

## Council Members

R. Gary Allen  
Charmaine Crabb

Jerry 'Pops' Barnes  
Glenn Davis

John M. House  
Bruce Huff

R. Walker Garrett  
Valerie A. Thompson

Judy W. Thomas  
Evelyn 'Mimi' Woodson

**Clerk of Council**  
Sandra T. Davis



Council Chambers  
Second Floor of City Services Center  
3111 Citizens Way, Columbus, GA 31906

March 10, 2020  
9:00 AM  
Regular Meeting

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## MAYOR'S AGENDA

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

**INVOCATION:** Offered by Pastor Maurice Mickles- Greater Beulah Baptist Church.

**PLEDGE OF ALLEGIANCE:** Led by students from Mrs. Doerr's Kindergarten Class.

### **MINUTES**

1. Approval of minutes for the February 25, 2020 Council Meeting and February 11, 2020 Executive Session.

### **UPDATE:**

2. An update on COVID-19.

## **CITY ATTORNEY’S AGENDA**

### **ORDINANCES**

- 1. 1st Reading - REZN-01-20-1016:** An ordinance rezoning approximately 0.21 acres of land located at 401 35th Street. The current zoning is RO (Residential Office) zoning district. The proposed zoning is RMF1 (Residential Multifamily 1) zoning district. The proposed use is Residential. The Planning Advisory Commission and the Planning Department recommend **approval**. The Applicant is NeighborWorks Columbus. (Councilor Garrett)

## **PUBLIC AGENDA**

1. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: The connection between poverty and crime and the commitment of "Columbus Organizing Together" to address access to affordable housing and ending the school-to-prison pipeline.
2. Mr. Chris Breault, Re: Policing, Law Enforcement and Rule of Law.
3. Mr. Edward Dubose, Re: Marshal’s Office realignment.
- 4.** Ms. Andrea Winston, Rev. Lowell Cliatt and Susan Gallagher, representing New Horizon’s Behavioral Health, Re: Integrative Health partnership between New Horizon's Behavioral Health and the Tree of Life.
5. Ms. Leslie Jackson, Re: The homes sold without disclosing information pertaining to issues with the structure.
6. Ms. Audrey Holston Palmore, Re: An appeal to the Council to render a motion of approval for a meeting with the Risk Manager of the Columbus Consolidated Government.
7. Mr. Hooper A. Turner, Jr., Re: A city bid on the Spider Web.
8. Ms. Gloria Strobe, representing United States Census Bureau, Re: 2020 Census- April 1, 2020.

## **CITY MANAGER'S AGENDA**

### **1. Uptown Tax Allocation District Fund Grant – Riverfront Place**

Approval is requested for an Uptown Tax Allocation District (TAD) grant to W.C. Bradley Company Real Estate to support the construction of a shared underground parking facility and certain public infrastructure improvements for the Riverfront Place development.



## **2. Uptown Tax Allocation District Fund Grant – Uptown Connection**

Approval is requested for an Uptown Tax Allocation District (TAD) grant to RAM Broadway Hospitality, LLC to support the conversion of an existing alleyway adjacent to the new AC Marriott hotel into an interactive space for pedestrian traffic between Broadway and Front Avenue.

## **3. Liberty Theater**

Approval is requested to accept the Liberty Theater. The revitalization of the Liberty Theater will preserve this historic structure in the Liberty District. There will be minimal cost to accept the donation of the Liberty Theater. The annual operating budget is anticipated to be \$150,000 for direct expenditures plus additional pass thru expenditures with the expectation for programming to offset the expenditures after the facility is revitalized. The facility will be programmed and managed by the existing staff of the Civic Center.

## **4. Housing Authority of Columbus for Redevelopment of Chase Homes - Memorandum of Agreement**

Approval is requested to enter into a Memorandum of Agreement for the Redevelopment of Chase Homes with the Housing Authority of Columbus, Georgia d.b.a. Mill District I, L.P. and enter into a revised Memorandum of Agreement for the Redevelopment of the Booker T. Washington Apartments with the Housing Authority of Columbus, Georgia and execute other documents as required by HUD.

## **5. Abandonment of a 10' Drainage and Utility Easement - 519 Wilder Drive**

Approval is requested to execute a Quit Claim Deed in order to Abandon the 10' Drainage and Utility Easement located on the rear portion running along the entire length of the western property line of Parcel "F" also known as 519 Wilder Drive. Homeowners of 519 Wilder Drive is requesting to have the entire 10' drainage and utility easement be abandoned in order to construct an addition to the rear of their home. The Engineering Department has found no present or future use of existing easement.

## **6. Abandonment of a 10' Drainage and Utility Easement – 516 Parkwood Drive**

Approval is requested to execute a Quit Claim Deed in order to Abandon the 10' Drainage and Utility Easement located on the rear portion running along the entire length of the eastern property line of Lot 3 Block F located in Section One, Parkwood Subdivision also known as 516 Parkwood Drive. The homeowner of 516 Parkwood Drive is requesting to have the entire 10' drainage and utility easement be abandoned in order to construct an addition to the rear of the home. The Engineering Department has found no present or future use of existing easement.

**7. Street Acceptance – Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park**

Approval is requested for the acceptance of Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park. The Engineering Department has inspected said streets and recommends acceptance.

**8. Family Drug Court Accountability Court State Grant Request**

Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Family Drug Court up to \$300,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to June 30, 2021. The City is required to provide a 10% cash match to participate in this grant program. Cash match is available through public defender and guardian ad litem allocations in the Juvenile Court departmental budget.

**9. Juvenile Drug Court Accountability Court State Grant Request**

Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Drug Court up to \$300,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to June 30, 2021. The City is required to provide a 10% cash match to participate in this grant program. Cash match is available through case manager salary allocations in the Juvenile Court departmental budget.

**10. Juvenile Justice Incentive Grant Request**

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 and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to July 30, 2021. The City is not required to provide matching funds to participate in this grant program.

**11. Donation of Scoreboards – Double Churches Ballfields**

Approval is requested to accept a donation of two (2) scoreboards, valued at \$12,756.80, from American Little League for Double Churches Fields.

## **12. PURCHASES**

- [A.](#) Concession Food Items, Supplies/Equipment for the Civic Center – Sourcewell (NJPA) Cooperative Contract
- [B.](#) Transmissions & Transmission Services for Public Works (Annual Contract) – RFB No. 20-0011
- [C.](#) Wheel Alignment and Balance Services (Annual Contract) – RFB No. 20-0002
- [D.](#) Bucket Truck with Aerial Device – RFB No. 20-0044
- [E.](#) Service Truck – RFB No. 20-0043
- [F.](#) Miscellaneous Equipment, Option 6: Asphalt Hotbox with Infrared Recycler – RFB No. 20-0021
- [G.](#) PI 0011436 - Muscogee County Buena Vista Road Improvements At Spiderweb - Phase I – RFB No. 20-0035
- [H.](#) Miscellaneous Equipment, Option 4: Zero-Turn Mowers w/Metal Collection Unit – RFB No. 20-0021
- [I.](#) Contract Extension For Inmate Food Service Management For Muscogee County Jail (Annual Contract) – RFP No. 13-0032
- [J.](#) Tire Leasing Services for City Buses (Annual Contract) – RFB No. 20-0028
- [K.](#) Cleaning Services for Architectural Facades and Monuments at Ft Benning Gateway – RFP No. 20-0010
- [L.](#) Electronic Validating Fare Boxes for METRA
- [M.](#) Repair Services for Al Jon Compactor for Public Works
- [N.](#) Repair Services for the Natatorium PoolPak® System

## **13. UPDATES AND PRESENTATIONS**

- [A.](#) Consolidation of the Marshal's Office under the Sheriff's Office - Reather Hollowell, Human Resources Director

- B. Dragonfly Trail Update - Becca Zajac, Executive Director
- C. Monthly Finance Update - Angelica Alexander, Finance Director
- D. ADD-ON: Pothole Repair - Kyle McGee, Assistant Public Works Director

## **BID ADVERTISEMENT**

**March 11, 2020**

**1. Oil & Lubricants for Public Works (Annual Contract) – RFB No. 20-0027**

**Scope of RFB**

Provide various types of oil & lubricants on an “as needed” basis to the Columbus Consolidated Government (the City) to be utilized by Public Works Department. The term of this contract shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**2. Dumpster/Roll Off Container Rental and Servicing (Annual Contract) – RFB No. 20-0053**

**Scope of Bid**

Provide dumpsters/roll off containers on a rental basis, to include servicing the equipment as needed. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

**3. Sports/Uniform Active Apparel (Annual Contract) – RFB No. 20-0006**

**Scope of Bid**

Provide sports/uniform active apparel to include: Tee shirts, sweatshirts, polo shirts, hats, caps, jackets, etc. to the Public Works Department, Columbus Fire & EMS Department, Parks & Recreation Department, METRA Transportation Department and other Departments. The items will be purchased on an “as needed” basis. The term of the contract shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**4. Portable Toilet & Rental Service (Re-Bid) (Annual Contract) – RFB No. 20-0054**

**Scope of Bid**

The Columbus Consolidated Government of Columbus, Georgia (the City) is seeking vendors to provide portable toilets, hand washing stations and grey water collection containers at various City location sites. The contract term will be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**March 13, 2020**

**1. Integrated Transit System (Annual Contract) – RFP No. 20-0015**

**Scope of RFP**

Columbus Consolidated Government invites qualified vendors to submit proposals to provide and support an Integrated Transit System (ITS) for the fixed-route fleet of Metra Transit System.

Option: Columbus Consolidated Government reserves the option of including on-board, passenger Wi-Fi for *all* fleet vehicles, including vehicles in its demand response/paratransit fleet.

The term of this contract shall be for three (3) years.

### **March 18, 2020**

#### **1. Heating & Refrigeration Supplies (Annual Contract) – RFB No. 20-0047**

##### **Scope of RFB**

Provide heating and refrigeration supplies on an “as needed basis” to be picked up or delivered to Columbus Consolidated Government. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

### **March 25, 2020**

#### **1. Tree Removal & Stump Grinding/Removal Services (Re-Bid) (Annual Contract) – RFB No. 20-0051**

##### **Scope of RFB**

Provide Columbus Consolidated Government with professional services on as “as needed basis” for the following options:

Option 1) Remove trees (and all related debris) throughout the City on an “as needed” basis.

Option 2) Provide stump grinding/removal services throughout the City on an “as needed” basis.

Vendors may bid on either or both options. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

## **CLERK OF COUNCIL’S AGENDA**

### **ENCLOSURES - ACTION REQUESTED**

1. RESOLUTION excusing Councilor Evelyn “Mimi” Woodson from the February 25, 2020 Council Meeting.

2. Minutes of the Following Board:

Airport Commission, November 11 and December 19, 2019 and January 24, 2020.

Board of Historic & Architectural Review, November 12 and December 9, 2019.

Board of Tax Assessors, #05-20 & #06-20.

Board of Zoning Appeals, January 8, 2020.

Columbus Iron Works Convention & Trade Center Authority, January 23, 2020.

Development Authority, February 6, 2020.

Keep Columbus Beautiful Commission, February 19, 2020.

Planning Advisory Commission, December 18, 2019.

## **BOARD APPOINTMENTS - ACTION REQUESTED**

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

- A. ANIMAL CONTROL ADVISORY BOARD:** Ms. Christy Noullet was nominated to serve another term of office. *(Councilor Garrett's nominee)* New Term expires: April 11, 2022.
- B. ANIMAL CONTROL ADVISORY BOARD:** Ms. Patricia Montgomery was nominated to serve another term of office as the PAWS Humane Representative. *(Councilor Garrett's nominee)* New Term expires: April 11, 2022.
- C. ANIMAL CONTROL ADVISORY BOARD:** Ms. Sabine Stull was nominated to serve another term of office as the Animal Rescue Shelter Representative. *(Councilor Garrett's nominee)* New Term expires: April 11, 2022.
- D. DEVELOPMENT AUTHORITY:** Mr. Russ Carreker was nominated to serve another term of office. *(Mayor Pro Tem Allen's nominee)* New Term expires: April 30, 2024.
- E. DEVELOPMENT AUTHORITY:** Mr. Chris Wightman was nominated to serve another term of office. *(Mayor Pro Tem Allen's nominee)* New Term expires: April 30, 2024.
- F. DEVELOPMENT AUTHORITY:** Mr. Heath Schondelmayer was nominated to serve another term of office. *(Mayor Pro Tem Allen's nominee)* New Term expires: April 30, 2024.
- G. DEVELOPMENT AUTHORITY:** Mr. Selvin Hollingsworth was nominated to serve another term of office. *(Mayor Pro Tem Allen's nominee)* New Term expires: April 30, 2024.
- H. REGION SIX REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES:** Ms. Marianne Young was nominated to fill the unexpired term of Mr. Edward Barnwell. *(Councilor Crabb's nominee)* Term expires: June 30, 2021.

