** A request to allow a Tattoo Studio. Current zoning is Central Riverfront District (CRD). Ernest Smallman IV is the applicant. This property is located in Council District 7.

John Renfroe read the staff report.

Ernest Smallman IV has submitted an application for the Special Exception Use cited above. The property is located in the Central Riverfront (CRD) zoning district. The site for the proposed Tattoo Studio is located at 1023 Broadway. The purpose of the Special Exception Use is to allow for the operation of a tattoo studio located within the Central Riverfront (CRD) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Broadway will provide adequate free flow movement. This use will be in an existing building.

(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate. This is an existing building.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by Central Riverfront (CRD) zoning district. Noise, light, flare and odor should not cause adverse impacts.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The business will run out of an existing building.

Council District: District 7 (Cogle)

Twenty (20) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Applicant Presentation: Ernest Smallman IV (67th Street) addressed the Commission. Mr. Smallman stated that the tenant would be Cleopatra Inc., which he described as the largest tattoo studio company in the world, operating in 17 countries with 140 studios globally and approximately 35 locations in the United States. He characterized the company as professional operators and stated that an international studio locating on Broadway would expand the city's offerings in the downtown district. Regarding hours of operation, Mr. Smallman indicated the studio would not stay open late, with an outside window of approximately 9:00 or 10:00 p.m.

Public Comment: None

Motion: Commissioner Lakey made a motion to Approve. The motion was seconded by Commissioner Steed. Approved with a 5-1 vote.

4. **REZN-02-26-0189:** A request to amend the Unified Development Ordinance (UDO), Sections 2.5.25, 10.2.9 and Table 3.1.1 to create a Technology Overlay District. CCG is the applicant. (This case was tabled from the March 4, 2026 PAC meeting).

John Renfroe read the staff report.

Public Comment:

- **Gregory Foster (5446 Chattamwoods Court)** spoke in favor. Mr. Foster made seven points: (1) Noise would not harm residents; using online conversion tools accounting for distance, uneven ground, and forested terrain, he calculated the closest house would hear approximately 1.5 dB of sound, equivalent to a soft whisper. (2) Georgia Power will not raise rates, citing a \$22.4 billion Department of Energy loan guarantee to increase output without raising rates on existing customers. (3) Qualified local residents would be hired into all available positions, noting that excluding candidates based on residence would violate federal labor laws. (4) Managers would not import their own employees, as individuals qualified for \$80,000–\$120,000 positions do not need to relocate to Columbus for those salaries. (5) The financial benefit has been underestimated: 195 jobs at \$80,000–\$120,000 represents \$15.6–\$23.4 million in annual wages, plus over 1,000 construction jobs over what is likely a 10-year buildout. (6) Water Works capacity is adequate with ongoing purification expansion. (7) If the project does not proceed, the land remains unused, and the benefits to schools and underserved parts of Columbus would be lost.
- **Joshua Ferguson (6839 Whitesville Road)** spoke in favor. Mr. Ferguson thanked commissioners for their volunteer service and noted that when a project has

concentrated costs and diffuse benefits, those bearing the concentrated costs (nearby residents) will appear in larger numbers than those receiving the diffuse benefits (the broader community). He stated that substantial portions of the community, particularly schoolchildren and teachers, stand to benefit from additional tax revenue but cannot attend weekday morning meetings. He asked commissioners to weigh the interests of those unable to attend, including those who need the help the most.

- **Jessica Warshel** addressed the Commission. After an extended personal statement including a Scripture reading (Isaiah 40), the Chairman respectfully reminded the audience of the need to stay on message given the limited time available and the number of speakers wishing to be heard.
- **Darlene Leard (McKee Road)** spoke in opposition. Ms. Leard disputed several claims made in favor of the project: (1) She stated that the 195 jobs are not guaranteed, citing Missy Kendrick's own statements. (2) She stated that the 200-foot buffer would be ineffective for noise mitigation since there are no trees around a data center site. (3) She disputed a recent City Council member's favorable characterization of conditions in Fayette County near the QTS data center, stating that the hospital expansion, Marvel Studios (originally Pinewood Studios, built 2012), and the Trilith Studios development all predated the data center's arrival and were not caused by it. She noted that the council member did not observe sewage leaks from the closed-loop system that had discharged into Ginger Creek and Sandy Creek, nor did he examine the utility poles placed 200 feet from residents' front doors. Ms. Leard urged the Commission to examine amended restrictions proposed by a citizen (Mr. Croft) and to consider alternative economic development that would complement the area's whitewater recreation, biking, and hiking trails. She provided personal testimony about her son, who was diagnosed with liver cancer at age 24 and asked to be brought to Columbus for clean air, green grass, and blue skies before his death, illustrating the quality of life at stake.
- **Mick Ederson (2121 13th Street)** thanked the Commission for revisiting the overlay but urged further tabling. He raised two specific concerns: (1) The \$1,000-per-infraction violation fine is inadequate for multi-billion-dollar companies and should be increased to \$10,000–20,000, particularly since violations would likely involve environmental spills or contamination. (2) The HVAC/cooling equipment setback of 200 feet from property lines should be increased to 300–500 feet to protect endangered and threatened species in the Upatoi area's rural environment, which he described as one of the last rural spaces in Columbus.
- **Stacy Mey (McKee Road)** spoke in opposition, raising several concerns about the overlay mechanism itself: (1) Once the technology overlay is in place, it stays with the land permanently and allows campus growth without new public votes. (2) The ordinance sets no maximum campus size; the site is already reported at approximately