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

#### **A. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

**Angela Wagenti**

**(Council District 2- Davis)**

Not Eligible to succeed

Term Expires: March 27, 2020

**Valerie Thompson**

**(Council District 4- Thompson)**

*Not Eligible to succeed*

Term Expires: March 27, 2020

**L. K. Pendleton**- Does not desire reappointment

**(Council District 7- Woodson)**

*Eligible to succeed*

Term Expires: March 27, 2020

**Michael Porter**

**(Council District 9- Thomas)**

*Not Eligible to succeed*

Term Expires: March 27, 2020

*Council appointments serve two-year terms. Board meets four-times annually.*

5. **COUNCIL'S APPOINTMENTS- VOTE TABULATION:**

A. **DEVELOPMENT AUTHORITY:**

**James Yancey**

Open for Nominations

*Not Eligible to succeed*

**(Council's Appointment)**

Term Expires: April 30, 2020

*These are four-year terms. Board meets monthly.*

**Councilor Thomas has nominated John Anker to succeed Mr. James Yancey.  
Mayor Pro Tem Allen has nominated Lisa Smith to succeed Mr. James Yancey.**

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

A. **ANIMAL CONTROL ADVISORY BOARD:**

**Carol Bassett**

Open for Nominations

*Resigned*

**(Council's Appointment)**

Term Expires: October 15, 2020

*These are two-year term. Board meets as needed.*

**B. HISTORIC & ARCHITECTURAL REVIEW BOARD:**

**Tyler Allen**- Does not desire reappointment  
(Uptown Business Association Rep.)

*Eligible to succeed*

Term Expired: January 31, 2019

Open for Nominations  
(Council's Appointment)

**Uptown Business Association is recommending Ms. Emily Flournoy.**

*These are three-year terms. Board meets monthly.*

**PUBLIC AGENDA:**

1. Mr. Rich Gilbert, Re: Property assessment.

*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.*



# **COUNCIL OF COLUMBUS, GEORGIA**

## **CITY COUNCIL MEETING** **MINUTES**

Council Chambers  
Second Floor of City Services Center  
3111 Citizens Way, Columbus, GA 31906

February 25, 2020  
5:30 PM  
Regular Meeting

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### **M A Y O R ' S   A G E N D A**

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**PRESENT:** Mayor B. H. “Skip” Henderson, III, Mayor Pro Tem R. Gary Allen (arrived at 5:50 p.m.) and Councilors Jerry ‘Pops’ Barnes, Charmaine Crabb, Glenn Davis (arrived at 5:33 p.m.), R. Walker Garrett (arrived at 5:32 p.m.), John M. House, Bruce Huff, Judy W. Thomas and Valerie A. Thompson. City Manager Isaiah Hugley, City Attorney Clifton Fay, Clerk of Council Sandra T. Davis and Deputy Clerk Lindsey McLemore.

**ABSENT:** Councilor Evelyn ‘Mimi’ Woodson.

<p><b><u>The following documents were distributed around the Council table:</u></b> (1) Court Management System Update Presentation; (2) Inspections &amp; Code – F&amp;W Auto Brokers (2814 Veterans Parkway) Timeline; (3) Tax Allocation Districts Implementation Phase Presentation; (4) Government Center / Capital Projects Input Update Presentation; (5) Liberty Theatre Cultural Center Presentation; (6) Housing Authority – Request for Reallocation of Funding; (7) Mill Village Informational Packet; (8) Proposal – Request for Community Development Block Grant (CDBG) Funding Chase Homes Redevelopment/Mill Village Letter; (9) Transportation Update Presentation; (10) Uptown Parking Management Presentation.</p>
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**CALL TO ORDER:** Mayor B. H. “Skip” Henderson, III, Presiding.

**INVOCATION:** Offered by Rev. Robert Beckum- St. Luke Church.

**PLEDGE OF ALLEGIANCE:** Led by Cadet Sean Nunn of Northside High School.

### **MINUTES**

1. Approval of minutes for the February 11, 2020 Council Meeting. Councilor Crabb made a motion to approve the minutes, seconded by Councilor Thompson and carried unanimously by the eight members present, with Mayor Pro Tem Allen being absent for the vote, and Councilor Woodson being absent for the meeting.

### **ANNOUNCEMENT:**

Councilor Barnes announced that he was awarded and recognized as the 2020 Distinguished Older Georgian by the Georgia Council on Aging. He thanked the organizations and persons responsible for it. He then praised his grandmother, Mary J. White, who raised and instilled values in him.

### **UPDATES AND PRESENTATIONS**

- A. City Manager's Millennial Roundtable/C.M.M.R. Update - Isaiah Hugley, City Manager.

**City Manager Isaiah Hugley** gave an update on the City Manager’s Millennial Roundtable (C.M.M.R.) and he recognized the members that were present. (*NOTE: This presentation was called up as the next order of business as listed on the City Manager’s Agenda Item 5 “A”*) After a brief video that listed each member, Governor of CMMR Monique Jackson expressed her gratitude for being a part of this group and being selected as the Governor of CMMR.

## **PRESENTATION:**

### 2. Update on Mayor's Initiatives

**Mayor B.H. 'Skip' Henderson** gave an update on the Mayor's Initiatives regarding housing, work force development, disengaged youth, and violent crimes in the community.

## **CITY ATTORNEY'S AGENDA**

### **ORDINANCES**

1. **Ordinance (20-007) - 2nd Reading** - An ordinance amending the budgets for the Fiscal Year 2020 beginning July 1, 2019 and ending June 30, 2020, for certain funds of the Consolidated Government of Columbus, Georgia, appropriating amounts shown in each fund for various activities; and for other purposes. (AS AMENDED) (Budget Review Committee)

At this time, **Deputy City Manager Pam Hodge** came forward to give an update on the Court Management System. (*Listed on the City Manager's Agenda under Updates and Presentations as Item 5 "E"*). She requested to amend the ordinance to include \$1,150,000 in the 2009 Other LOST fund.

**Jeremy Miles, IT Department** came forward to respond to questions with regards to the mobile capabilities for Public Safety.

**Finance Director Angelica Alexander** approached the rostrum to present a request for a budget increase for the Civic Center in the amount of \$539,000.

Councilor Davis made a motion to amend the ordinance to increase the OLOST Funding for the Court Management System and an increase in the Civic Center budget, seconded by Councilor Barnes and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting. Councilor Barnes made a motion to adopt the ordinance as amended, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

2. **Ordinance (20-008) - 2nd Reading** - An ordinance providing for the demolition of the structure located at 4204 Victory Drive / 5 Mathews Street; and for other purposes. (Mayor Pro-Tem) Councilor Thomas made a motion to adopt the ordinance, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

## **PUBLIC AGENDA**

*{Public Comments were provided by the individuals listed below; unless otherwise stated.}*

1. Attorney Alfonza Whitaker, representing Francisco Williams, Re: Code Enforcement Division's process of issuing citations.

**Director John Hudgison (Inspections & Code)** came forward to provide information on the timeline regarding the property located at 2814 Veterans Parkway and to answer the questions asked by those members of Council present.

Mayor Henderson suggested that Mr. Williams get with Director Hudgison to assist him with coming into compliance.

# **CITY MANAGER'S AGENDA**

## **1. Beallwood Avenue, 46<sup>th</sup> Street and 15 ft. Alley Closure and Abandonment**

**Resolution (037-20)** – A resolution of the Council of Columbus, Georgia, authorizing the changing of the official street map and tax map of the Consolidated Government of Columbus, Georgia by officially closing and abandoning a segment of Beallwood Avenue right of way beginning at the north right of way line of Veterans Parkway and formerly Beallwood Avenue running in southerly direction for a distance of approximately 333.99 ft., measured along the centerline of said street, a segment of 46<sup>th</sup> Street beginning at the east right of way line of Veterans Parkway and running in easterly direction to its intersection with former Beallwood Avenue, and 15 ft. alley beginning at the east right of way line of Veterans Parkway and running in easterly to its intersection with former Beallwood Avenue; authorizing the disposal of the said right of ways in accordance with applicable state law; reserving utility and access easements and for other purposes.

Councilor Thomas made a motion to allow Mayor Pro Tem Allen to recuse himself from voting on this item, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting. Councilor Thomas made a motion to approve the resolution, seconded by Councilor Barnes and carried by eight members, with Mayor Pro Tem Allen having abstained, and Councilor Woodson being absent for the meeting.

Approval is requested for closure and abandonment of an approximately 333.99 ft. segment of Beallwood Avenue right-of-way located east of Veterans Parkway and north of Manchester Expressway, Part of Hamilton Heights and a segment 46<sup>th</sup> Street right-of-way running in a westwardly direction for a distance of approximately 84 ft. and 15 ft. alley located north of Manchester Expressway; authorize the disposal of the said right of way with applicable State Law; reserving utility and access easements; and for other purposes.

## **2. Street Acceptance – Coppice Lane and that portion of Coppice Drive located in Lakes Phase Fourteen, Garrett Creek**

**Resolution (038-20)** – A resolution of the Council of Columbus, Georgia, authorizing the acceptance of a deed for Coppice Lane and that portion of Coppice Drive located in Lakes Phase Fourteen, Garrett Creek on behalf of Columbus, Georgia. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

Approval is requested for the acceptance of Coppice Lane and that portion of Coppice Drive located in Lakes Phase Thirteen, Garrett Creek. The streets have been improved and meet the required specifications for acceptance by the City.

## **3. FEMA - Assistance to Firefighters Grant**

**Resolution (039-20)** – A resolution authorizing the City Manager to accept a grant for equipment in the amount of \$187,352.00 or as otherwise awarded, from FEMA Assistance to Firefighters Grant. Funds requested in the amount of \$170,320.00 with Columbus Fire and Emergency Medical Services paying the 10% match of \$17,032.00. The multi-governmental fund will be amended by the amount of the award. The extractors and dryers will be utilized by Columbus Fire and Emergency Medical Services to clean and dry personal protective equipment (PPE) that has contaminants of combustion following firefighting duties. The extractors and dryers will greatly reduce the exposure personnel have to the carcinogens associated with the products of combustion. The extractors and dryers will be placed in ten of the departments fourteen stations, Logistics Division and the Training Complex. Councilor Huff made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

Approval is requested to apply for a grant in the amount of \$170,320.00 or as otherwise awarded, from the FEMA Assistance to Firefighters Grant, with a 10% local match of \$17,032.00 required with amendment made to the Multi-Government Fund by the award amount. The funds will be used for the purchase of Personal Protective Equipment (PPE) extractors and dryers.

#### **4. PURCHASES**

##### **A. Design and Repair Services for Lindsay Drive Slope Failure Repair – RFP No. 20-0003**

**Resolution (040-20)** – A resolution authorizing the execution of a contract with Keller North America, Inc. (formerly Hayward Baker, Inc.) (Alpharetta, GA) to evaluate, design and repair a slope failure located between 8<sup>th</sup> Street and Lindsay Drive at Terminal Court. Slope movement and continual erosion along this unstable slope has reached a point that the support of 8<sup>th</sup> Street is becoming compromised. The firm's proposal is within the \$800,000.00 budgeted for the project. Councilor Barnes made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

##### **B. Mobility Van – Georgia Statewide Contract**

**Resolution (041-20)** – A resolution authorizing the purchase of one (1) mobility van (Ford Transit Mobility Van) for the Department of Transportation/METRA from Creative Bus Sales, Inc. (Atlanta, GA), via Georgia Statewide Contract #99999-001-SPD0000138-003, in the amount of \$66,980.00. Councilor Huff made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

##### **C. Dial-A-Ride Buses – Georgia Statewide Contract**

**Resolution (042-20)** – A resolution authorizing the purchase of two (2) Dial-A-Ride Buses (2020 Champion Challenger) for the Department of Transportation/METRA from Alliance Bus Group, Inc. (College Park, GA), via Georgia Statewide Contract #99999-001-SPD0000138-002, at a unit price of \$115,067.76, and a total price of \$230,135.52. Councilor Garrett made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

##### **D. Taser Training Cartridges for Police Department**

**Resolution (043-20)** – A resolution authorizing the purchase of Taser Training Cartridges from Axon Enterprise, Inc., (Scottsdale, AZ) for the amount of \$29,960.90. Councilor Garrett made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

##### **E. Remote Camera System for Pipeline Inspection for Engineering**

**Resolution (044-20)** – A resolution authorizing the purchase of a remote camera system, for Pipeline Inspection, from Cues (Orlando, FL), in the amount of \$50,148.44. Councilor Barnes made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

F. GPS Survey Equipment for Engineering

**Resolution (045-20)** – A resolution authorizing the purchase of GPS Survey Equipment from Carlson Equipment and Software, LLC (St. Augustine, FL), in the amount of \$29,135.50. 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 Woodson being absent for the meeting.

G. Purchase of Bomb Suit with Helmet and Accessories for the Police Department/Office of Homeland Security

**Resolution (046-20)** – A resolution authorizing the purchase of one (1) EOD10 Bomb Suit with helmet and accessories from MED-ENG, LLC. (Ogdensburg, NY) in the amount of \$33,043.00. Approval is also requested to purchase an additional bomb suit with helmet and accessories, at approximately \$33,043.00, if additional grant funds become available. Councilor Barnes made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

**Lieutenant Tim Stone- Bomb Squad Commander** approached the rostrum to further expound on the need and efforts to acquire funding for additional bomb suits and accessories.

H. 15-Passenger Van for Juvenile Court – Georgia Statewide Contract

**Resolution (047-20)** – A resolution authorizing the purchase of one (1) 15-Passenger Van (2020 Chevy Express Van), for Juvenile Court, from Hardy Chevrolet (Dallas, GA) via Georgia Statewide Contract #99999-SPD-ES40199373-005, in the amount of \$30,894.00. Councilor Huff made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

I. Mid-Size SUV for Juvenile Court – RFB No. 20-0021 (Additional Purchase)

**Resolution (048-20)** – A resolution authorizing the purchase of one (1) Mis-Size 4WD SUV (Nissan Pathfinder 4WD 25010), for Juvenile Court, from Alan Jay Automotive Management (Sebring, FL) in the amount of \$26,273.00. Councilor Huff made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

**5. UPDATES AND PRESENTATIONS**

A. City Manager's Millennial Roundtable/C.M.M.R. Update - Isaiah Hugley, City Manager.

*(NOTE: This presentation, as provided by City Manager Hugley, was called upon earlier in the meeting before the conclusion of the Mayor's Agenda.)*

B. Tax Allocation District Riverfront Place, W. C. Bradley Company - Rick Jones, Planning Director.

**Director Rick Jones (Planning)** came forward to give an update on the Tax Allocation District Riverfront Place.

**President & Chief Operating Officer Pace Halter (W.C. Bradley Real Estate)** came forward to give a summary of the TAD Funding Application.

**Jeff Coskey (Bleakley Investment Group)** came forward to briefly explain the partnership between the public and private sector as it relates to TAD. He also responded to questions of the TAD funding with the local governing authority having 100% control of this funding source.

**REFERRAL(S):**

**FOR THE CITY MANAGER:**

- Provide an opportunity for Director Rick Jones and Deputy City Manager Pam Hodge to fully explain the Tax Allocation Districts and the regulations to the newer Councilors. (*Request of Mayor Henderson*)

- C. Tax Allocation District Uptown Connection, RAM Broadway Hospitality, LLC - Rick Jones, Planning Director.

**Director Rick Jones (Planning)** came forward to give an update on the Tax Allocation District Uptown Connection.

**President Rinkesh Patel (RAM Hotel Management, LLC)** came forward to explain the plans for an alleyway located in Uptown.

- D. Government Center/Capital Projects Input Update - Pam Hodge, Deputy City Manager.

**Deputy City Manager Pam Hodge** came forward to give an update on the new Government Center and the input gathered on capital projects.

Councilor Thomas made a motion to add an Option 3 to have one building remain on the current site and the other buildings to be at a different site, seconded by Councilor Garrett.

Councilor Huff made a substitute motion to add an Option 3 to ensure that the judicial building be on the current site, seconded by Councilor Garrett. After making the second to the substitute motion, Councilor Garrett requested to incorporate in the substitute motion an evaluation of the cost of demolition and possible resale value of the tower, and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

**REFERRAL(S):**

**FOR THE CITY MANAGER:**

- When the figures associated with the addition of Option 3 are available, provide it to Council before the agenda is published. (*Request of Councilor Thomas*)

- E. Court Management System Update - Pam Hodge, Deputy City Manager.

(*NOTE: Deputy City Manager Hodge offered this presentation at an earlier time during the meeting in reference to Item #1 on the City Attorney's Agenda.*)

- F. Liberty Theater Update - Pam Hodge, Deputy City Manager.

**Deputy City Manager Pam Hodge** came forward to give an update on the Liberty Theatre and the possibility of the City purchasing the property.

**REFERRAL(S):**

**FOR THE CITY MANAGER:**

- Bring back the cost associated with renovations, operational cost, staffing cost, etc. (*Request of Councilor Thomas*)

G. Housing Authority Update - Chase Homes Request - Pam Hodge, Deputy City Manager.

**Deputy City Manager Pam Hodge** came forward to give an update on Chase Homes.

H. Transportation Update, Pam Hodge, Deputy City Manager.

**Deputy City Manager Pam Hodge** came forward to give an update on various transportation projects.

I. ADD-ON: Uptown Columbus Parking Meter Update, Lisa Goodwin, Deputy City Manager.

**Deputy City Manager Lisa Goodwin** came forward to give an update on parking meters in the Uptown area. She announced the date for a meeting to receive public input on this matter for February 27, 2020 at the Civic Center from 5:30 p.m. to 7:00 p.m.

**REFERRAL(S):**

**FOR THE CITY MANAGER:**

- Advertise the census on CCG-TV and on the METRA buses. (*Request of Councilor Huff*)

**BID ADVERTISEMENT**

**February 26, 2020**

**1. Plumbing & Irrigation Supplies (Annual Contract) – RFB No. 20-0046**

**Scope of Bid**

Provide plumbing & irrigation supplies on an “as needed basis” to be picked up and delivered to Columbus Consolidated Government. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

**2. Colored Mulch Production (Annual Contract) – RFB No. 20-0052**

**Scope of Bid**

Columbus Consolidated Government is seeking proposals from qualified vendors to provide the equipment, labor and materials for colored mulch production at Pine Grove Landfill. Vendor will pay the City a per ton cost for the exclusive right to market colored mulch.

**March 4, 2020**

**1. Sports/Uniform Active Apparel (Annual Contract) – RFB No. 20-0006**

**Scope of Bid**

Provide sports/uniform active apparel to include: Tee shirts, sweatshirts, polo shirts, hats, caps, jackets, etc. to the Public Works Department, Columbus Fire & EMS Department, Parks & Recreation Department, METRA Transportation Department and other Departments. The items will be purchased on an “as needed” basis. The term of the contract shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**2. Aerial and Ground Ladder Inspection & Testing Services (Annual Contract) RFB**

**No. 20-0050**

**Scope of Bid**

Provide aerial and ground ladder inspection and testing services to the Columbus Consolidated Government Fire and EMS Department. The contract period shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**3. Portable Toilet & Rental Service (Re-Bid) (Annual Contract) – RFB No. 20-0054**

**Scope of Bid**

The Columbus Consolidated Government of Columbus, Georgia (the City) is seeking vendors to provide portable toilets, hand washing stations and grey water collection containers at various City location sites. The contract term will be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**4. Oil & Lubricants for Public Works (Annual Contract) – RFB No. 20-0027**

**Scope of Bid**

Provide various types of oil & lubricants on an “as needed” basis to the Columbus Consolidated Government (the City) to be utilized by Public Works Department. The term of this contract shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**5. Dumpster/Roll Off Container Rental and Servicing (Annual Contract) – RFB No. 20-0053**

**Scope of Bid**

Provide dumpsters/roll off containers on a rental basis, to include servicing the equipment as needed. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

**March 6, 2020**

**1. Consulting Services for Employee Benefits Plans (Annual Contract) – RFP No. 20-0017**

**Scope of RFP**

Columbus Consolidated Government invites qualified firms to submit proposals to provide consulting services for its employee benefits plans. The successful firm shall strategically plan, broker, implement, and support employee benefits programs.

The term of this contract shall be for two (2) years with the option to renew for three (3) additional 12-month periods.

**March 13, 2020**

**1. Integrated Transit System (Annual Contract) – RFP No. 20-0015**

**Scope of RFP**

Columbus Consolidated Government invites qualified vendors to submit proposals to provide and support an Integrated Transit System (ITS) for the fixed-route fleet of Metra Transit System.

Option: Columbus Consolidated Government reserves the option of including on-board, passenger Wi-Fi for *all* fleet vehicles, including vehicles in its demand response/paratransit fleet.

The term of this contract shall be for three (3) years.

**CLERK OF COUNCIL’S AGENDA**

**ENCLOSURES - INFORMATION ONLY**

1. Certificate of Need Application from Saint Francis Hospital as submitted to the Georgia Department of Community Health to relocate a portion of its CON-approved, adult acute psychiatric beds from The Bradley Center location to the main hospital, which is located at 2121 Manchester Expressway.



## **ENCLOSURES - ACTION REQUESTED**

### **2. Minutes of the Following Boards:**

Board of Tax Assessors, #03-20 & #04-20.

Development Authority of Columbus, January 9, 2020.

Keep Columbus Beautiful Commission, February 6, 2020.

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

## **BOARD APPOINTMENTS - ACTION REQUESTED**

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

#### **HOUSING AUTHORITY:**

A nominee for the seat of John F. Greenman (*Eligible to succeed; interested in serving another term*) on the Housing Authority for a term that expires on April 30, 2020 (*Mayor's Appointment*). Mayor Henderson nominated John F. Greenman to succeed himself. Mayor Pro Tem Allen made a motion to confirm the appointment, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

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

#### **A. COMMISSION ON INTERNATIONAL RELATIONS & CULTURAL LIAISON ENCOUNTERS:**

Ms. Alia Azhar Teetshorn was nominated to serve another term of office. (*Councilor Thomas' nominee*) New Term expires: March 1, 2024. Mayor Pro Tem Allen made a motion to confirm the appointment, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

#### **B. HISTORIC & ARCHITECTURAL REVIEW BOARD:**

Ms. Claire Berry was nominated to serve another term of office as the Board of Realtors representative. (*Councilor Crabb's nominee*) New Term expires: January 31, 2023. Councilor Crabb made a motion to confirm the appointment, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

#### **C. PERSONNEL REVIEW BOARD:**

Ms. Yolanda Sumbry Sewell was nominated to succeed Mr. Charles Harp as a Regular Member. (*Councilor Crabb's nominee*) New Term expires: December 31, 2022. Councilor Crabb made a motion to confirm the appointment, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

#### **D. PERSONNEL REVIEW BOARD:**

Mr. Delano Leftwich was nominated to succeed Mr. Charles Little, Jr. as an Alternate Member. (*Councilor Crabb's nominee*) New Term expires: December 31, 2022. Councilor Crabb made a

motion to confirm the appointment, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

**E. PERSONNEL REVIEW BOARD:**

Ms. Tracy Walker was nominated to fill the unexpired term of Ms. Yolanda Sumbry Sewell's Alternate Member seat. (*Councilor Crabb's nominee*) New Term expires: December 31, 2021. Councilor Crabb made a motion to confirm the appointment, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

**F. PERSONNEL REVIEW BOARD:**

Dr. Shanita Pettaway was nominated to serve in the vacant Alternate Member seat. (*Councilor Crabb's nominee*) New Term expires: December 31, 2022. Councilor Crabb made a motion to confirm the appointment, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

**G. TREE BOARD:**

Mr. Robert Hecht was nominated to succeed Ms. Constance Lindsey as the Commercial or Industrial Development Representative. (*Councilor Huff's nominee*) New Term expires: December 31, 2020. Councilor Thomas made a motion to confirm the appointment, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting.

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

**A. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

A nominee for the seat of Angela Wagenti (*Not eligible to succeed*) on the Community Development Advisory Council for a term that expires on March 27, 2020 (*Council District 2-Davis*). There were none.

A nominee for the seat of Valerie Thompson (*Not eligible to succeed*) on the Community Development Advisory Council for a term that expires on March 27, 2020 (*Council District 4-Thompson*). There were none.

A nominee for the seat of Chuck H. McDaniel, III (*Eligible to succeed; Does not desire reappointment*) on the Community Development Advisory Council for a term that expires on March 27, 2020 (*Council District 5- Crabb*). Councilor Crabb nominated Tamika McKenzie. Mayor Pro Tem Allen made a motion to confirm the appointment, seconded by Councilor Garrett and carried unanimously by the nine members of Council present, with Councilor Woodson being absent for the meeting.

A nominee for the seat of John Partin (*Eligible to succeed; interested in serving another term*) on the Community Development Advisory Council for a term that expires on March 27, 2020 (*Council District 6- Allen*). Mayor Pro Tem Allen nominated John Partin to succeed himself. Mayor Pro Tem Allen then made a motion to confirm the appointment, seconded by Councilor Garrett and carried unanimously by the nine members of Council present, with Councilor Woodson being absent for the meeting.

A nominee for the seat of L.K. Pendleton (*Eligible to succeed*) on the Community Development Advisory Council for a term that expires on March 27, 2020 (*Council District 7- Woodson*). There were none.

A nominee for the seat of Michael Porter (*Not eligible to succeed*) on the Community Development Advisory Council for a term that expires on March 27, 2020 (*Council District 9- Thomas*). There were none.

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

**A. ANIMAL CONTROL ADVISORY BOARD:**

A nominee for the seat of Christy Noullet (*Eligible to succeed; interested in serving another term*) on the Animal Control Advisory Board for a term that expires on April 11, 2020. Councilor Garrett nominated Christy Noullet to succeed herself.

A nominee for the seat of Patricia Montgomery (*Eligible to succeed; interested in serving another term*) on the Animal Control Advisory Board as the PAWS Humane Representative for a term that expires on April 11, 2020. Councilor Garrett nominated Patricia Montgomery to succeed herself.

A nominee for the seat of Sabine Stull (*Eligible to succeed; interested in serving another term*) on the Animal Control Advisory Board as the Animal Rescue Shelter Representative for a term that expires on April 11, 2020. Councilor Garrett nominated Sabine Stull to succeed herself.

A nominee for the seat of Carol Bassett (*Resigned*) on the Animal Control Advisory Board for a term that expires on October 15, 2020. There were none.

A nominee for the seat of Dr. Rene LaFranc (*Resigned*) on the Animal Control Advisory Board as the Veterinary Association Representative for a term that expired on October 15, 2019. There were none.

**B. DEVELOPMENT AUTHORITY:**

A nominee for the seat of Russ Carreker (*Eligible to succeed; interested in serving another term*) on the Development Authority for a term that expires on April 30, 2020. Mayor Pro Tem Allen nominated Russ Carreker to succeed himself.

A nominee for the seat of Chris Wightman (*Eligible to succeed; interested in serving another term*) on the Development Authority for a term that expires on April 30, 2020. Mayor Pro Tem Allen nominated Chris Wightman to succeed himself.

A nominee for the seat of Heath Schondelmayer (*Eligible to succeed; interested in serving another term*) on the Development Authority for a term that expires on April 30, 2020. Mayor Pro Tem Allen nominated Heath Schondelmayer to succeed himself.

A nominee for the seat of Selvin Hollingsworth (*Eligible to succeed; interested in serving another term*) on the Development Authority for a term that expires on April 30, 2020. Mayor Pro Tem Allen nominated Selvin Hollingsworth to succeed himself.