987 acres. (3) The \$1,000/day noise penalty is not a deterrent for a multi-billion-dollar facility and should escalate for repeated violations. (4) There are no consumption caps, drought protocols, or mandatory public reporting for water usage written into the ordinance; Columbus Water Works, which would oversee water, is funded entirely by water rates. (5) Flint Energy issued a public statement on February 20, 2026 confirming no power commitments have been made and that protecting existing members is a non-negotiable condition that has not yet been met. (6) With rezoning, the public gets a vote every time; with an overlay, the public gets one shot, after which future expansion proceeds without a new vote. She argued that a project of this scale should go through full rezoning so residents have a direct voice at every step.

- *The Chairman asked staff to clarify how future data center applications would be processed under the overlay. Staff (Mr. Renfro) confirmed that under existing overlay districts (such as Veterans Parkway), properties that already meet the underlying zoning classification and overlay requirements can proceed without additional rezoning. However, under Section P of the proposed Technology Overlay District, any application of the overlay to a specific property must follow the full Chapter 10.2 rezoning process, making this overlay different from the city's existing overlays.*
- *A member of the public (unidentified, from the audience) noted that surrounding properties are owned by investment firms and timber companies, and that the campus could expand into Talbot County or Harris County, affecting surrounding areas.*
- **George McDow (citizen of Columbus)** stated that the citizens of Columbus are concerned and deserve transparency. He posed a series of questions: Who profits and who benefits? Are we trading land and resources for limited local return? What is the projected tax revenue after incentives expire? How many permanent jobs per facility are guaranteed? Who owns the land being rezoned? What infrastructure upgrades will taxpayers cover? Will utility costs rise for residents? What community benefit agreements are required?
- **Troy Keller (1315 17th Avenue)**, a 20-year Columbus resident, expressed concern that the overlay lays the groundwork for multiple data centers, not just one. He noted that while Project Ruby may not affect his Midtown neighborhood, a future project could, since the overlay can be applied anywhere the underlying zoning matches. He urged a piecemeal, project-by-project approach through the full rezoning process rather than a blanket overlay. Staff read Sections O and P of the proposed text into the record (development agreement requirements and the full rezoning process requirement) to clarify that each future application of the overlay must go through the complete rezoning process.
- **John Van Dorne (candidate for City Council)** issued a call for a moratorium on the Technology Overlay District and Project Ruby through 2026 to allow time for full consultation with subject matter experts, full public engagement, and a fully

democratically elected City Council. He cited concerns about uncontrolled runoff, inadequate emergency planning, unspecified cleanup responsibilities, inadequate enforcement fines, lack of regulation on high-power transmission line size and noise, lack of limits on power sent to the site, greenhouse gas generation, and no discussion of layover areas.

Motion: Commissioner Stallings made a motion to Deny. Without a second, the motion fails.

Motion: Commissioner Steed made a motion to approve with a condition increasing the minimum buffer from 200 feet to 500 feet. The motion was seconded. The commissioner also stated for the record a challenge to the Mayor and City Council to establish a separate advisory body or commission to study hyperscale data centers specifically, develop a comprehensive plan to address citizens' questions, and provide independent recommendations to the Planning Advisory Commission for each future data center proposal.

Approved with a 5-1 vote.

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 11:15 A.M.

RECORDING: <https://www.youtube.com/watch?v=FHbXga56RGU&t=1s>



Brad Baker, Chairperson



Morgan Shepard, Principal Planner

File Attachments for Item:

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**Columbus Consolidated Government
Board Appointments – Action Requested**

BOARD APPOINTMENTS - ACTION REQUESTED

7. MAYOR’S APPOINTMENTS – ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. PENSION FUND, EMPLOYEES’ BOARD OF TRUSTEES:

Vacant
(Business Community)
Term Expires: June 30, 2026

Open for Nominations
(Mayor’s Appointment)

Membership and Meeting Information

Terms: 4 Year Term Limit: n/a
Meetings: Monthly – 1st Wednesday
Women: 4 Senatorial District 15: 9
Vacancies: 1 Senatorial District 29: 2