A nominee for the seat of James Yancey (*Not eligible to succeed*) on the Development Authority for a term that expires on April 30, 2020. Councilor Thomas nominated Mr. John Anker and Mayor Pro Tem Allen nominated Ms. Lisa Smith to succeed Mr. James Yancey.

**C. REGION SIX REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES:**

A nominee for the seat of Edward Barnwell (*Resigned*) on the Region Six Regional Advisory Council for Department of Behavioral Health and Developmental Disabilities for a term that expires on June 30, 2021. Councilor Crabb nominated Marianne Young.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Mayor Pro Tem Allen to adjourn the February 25, 2020 Regular Meeting, seconded by Councilor Barnes and carried unanimously by the nine members present, with Councilor Woodson being absent for the meeting, and the time being 9:21 p.m.

---

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

**AN ORDINANCE**

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

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **401 35<sup>th</sup> Street** (parcel # 014-014-022) from RO (Residential Office) Zoning District to RMF1 (Residential Multifamily 1) Zoning District.

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

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the aforementioned property from RO (Residential Office) Zoning District to RMF1 (Residential Multifamily 1) Zoning District.

All that tract or parcel of land lying and being in the State of Georgia and County of Muscogee in what is known as the North Highlands property and described as follows: LOT NUMBERED ONE (1), BLOCK TWENTY-FIVE (25), as it appears and is distinguished in the map or plan of the North Highland Land Improvement and Manufacturing Company property made by J. L. Cowan and dated December 19, 1890 and amended in July, 1899, said lot being located in the Northeast Intersection of Fourth Avenue and Thirty-Fifth Street (formerly 31<sup>st</sup> Street), fronting on Fourth Avenue for a distance of 50 feet and extending back along Thirty-Fifth Street (formerly 31<sup>st</sup> Street), between parallel lines for a distance of 150 feet, together with improvements and buildings thereon, said property being located in the City of Columbus.

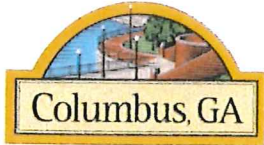
Also, all that tract or parcel of land lying and being in the County of Muscogee, State of Georgia, in what is known as the North Highlands property and described as follows: ten (10) feet off the South of LOT NUMBERED TWO (2), in BLOCK TWENTY-FIVE (25) as it appears on the map or plan of said North Highlands Land Improvement and Manufacturing Company property described as follows: Beginning at a point 50 feet North of the Northeast intersection of Fourth Avenue and Thirty-Fifth Street (formerly 31<sup>st</sup> Street); thence running North along Fourth Avenue 10 feet, thence East 150 feet, thence South 10 feet; thence West 150 feet to the point of beginning Said Property being located in the City of Columbus.

\_\_\_\_\_  
Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 10<sup>th</sup> day of March, 2020; introduced a second time at a regular meeting of said council held on the \_\_\_\_ day of \_\_\_\_\_, 2020 and adopted at said meeting by the affirmation vote of \_\_\_\_ members of Council.

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

\_\_\_\_\_  
**Sandra T. Davis**  
Clerk of Council

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-01-20-1016**

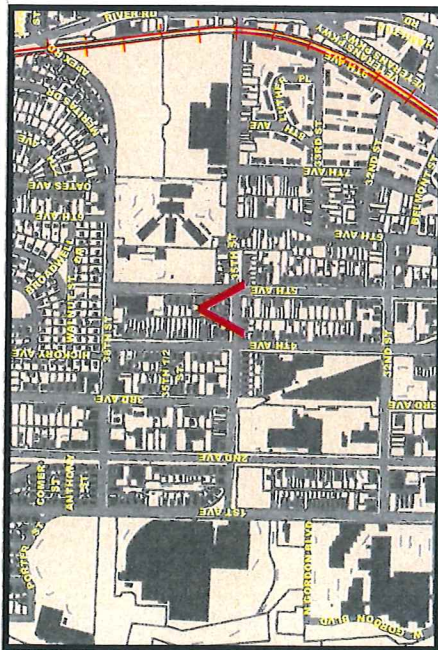
<b>Applicant:</b>	NeighborWorks Columbus
<b>Owner:</b>	Same
<b>Location:</b>	401 35 <sup>th</sup> Street
<b>Parcel:</b>	014-014-022
<b>Acreage:</b>	0.21 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office)
<b>Proposed Zoning Classification:</b>	RMF1 (Residential Multifamily 1)
<b>Current Use of Property:</b>	Commercial
<b>Proposed Use of Property:</b>	Residential
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential

<b>Future Land Use Designation:</b>		Single Family Residential
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		No traffic impact.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RMF1 (Residential Multifamily 1)
	<b>South</b>	RMF1 (Residential Multifamily 1)
	<b>East</b>	RMF1 (Residential Multifamily 1)
	<b>West</b>	RMF1 (Residential Multifamily 1)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Seventy-five (75)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.
<b>Approval</b>		<b>0</b> Responses
<b>Opposition</b>		<b>0</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Site Plan







[illegible]

300	302	304	306	308	310	312
100	100	100	100	100	100	100
12	11	10	9	8	7	6
47	42.5	42.5	42.5	42.5	42.5	40.24
149.87	149.87	50	5	149.87	149.87	3415
3414	1	(17)	(16)	(20)	(15)	(15)
300	302	304	306	308	310	312
100	100	100	100	100	100	100
12	11	10	9	8	7	6
47	42.5	42.5	42.5	42.5	42.5	40.24
149.87	149.87	50	5	149.87	149.87	3415
3414	1	(17)	(16)	(20)	(15)	(15)

3604	13 (7)	150	37.4	3607	(22) 32	150.9	46.9
3602	14	150	37.5	3603	(23) 31	151	36.4
3600	15 (6)	150	38.5	3601	(24) 30	150	50
3516	16 (5)	150	29.5	3519	(25) 29	150	50
3514	17	150	26	3513	(26) 29A	150	50
3512	18 (4)	150	22.5	3511		150	50
3510	19	150	23	3509		150	50
3508	20	150	23			150	50
3504	21	150	66			150	50
401	22	150	60			150	50
	23	150	60			150	50
	24	150	60			150	50
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	45	150	60			150	50
	46	150	60			150	50
	47	150	60			150	50
	48	150	60			150	50
	49	150	60			150	50
	50	150	60			150	50

## Area To Be Rezoned

53	3500	7D	44.67	89
48.36	3504	7E	88.52	49
88.32		7C	38.5	29.36
		7B	35.5	
		507	90.44	
		509	86.3	
		511	41.25	
		(B)	83.05	
		(A)		

[illegible]

34	34	34	34	34	37
500	502	504	506	508	510
100	100	100	100	100	100
1	45	44	43	42	41
34	34	34	34	34	34
3414	240	(16)	2	3414	37

## Legend

0

0.706 AC

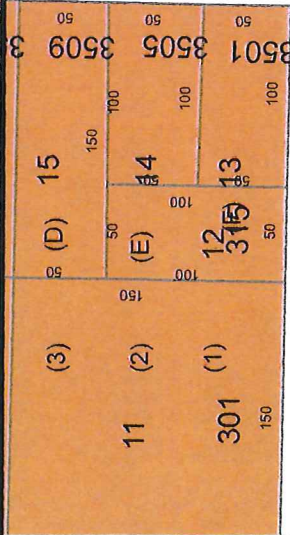
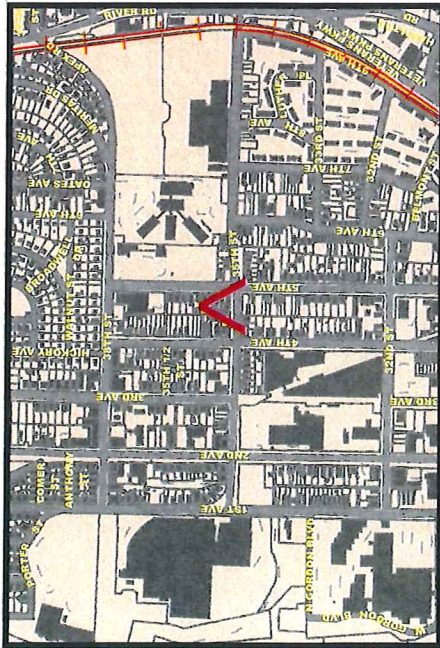


This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

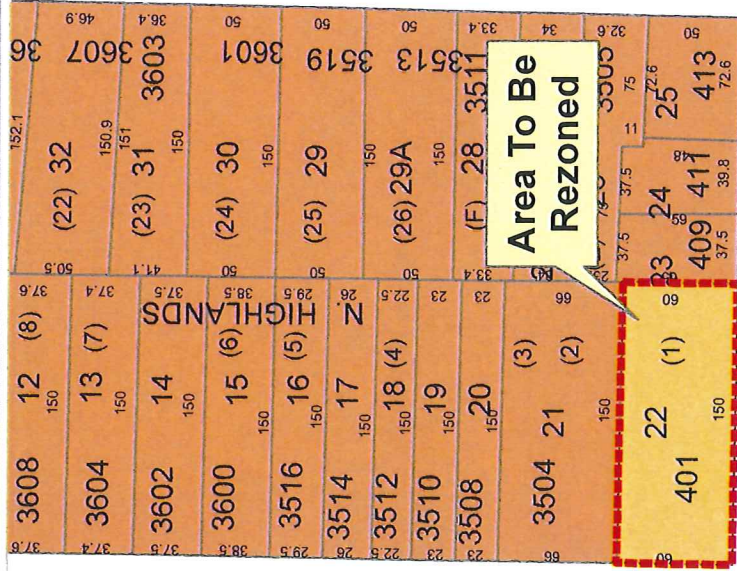
Location Map for REZN 01-020-1016  
Map 014 Block 014 Lot 022  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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





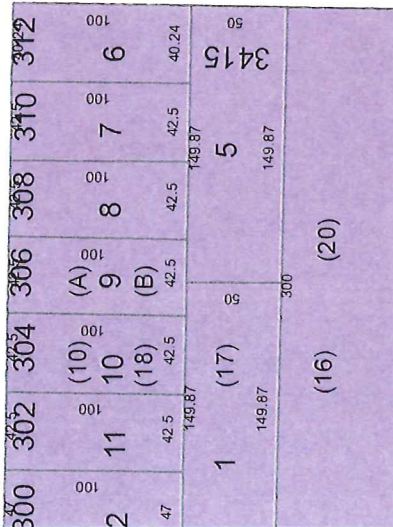
4TH AVE



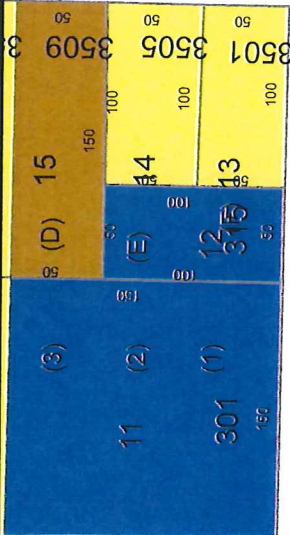
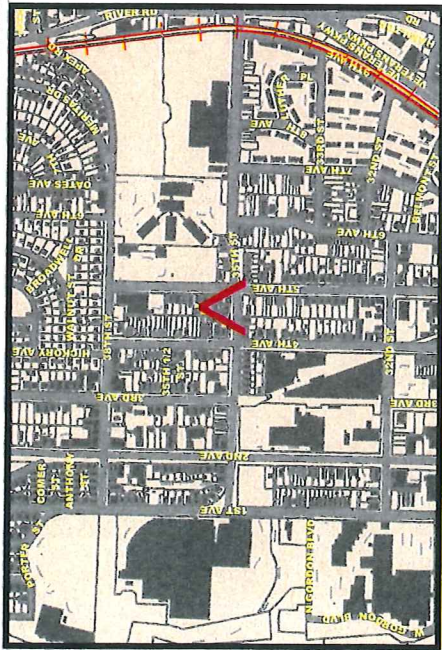
Area To Be  
Rezoned

5TH AVE

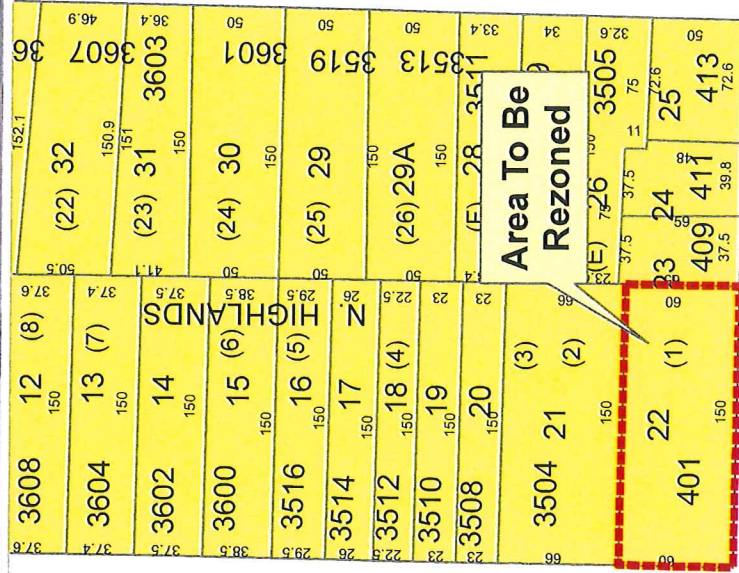
35TH ST





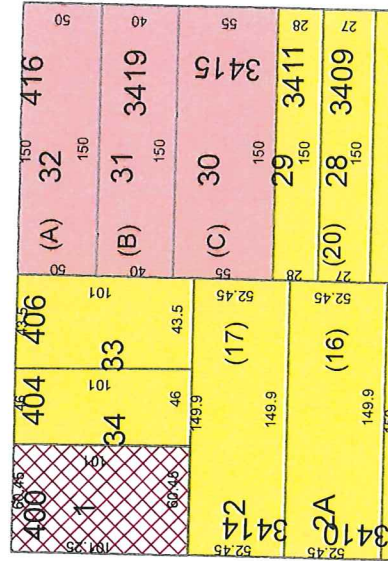
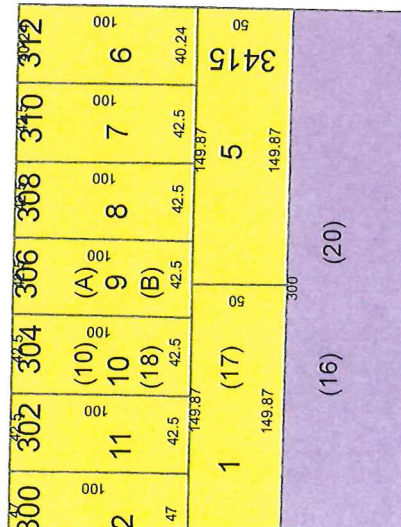


4TH AVE



5TH AVE

35TH ST



## Legend

### Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



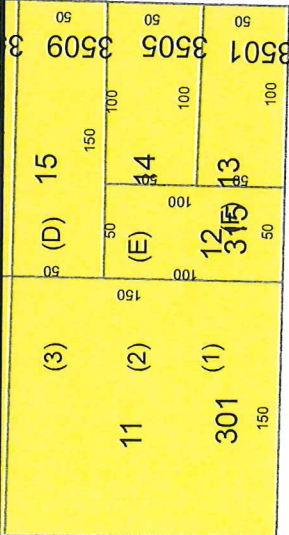
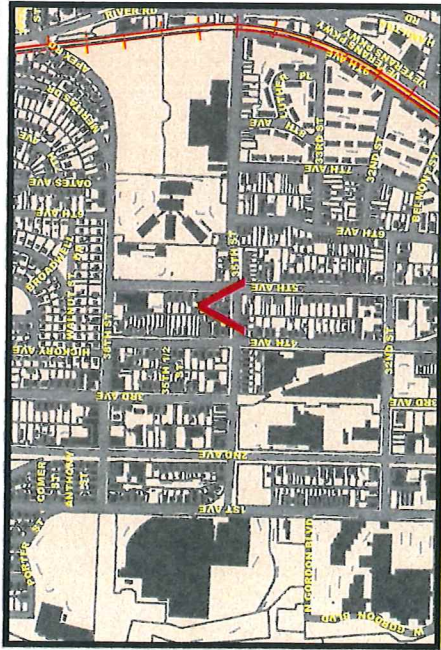
This material is made available as a public service.  
Maps and data are to be used for reference purposes only.  
The data contained is subject to constant change.  
Map information is believed to be correct but is not guaranteed.

Date: 1/13/2020

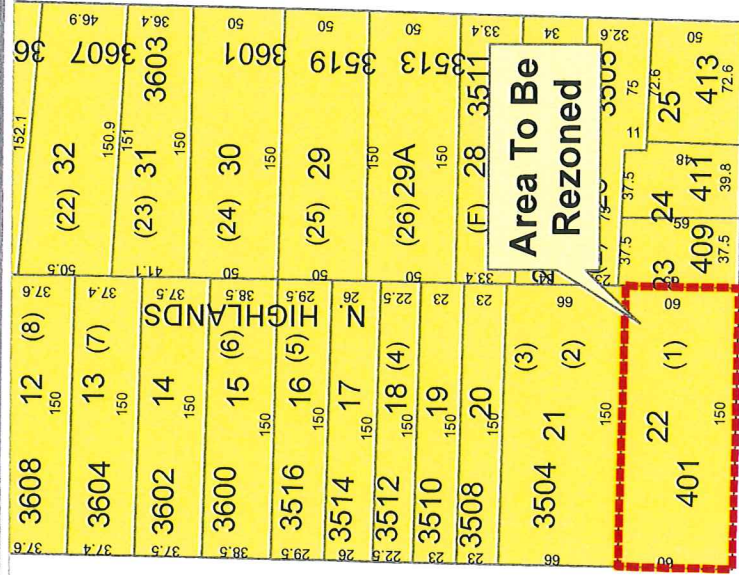
Existing Land Use Map for REZN 01-020-1016  
Map 014 Block 014 Lot 022  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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



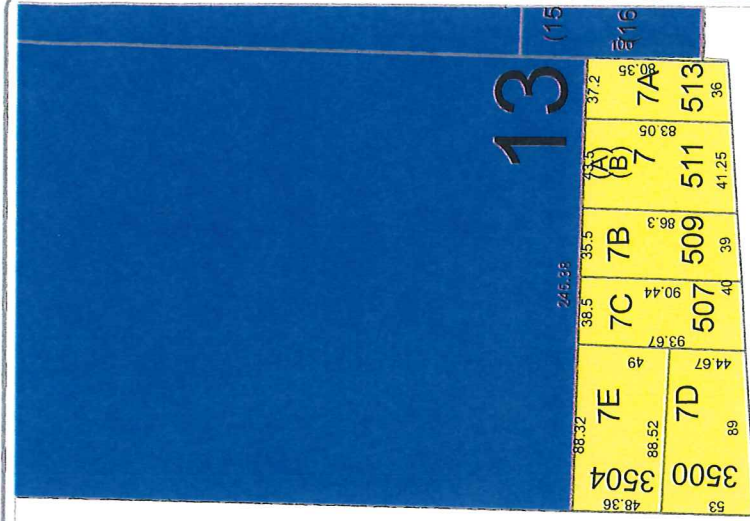


4TH AVE

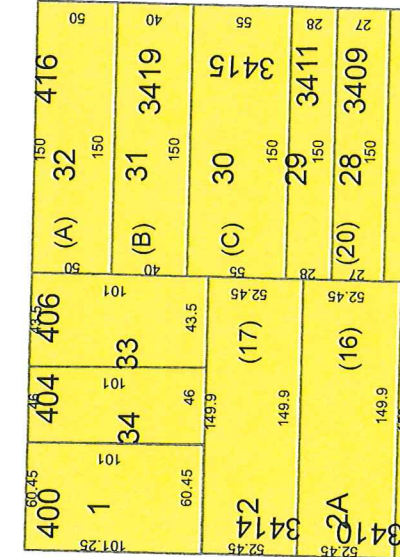
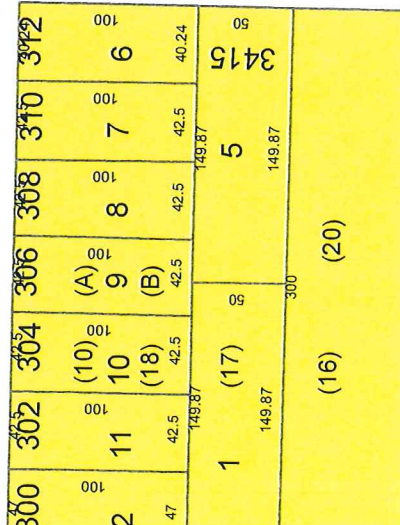


Area To Be  
Rezoned

5TH AVE



35TH ST



## Legend

### Future Land Use

- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



Date: 1/13/2020

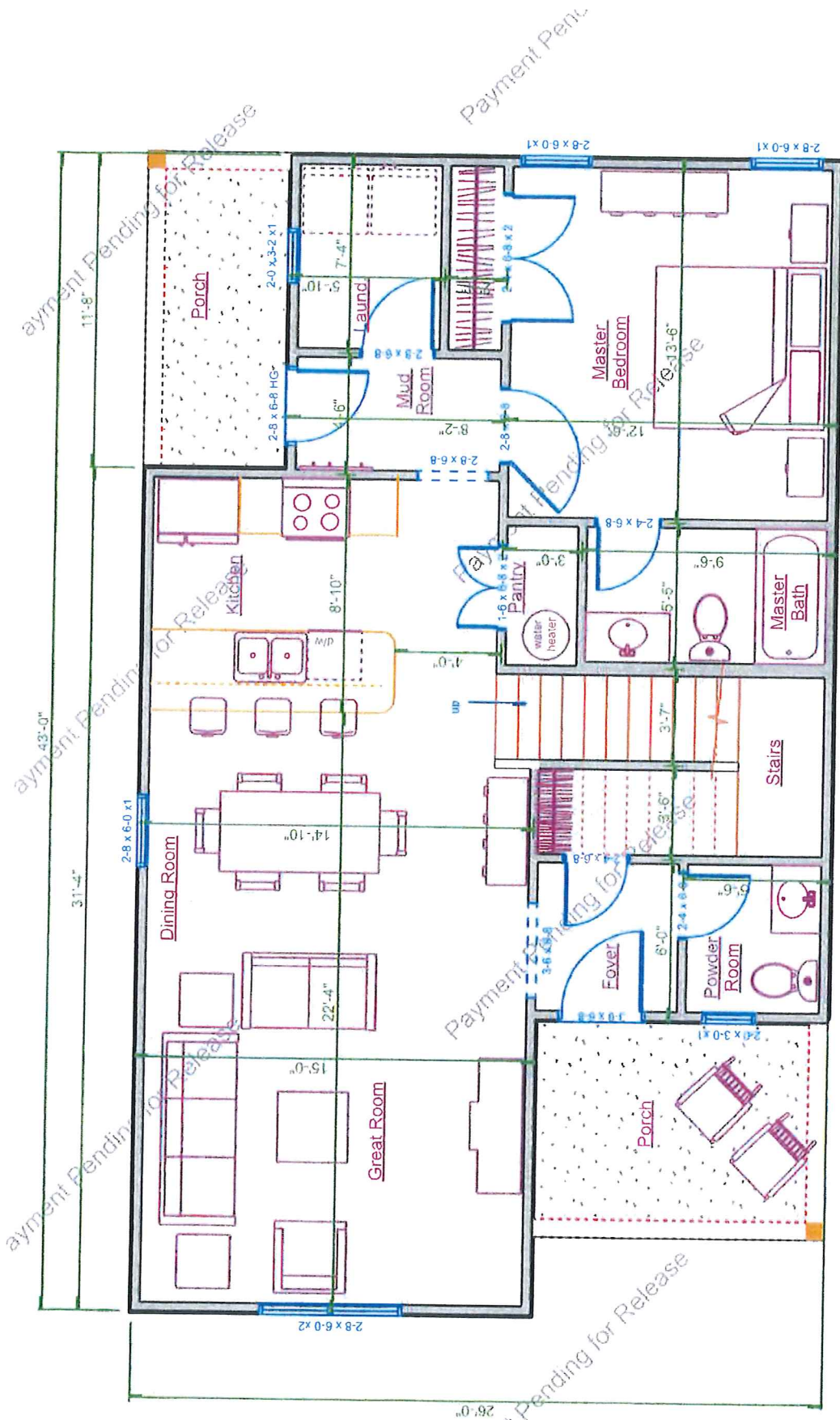
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Map 014 Block 014 Lot 022  
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Author: DavidCooper





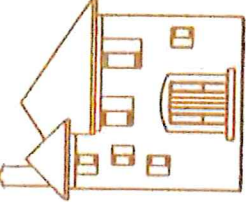


AREA SCHEDULE	
NAME	AREA
Heated	946.3 sq ft

Jeff Ribnik  
Architect

**706 321 1950**

[www.jeffribnik.com](http://www.jeffribnik.com)



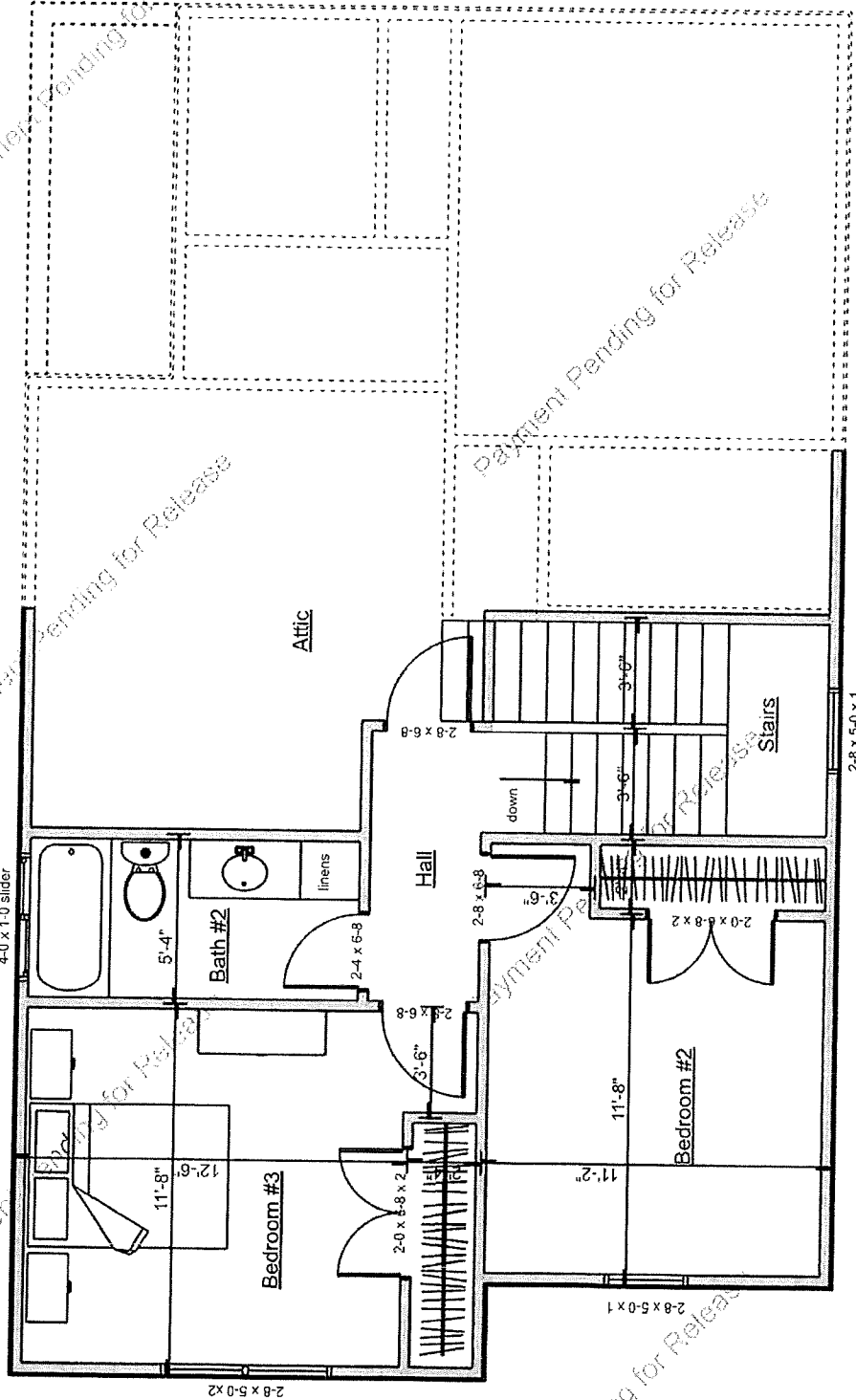
**Earth Wood Studio**

[www.earthwooddrive.blogspot.com](http://www.earthwooddrive.blogspot.com)