B. YOUTH ADVISORY COUNCIL:

Mayor’s Nominee: _____

8. NOMINATIONS – CONFIRMED BY COUNCIL:

A. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):

Vacant
Columbus Homebuilders Association
Term Expires: January 31, 2028

Waiting on Nominee
(Confirmed by Council)

Vacant
Uptown Business Association
Term Expires: January 31, 2029

Waiting on Nominee
(Confirmed by Council)

**Alan Udy is unable to serve currently. (Confirmed 02-10-2026)*

Membership and Meeting Information

Terms: 3 Year Term Limit: 2
Meetings: Monthly – 2nd Monday

Women: 5 Senatorial District 15: 7
Vacancies: 1 Senatorial District 29: 2

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

A. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:

Vacant
Term Expires: March 27, 2026

Open for Nominations
(District 1 – Hickey)

Tracy Belt
Not Eligible
Term Expires: March 27, 2026

Open for Nominations
(District 4 -Tucker)

Vacant
Term Expires: March 27, 2026

Open for Nominations
(District 5 – Crabb)

Vacant
Term Expires: March 27, 2026

Open for Nominations
(District 9 -Anker)

Membership and Meeting Information

Terms: 3 Year (Mayor Appts); 2 Year (Council Appts) Term Limit: 2
Meetings: Quarterly – 2nd Thursday (March, June, September & December)
Women: 4 Senatorial District 15: 7
Vacancies: 2 Senatorial District 29: 3

B. PUBLIC SAFETY ADVISORY COMMISSION:

Paul T. Berry, III
Eligible
Term Expired: October 31, 2025
***Not interested in serving another term.**

Open for Nominations
(District 5 – Crabb)

Scott Taft
Not Eligible
Term Expired: October 31, 2025

Open for Nominations
(District 9 – Anker)

Membership and Meeting Information

Terms: 3 Year Term Limit: 2
Meetings: Monthly – 3rd Thursday
Women: 3 Senatorial District 15: 4
Vacancies: 0 Senatorial District 29: 3

C. YOUTH ADVISORY COUNCIL:

District 1 Nominee: _____ District 6 Nominee: _____
District 2 Nominee: _____ District 7 Nominee: _____
District 3 Nominee: _____ District 8 Nominee: _____
District 4 Nominee: _____ District 9 Nominee: _____
District 5 Nominee: _____ District 10 Nominee: _____

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

A. ANIMAL CONTROL ADVISORY BOARD:

Vacant
(Georgia Veterinary Technician)
Term Expires: October 15, 2025

Open for Nominations
(Council’s Appointment)

Vacant
(Animal Rescue Shelter Representative)
Term Expires: October 15, 2026
Recommendations are submitted by a licensed animal shelter.

Open for Nominations
(Council’s Appointment)

Note: The Animal Control Advisory Board is currently developing recommendations for Council’s consideration regarding the board’s composition.

Membership and Meeting Information

Terms: 2 Year Term Limit: 2
Meetings: Semiannually
Women: 7 Senatorial District 15: 3
Vacancies: 3 Senatorial District 29: 4

B. BOARD OF HEALTH:

Yasmine Cathright

Not Eligible

Term Expires: December 31, 2025

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

Terms:	5 Year	Term Limit: 2
Meetings:	Monthly – 4 th Wednesday	
Women:	4	Senatorial District 15: 0
Vacancies:	1	Senatorial District 29: 5

C. BUILDING AUTHORITY OF COLUMBUS:

_____ *Vacant*

Term Expires: March 24, 2027

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

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

D. KEEP COLUMBUS BEAUTIFUL COMMISSION:

_____ *Vacant*

Term Expires: June 30, 2026

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

Terms:	3 Year	Term Limit: 2
Meetings:	Bimonthly – 2nd Tuesday (Even months)	
Women:	6	Senatorial District 15: 5
Vacancies:	1	Senatorial District 29: 3

E. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:

_____ *Vacant*

Term Expires: August 14, 2026

Open for Nominations
(Council's Appointment)

Open for Nominations

Vacant
Term Expires: August 14, 2026

(Council's Appointment)

Vacant
Term Expires: August 14, 2027

Open for Nominations
(Civic Center Director Recommendation / Confirmed by Council)

Membership and Meeting Information

Terms:	4 Year	Term Limit: 3
Meetings:	Bimonthly – 2nd Thursday (January, March, May, July, September & November)	
Women:	5	Senatorial District 15: 4
Vacancies:	4	Senatorial District 29: 4

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

Judge David Ranieri
Does not desire reappointment
Term Expired: June 30, 2025

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

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

G. PERSONNEL REVIEW BOARD:

Vacant
(Alternate Member 1)
Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 2)
Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 3)
Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Delano Leftwich

Not Eligible

(Alternate Member 4)

Term expired: December 31, 2025

Open for Nominations
(Council's Appointment)

Membership and Meeting Information

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