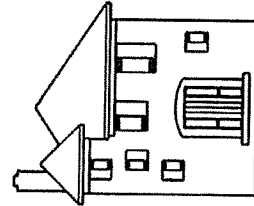
Fortson, Ga.

Preliminary Design

**4th Avenue Project Columbus, Ga.**



AREA SCHEDULE	NAME	AREA
	Heated	438.8 sq ft



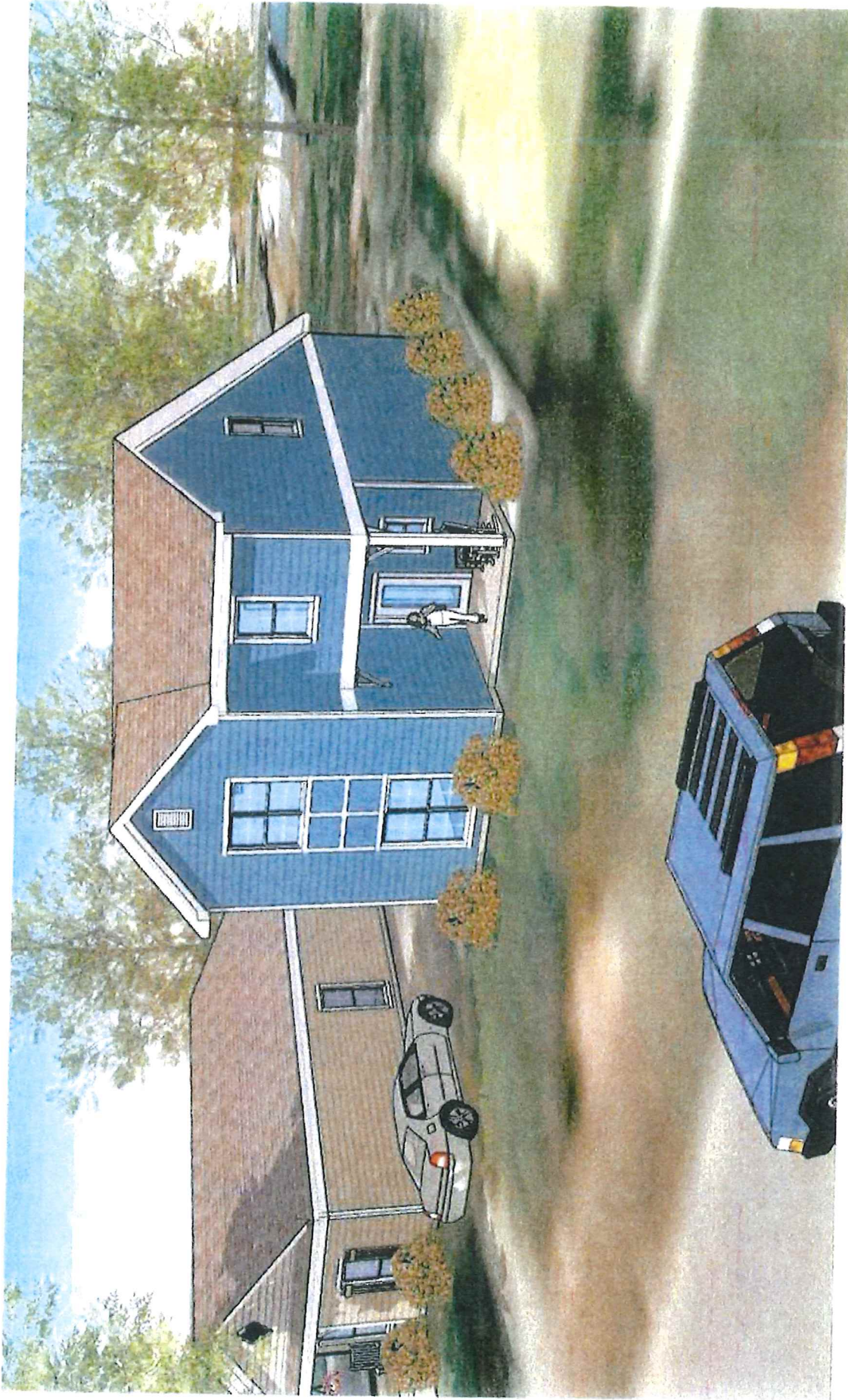
Fortson, Ga.  
**Earth • Wood • Studio**

Jeff Ribnik  
**706 • 321 • 1950**  
 Architect

www.earthwooddrive.blogspot.com  
 www.jeffribnik.com

Preliminary Design  
 4th Avenue Project Columbus, Ga.





North Highlands Neighborhood Redevelopment

Neighborworks

Jeff Ribnik Architect

706-321-1950

Property Location:

401 35th Street Columbus Georgia 31904

Parcel ID Number:

014 014 022





North Highlands Neighborhood Redevelopment

Neighborworks

Jeff Ribnik Architect

706-321-1950

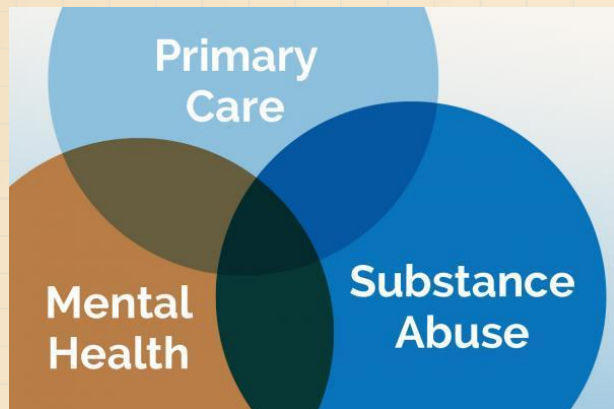
Property Location:

401 35<sup>th</sup> Street, Columbus, Georgia 31904

Parcel ID Number:

014 014 022





# Integrated Health Care

A Collaborative Partnership  
between

New Horizons Behavioral Health  
and

Tree of Life Healthcare, Inc.



# New Horizons Behavioral Health

## Serving the Chattahoochee Valley for over 40 Years



- Over 22 Program Locations;
- 400 + Professionals and Support Staff;
- Mental Health Services imbedded in (3) School Districts;
- 46 Housing Units Serving 120 Individuals;
- And MORE...

*Building Better Lives is Our Mission!*

# 2019 At A Glance:

## 136,282 Encounters to 8,412 Individuals

*New Horizons  
Behavioral Health is a  
Tier 1 Community  
Service Board and  
Behavioral Health  
SAFETY-NET.*



*We are a Fee-For-  
Service Organization  
and Bill Medicaid,  
Medicare, State Grant-  
In-Aid Funds and  
Private Insurance*

### **6,641 Adults in NHBH Services**

- 85,003 Mental Health Service Encounters
- 37,807 Substance Use Disorder Encounters

### **1,489 Children & Adolescents in NHBH Services**

- 13,472 Service Encounters
- 1,266 encounters for Family Outpatient Services.

### **165 Adults in I/DD Services with NHBH**

- Community Access
- Pre-Vocational and Supported Employment
- Residential Supports



**In FY 2019 we served 910 individuals with No Payer Source.**

**Tree of Life Healthcare, Inc.** is a non-profit medical and eye clinic in Columbus, Georgia designed to serve the needs of patients without health insurance, the underserved and others, with quality and compassionate care.

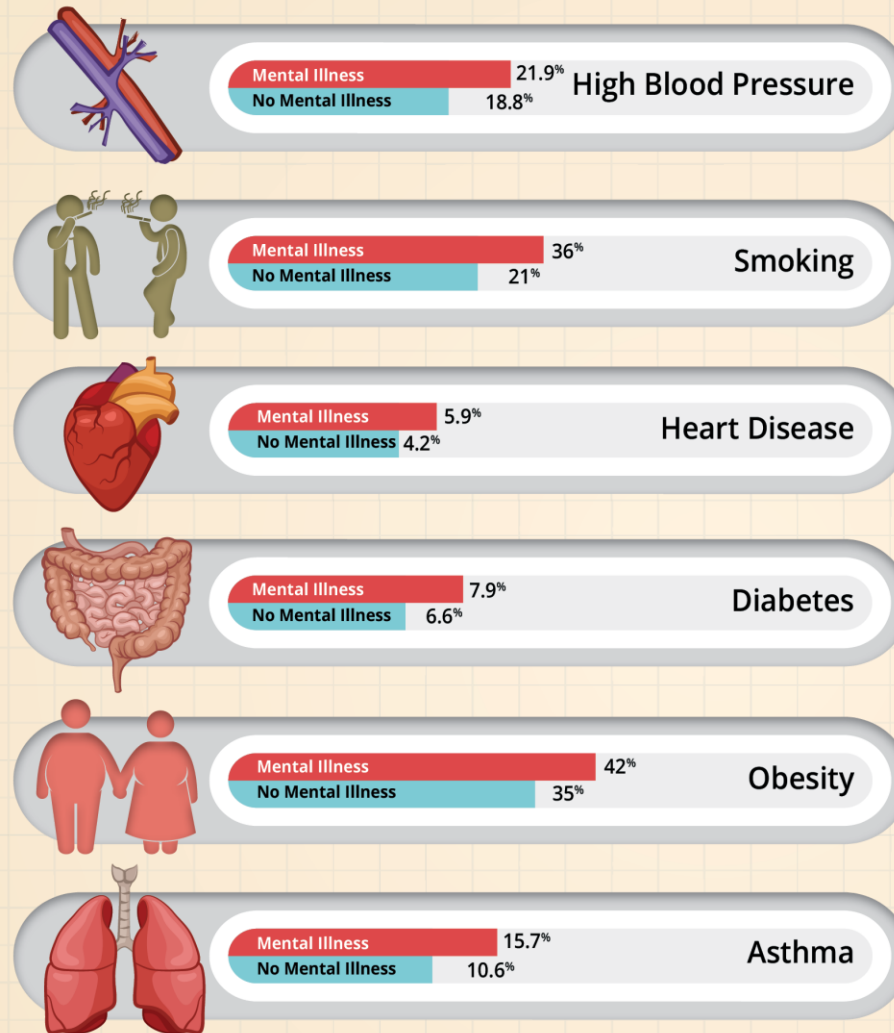
**Tree of Life has been providing affordable services to Columbus since 2014.**

**ToLH has been recognized by the Georgia State Assembly and Columbus City Council with Proclamations lauding its work.**



*“Our mission is to demonstrate the love of Jesus Christ by providing quality healthcare to the uninsured and underserved of the Columbus community, West Georgia and East Alabama.”*

# The Deadly Intersection of Mental & Physical Health



**Individuals with a Chronic Mental Illness have a Life Expectancy 20 years LESS than the general population!**

# **Social Determinants of Health**

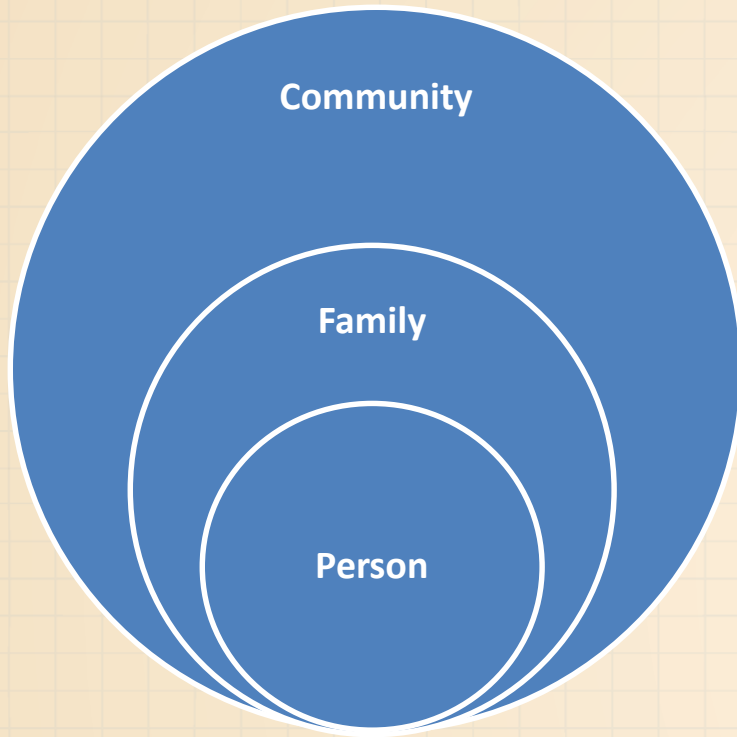
## **Muscogee County**

- **49% of Children in Single Parent Households**
- **13% Uninsured**
- **11% of Households with 0 Vehicles Available**
- **13% have less than a High School Education**
- **21% Living in Poverty (30% of all Children)**
- **6.1% Unemployment Rate**
- **21% Report Food Insecurity**

***Muscogee County ranks 101 out of 159 counties in Georgia for Overall Health.***



# Why Should Local Leaders and Policy Makers Care?



Having a Mental Illness makes Life Challenging for Individuals, Families and Communities.

- **1 in 5** People are Living with a Mental Illness.
- **8.4 Million** Americans care for an Adult with an Emotional or Mental Illness.
- **1 in 8** of ALL Emergency Room visits in the US are related to a mental illness.
- **20%** of People Experiencing Homelessness have a Serious Mental Illness.
- **37%** of People Incarcerated in State and Federal Prisons have a diagnosed mental condition





## ***The **Proven** Solution: Integrated Healthcare***



Improve the Health Outcomes for  
Individuals, Children & Families in our 8 + County Service Area  
who experience high barriers to Quality Person Centered Whole-Health Care  
and are uninsured, underinsured and/or living with an SPMI or SUD .

**Integrated Healthcare Provides the  
Best Possible Outcomes for  
People Living with Complex Healthcare  
Needs.**

**Our Partnership currently provides Integrated Healthcare to  
1,591 Individuals in Muscogee and the Surrounding Counties.**



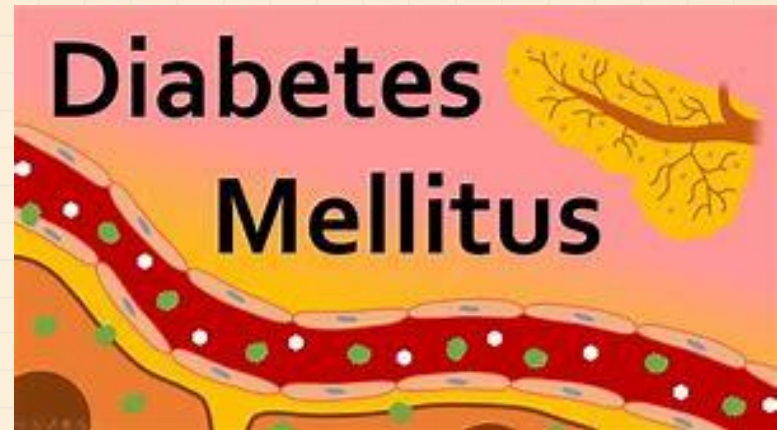
# Tree of Life Healthcare by the Numbers

## 1,118 Patients in Primary Care



448 (40%)

Hypertension  
Management



391 (35%)

Diabetes  
Management

**ToLH uses a sliding Fee Scale and requires proof of income;  
however NO ONE is turned away.**

# Person-Centered Whole Health FY2019 By the Numbers

**473 Adults in Muscogee County** regularly use  
**New Horizons Integrated Care**  
as their **Primary Healthcare Provider.**

**The top 5 diagnoses are:**

- 40% High Blood Pressure
- 7% Hyperlipidemia
- 7% Hypercholesterolemia
- 5% Obesity
- 4% Type 2 Diabetes Mellitus



# Specialty Services through Tree of Life Healthcare

- Emergency Room Diversion
- Asthma Services
- Adult Sickle Cell Clinic - Monthly





Individuals can **ADVOCATE** for the work we do and encourage local City & County Governments and Community Leaders to include New Horizons Behavioral Health and Tree of Life Healthcare, Inc. as part of **ANY Community-Wide Health Initiatives.**

# Thank You!



***Andrea B. Winston, LPC***  
Chief Executive Officer

**706-596-5500**

**[www.nhbbh.org](http://www.nhbbh.org)**



***Pastor Lowell Eliatt***  
Executive Director

**706-225-0355**

**[www.treeoflifehealthcare.org](http://www.treeoflifehealthcare.org)**

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Uptown Tax Allocation District Fund Grant – Riverfront Place</b>
<b>AGENDA SUMMARY:</b>	Approval is requested for an Uptown Tax Allocation District (TAD) grant to W.C. Bradley Company Real Estate to support the construction of a shared underground parking facility and certain public infrastructure improvements for the Riverfront Place development.
<b>INITIATED BY:</b>	<b>Planning Department</b>

**Recommendation:** Authorize the City Manager to enter into negotiations with W.C. Bradley Company Real Estate for the use of Uptown Tax Allocation District Funds to construct a shared public underground parking garage and other infrastructure improvements to support the development known as Riverfront Place.

**Background:** W.C. Bradley Company Real Estate is requesting \$38,000,000 million in Uptown TAD funding over a 19 year period to construct a parking garage to support its development known as Riverfront Place. The proposed Riverfront Place mixed-use development will complement the existing Rapids and Eagle & Phenix developments by bringing a mix of residential and commercial uses to a two-block site, oriented around the new Mathew D. Swift Park.

**Analysis:** The Columbus Tax Allocation District Committee has met and rated the request as Excellent. The application has met the “But For” test as required under state law and local TAD policies. A detailed report is attached for further review.

**Financial Considerations:** The payout of the \$38,000,000 would be over a maximum of 19 years using a “pay as you go” method from funding that is generated from the Uptown Tax Allocation District.

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

**Recommendation/Action:** Authorize the City Manager to enter into negotiations with W.C. Bradley Company Real Estate for the use of Uptown Tax Allocation District Funds to construct a shared public underground parking garage and other infrastructure improvements to support the development known as Riverfront Place.

## **A RESOLUTION**

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

**A RESOLUTION AUTHORIZING A GRANT FROM THE UPTOWN TAX ALLOCATION DISTRICT FUND TO THE W.C. BRADLEY COMPANY REAL ESTATE AND RIVERFRONT PLACE, LLC, TO SUPPORT THE CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO INCLUDE CONSTRUCTION OF A SHARED PUBLIC UNDERGROUND PARKING FACILITY TO SUPPORT THE DEVELOPMENT KNOWN AS RIVERFRONT PLACE IN AN AMOUNT NOT TO EXCEED THIRTY-EIGHT MILLION DOLLARS (\$38,000,000) OVER A 19 YEAR PERIOD; AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH SUCH ALLOCATION; AND FOR OTHER PURPOSES.**

**WHEREAS**, to encourage the redevelopment of the downtown area of the City known as Uptown Columbus, the Tax Allocation District (TAD) #3: Uptown was duly created by Council under Resolution No. 71-16, which was adopted March 8, 2016; and,

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

**WHEREAS**, the W.C. Bradley Company Real Estate has proposed a mixed-use development to be known as Riverfront Place that will consist of 250 rental apartment units, 125,000 square feet of new office space, 55,000 square feet of retail space, 14 townhome units and a 107-room hotel and has applied for a grant from the Uptown TAD allocation fund for the construction of an underground parking deck and other public infrastructure improvements; and,

**WHEREAS**, the Project will significantly increase the property tax based in the Uptown TAD, increase the number of residential units, increase the amount of retail and office space while providing the necessary parking to support these proposed activities; and,

**WHEREAS**, the Columbus Tax Allocation Committee has reviewed the application from W.C. Bradley Real Estate for the grant request as has found the Project to be within the scope of the River District Redevelopment TAD Redevelopment Plan, impactful and worthy of a grant from the Uptown TAD; and,

**WHEREAS**, the Council of Columbus, Georgia, after full review and consideration of the ratings of the Columbus Tax Allocation Committee has determined that it is in the best interest of the city to approve a Project Allocation from the Uptown TAD in an amount not to exceed Thirty-Eight Million Dollars (\$38,000,000).

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

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

**Section 2. Approval of Funding of the Project.** The Council of Columbus, Georgia hereby authorizes and approves the funding to W.C. Bradley Company Real Estate (the “Developer”) from the Uptown TAD in an amount not to exceed Thirty-Eight Million Dollars (\$38,000,000) (the “Project Allocation”) over a period of not more than 19 years from the approval of the agreement by the Council, to fund the construction of an underground parking garage and other public infrastructure improvements (the “Project”).

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

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

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

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

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

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

---

Sandra T. Davis, Clerk of Council

---

B.H. “Skip” Henderson, Mayor



**COLUMBUS TAX ALLOCATION DISTRICT COMMITTEE**

**Funding Request for Riverfront Place Mixed-Use Development**

**River District Tax Allocation District: Uptown (#3)**

**PURPOSE:** To approve a grant up to \$38,000,000 from the Uptown TAD Fund to support the construction of the 1,050 +/- public parking deck and other public infrastructure improvements to support the Riverfront Place development

**PROJECT NAME:** Riverfront Place

**PROJECT OWNER:** WC Bradley Company Real Estate & Riverfront Place LLC

**LOCATION:** Front Avenue, between 13<sup>th</sup> Street & 14<sup>th</sup> Street  
**Council District: 7** (Woodson) **School District: 7** (Williams)

**DESCRIPTION:** W.C. Bradley Company Real Estate is requesting \$38 million in Uptown TAD funding over a 19 year period to construct a parking garage to support its development known as Riverfront Place The proposed Riverfront Place mixed-use development will complement the existing Rapids and Eagle & Phenix developments by bringing a mix of residential and commercial uses to a two-block site, oriented around the new Mathew D. Swift Park. This proposed \$133 million plan includes 250 rental apartment units; 125,000 square feet of new office space; 55,000 square feet of retail space (which includes the city's first urban grocery store); 14 townhome units; and a 107-room hotel. The development will be located on "both the northern half of the block west of Front Avenue between 13<sup>th</sup> and 14<sup>th</sup> streets, with the main portion of the development on the block east of Front Avenue, between 13<sup>th</sup> and 14<sup>th</sup> streets" (see attached site plan). To support this development, a parking garage consisting of 1,056 spaces will need to be constructed, with many of them to be located underground. When completed, the total development will contain over 900,000 square feet.

P.O. Box 1340  
420 10th Street  
Columbus, Georgia 31902

Phone: 706-653-4116  
Fax: 706-653-4534  
Email: [CPCMPO@columbusga.org](mailto:CPCMPO@columbusga.org)  
[www.columbusga.com/mpo](http://www.columbusga.com/mpo)



**BACKGROUND:**

W.C. Bradley Company Real Estate has been a major force in developing projects in the Uptown area. In recent years the company has invested in the redevelopment of the Eagle & Phenix Mill property (2008, \$27,000,000), which consists of 90 rental apartments, 88 condominium units, plus ground-floor retail; the development of 226 new rental housing units at the Rapids at Riverfront Place (2018, \$55,000,000); and the Synovus Center (2004, \$13,100,000). The further development and completion of the Riverfront Place proposes to redevelop two largely vacant and underutilized blocks in the Uptown District. The proposed development will be designed to complement the revitalization efforts on adjacent blocks along with other investments throughout Uptown.

According to the application, “the development is being designed in such a manner that the substantial parking requirements will be met through the development of underground structured parking, lessening its impacts on the overall development. In addition, the plan includes the creation of Mathews D. Swift Park, an important new urban park, which will be a focal point and anchor for the development around it, serving as a gathering place for residents, visitors and employees at Riverfront Place, as well as a venue for local music events, festivals, arts activities and other events that can enliven this portion of the Uptown District.”

**PROGRAM:**

Components	Units	SF	Total SF	% of Total SF	Cost Per Unit/Room/SF	Total Cost
Townhomes	14	1,800	25,200	3%	\$280,000	\$3,920,000
Apartments	250	1,050	262,500	27%	\$228,900	\$57,225,000
Office		125,000	125,000	14%	\$290	\$36,250,000
Grocery		28,000	28,000	3%	\$210	\$5,880,000
Other Retail		27,000	27,000	3%	\$210	\$5,670,000
<b>Total SF/Cost</b>			<b>467,700</b>	<b>50%</b>		<b>\$108,945,000</b>
Hotel	107	700	75,000	6%	\$233,645	\$25,000,015
<b>Total Development</b>			<b>542,700</b>			<b>\$133,945,015</b>
Structured Parking						
Residential			311			
Office			420			
Retail			225			
Hotel			100			
Total Spaces			1,056		\$31,250	\$33,000,000
Total SF			369,600	44%		
<b>Total Project Cost</b>				<b>100%</b>		<b>\$166,945,015</b>

**SOURCES  
AND  
USES:**

<b>SOURCES</b>	<b>\$</b>	<b>%</b>
Construction Debt	\$144,960,000	88%
Equity	\$15,000,000	9%
Federal Tax Credit Equity	0	0
State Tax Credit Equity	0	0
Other Equity	0	0
Deferred Developer Fee	0	0
<b>TAD Grant*</b>	\$5,640,000	3%
Other Grants	0	0
<b>Total Construction Sources</b>	\$165,600,000	100%
Permanent Debt	\$95,597,500	55%
Equity	\$43,532,500	25%
Federal Tax Credit Equity	0	0%
State Tax Credit Equity	0	0%
Other Equity	0	0%
Deferred Developer Fee	0	0%
TAD Grant**	\$38,000,000	22%
Other Grants	0	0%
<b>Total Permanent Sources</b>	\$174,130,000	100%

\*Assumes 3 years of PAYGO TAD at \$1.88 million per year

\*\*Assumes 19 years of PAYGO TAD funding

<b>Uses</b>	<b>\$</b>	<b>%</b>
Acquisition	\$550,000	0
Hard Costs	\$118,962,000	72%
Contingency	\$4,749,000	3%
Soft Costs	\$29,808,000	18%
Developer Fee	\$3,166,000	2%
Financing Costs	\$6,000,000	4%
Operating Reserve	\$2,365,000	1%
Other	0	0
<b>Total Uses</b>	\$165,600,000	100%

**“BUT FOR”  
TEST:**

Any consideration for projects receiving TAD funding must pass a “but for” test. Applicants must show that the project would not happen “but for” the requested TAD grant. Under this process, the applicant has stated that the cost of developing underground parking “results in a very costly project to construct”. The applicant cites that current rent levels in the Uptown area would not support the “level of income needed to offset the development cost.” Further, the application goes on to state:

“Without TAD assistance, we are estimating an overall return of 5% on the investment, which is insufficient to attract investment interest in the project or its key components. The use of TAD to defray a portion of the public infrastructure costs including the cost of the underground parking allows the development to generate a sufficient return that will ensure the level of quality the city and developer are envisioning for this signature mixed-use development for the Uptown District. Thus, but for the application of TAD funds to the development, it would be infeasible to finance and ultimately develop.”

**PROJECT IMPACT:**

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

Current Assessed Value	\$883,660
Estimated Market Value at Completion/Stabilization	\$118,304,800
Estimated Assessed Value at Completion/Stabilization	\$46,438,260
Potential net increase in Assessed Value	5255%

A further breakout estimates that by the fifth year:

- Annual Property Taxes - \$2,152,880
- Sales Taxes - 891,981
- Hotel/Motel Taxes - 394,141

**Local Revenues – Year 5 \$3,409,003**

The application goes on to propose that the total local revenues over 20 years will be \$72,133,923.

**JOB CREATION:**

The applicant has stated that during the construction of the entire project will generate 458 full-time construction workers, with a payroll of \$28 million over a two-year period. Upon completion of the project, it is estimated that 797 full-time employees working in retail, restaurants, office and hotel components will be employed generating an annual payroll of \$48 million.

**POTENTIAL  
BENEFITS:**

- The creation of Riverfront Place will redevelop two largely vacant and

underutilized blocks in Uptown through the creation of a residential and commercial mixed-use development that will complement revitalization on adjacent blocks stemming from previous efforts by WC Bradley and other Uptown investments.

- The development is being designed in such a manner that the substantial parking requirements will be met through the development of an underground parking structure, lessening its impact on the overall development.
- The sidewalks and walkways along Front Avenue will be designed to draw pedestrians along the streetscape and will provide ready access to the park.
- The parking structure will be largely underground on the block east of Front Avenue, designed to accommodate the parking needs of residents, office workers, hotel guests and retail patrons at Riverfront Place, lessening the demand for on-street parking in the Uptown District. The ground floor space will serve as the access point and entryway into the various components of the development and includes a proposed grocery store, restaurants, and other retail uses which will enliven the streetscape in the area.
- The design incorporates pedestrian and bicycle activity within the development.

**PROJECT  
TIMELINE:**

Start of construction - Mid-2020  
Initial occupancy - End-2022

**TAD  
COMMITTEE  
EVALUATION:**

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

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

- Creating New Jobs
- Substantially retaining existing jobs
- Bolster the employment and economic base of CCG
- Provide diverse economic opportunities

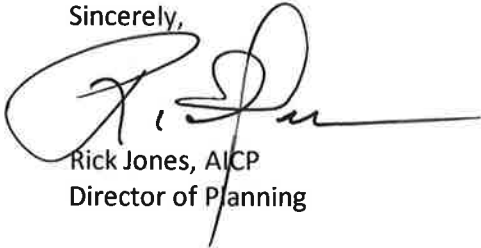
- Redevelop underperforming and underutilized neighborhoods
- Increase sustainable development practices in commercial nodes
- Decrease blight and poverty
- Reduce crime
- Increase property values and tax revenues to the CCG
- Implement the CCG's comprehensive and transportation plans and economic development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

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

- This development will remove an undeveloped property on the north end of Broadway.
- The likely opportunity to support an adjacent project with new jobs.
- Reasonable / Realistic projections
- This project will increase the economic tax base for Columbus as well as the property values in the Uptown area. This project supports development which should benefit the residents and patrons who frequent the Uptown area thus increasing Columbus' sales tax revenue.
- Project will boost the local economy by providing amenities and benefits not currently being provided in the area
- Project will help increase tax revenues and property values in the Uptown area.
- Although there are no green building certifications related to this project, this project lends support to the alternative transportation efforts in Columbus by accessibility that will encourage pedestrian and bicycle activity around the development.
- Project will infuse new job opportunities for the community.
- Additional information provided by petitioner
- This development will provide for public parking in the 1300 block of Broadway and access to additional housing. The public spaces will be provided and maintained by the developer.
- The opportunity to redevelop an underutilized area.
- Enhanced opportunities for job and economic stimulus.
- This development is requesting TAD funding using the Pay-as-You-Go method which puts all risks on the developer for funding.
- The likely opportunity to support an adjacent project that would increase property values and tax revenues.
- This project will create 797 FTE's once the project is completed.

Upon approval of the resolution authorizing this funding request, City staff will begin negotiations for the use of the funds and the method to be used for the payout. Once these negotiations have been completed, they will be brought back for the Council's consideration and approval.

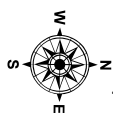
Sincerely,

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

Rick Jones, AICP  
Director of Planning

Attachments: Project location map  
Riverfront Place Powerpoint Presentation





Uptown Connection  
1227 Broadway  
Tax Allocation Funding Request



Planning Department  
Date: 2/19/2020







# **ECONOMIC IMPACT ANALYSIS Mixed Use Development Riverfront Place Columbus, GA**

September 19, 2019

**DRAFT**

Prepared for:

**WVC** | **BRADLEY**  
COMPANY

Prepared by:



**Bleakly** Advisory Group





## **Report Contents**

- **Introduction and Executive Summary**
- **Project Description**
- **Direct and Indirect Impacts**
- **Public Revenues**
- **Appendix**

# INTRODUCTION

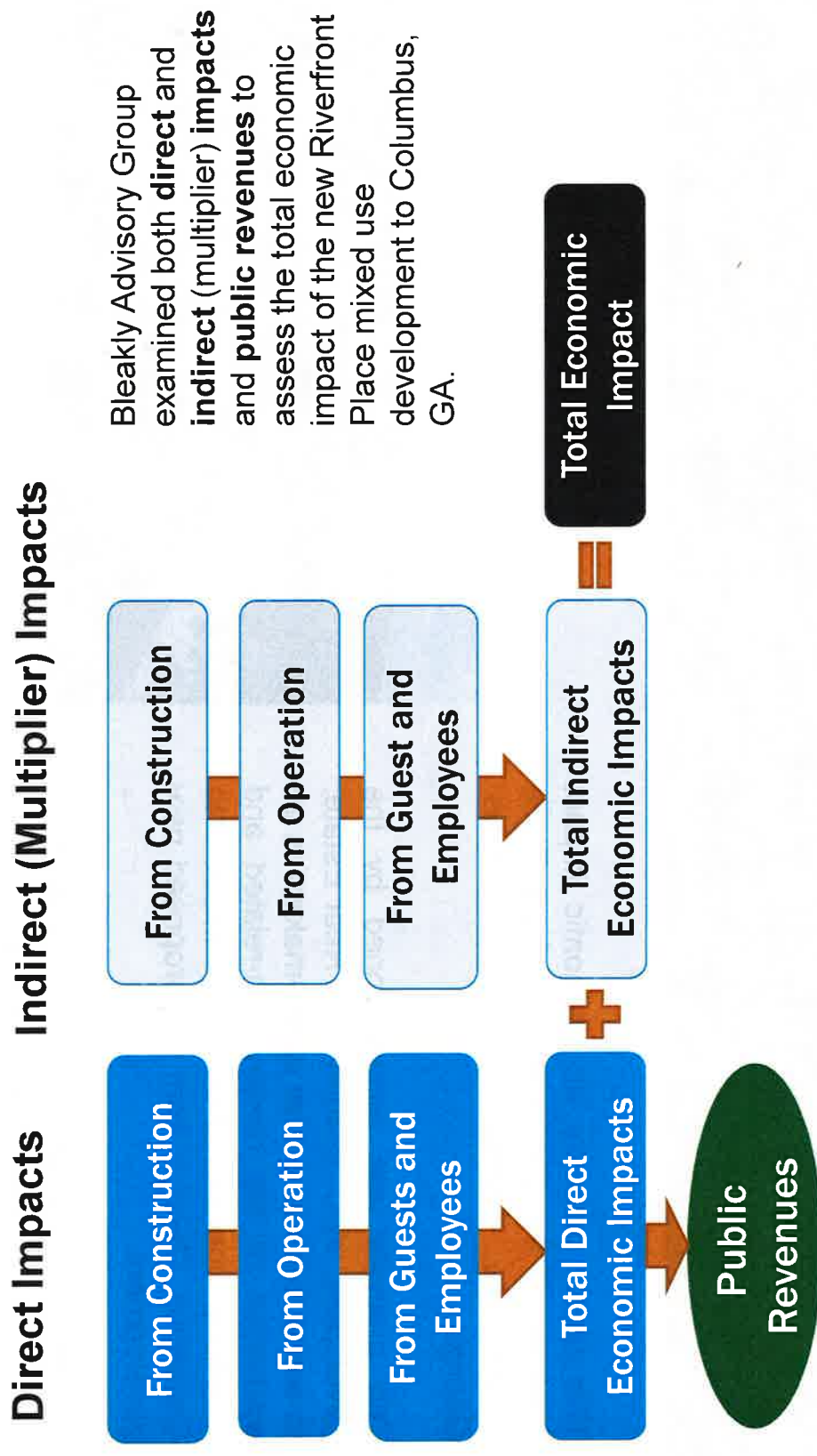
This report presents an economic impact analysis of the proposed Riverfront Place mixed use development in Columbus, Georgia.

The analysis was commissioned by the developers, W.C. Bradley Co. Real Estate, to assist them and local policy-makers in an evaluation of the construction-related and long-term operational economic impacts to Columbus, Georgia from the proposed new development.

The analysis was performed on behalf of the development team by Bleakly Advisory Group, Inc.



# RIVERFRONT PLACE MIXED USE DEVELOPMENT ECONOMIC IMPACT METHODOLOGY



# SUMMARY OF ECONOMIC IMPACTS FROM RIVERFRONT PLACE

## RIVERFRONT PLACE'S ECONOMIC IMPACTS

### From Construction

Total Investment	\$	166,945,015
Materials Purchased Locally	\$	44,762,132
Annual Construction Payroll	\$	28,171,971
Construction Jobs		462
Sales Taxes on Construction Materials	\$	2,812,230

### From Operations

New Assessed Value	\$	46,438,260
Annual Retail Sales	\$	21,988,011
Annual Permanent Payroll	\$	48,055,759
Permanent Employment		797

### Local Revenues

Property Taxes--Year 5	\$	2,152,880
Sales Taxes--Year 5	\$	891,981
Hotel/Motel Taxes--Year 5	\$	364,141
<b>Local Revenues-Year 5</b>	<b>\$</b>	<b>3,409,003</b>
<b>Local Revenues-20 Years</b>	<b>\$</b>	<b>72,133,923</b>

### During Construction

- \$166.9 million in total investment
- \$44.7 million in locally purchased construction materials
- 462 annual construction jobs, with a \$28.1 million payroll
- \$2.8 million in sales and use taxes on construction materials

### From Operations

- \$46.4 million in new tax digest
- \$22 million in annual retail sales
- 797 permanent jobs with a \$48 million payroll

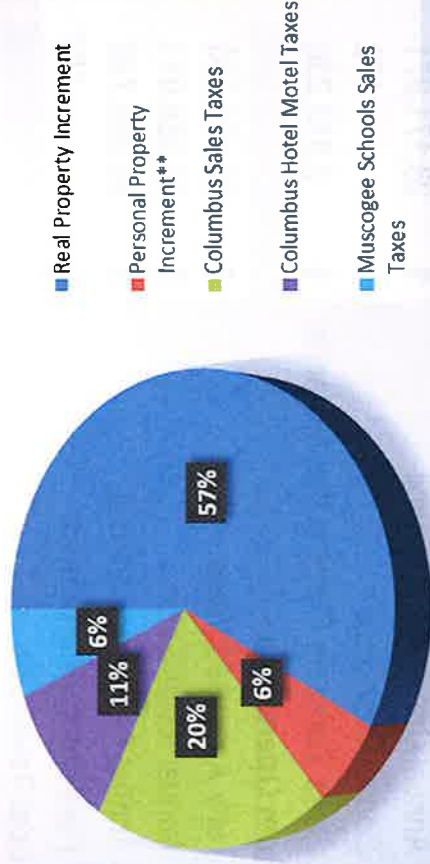
### Local Revenues

- \$3.4 million in property, sales and hotel/motel taxes annually
- \$72.1 million in taxes over 20 years



# TOTAL LOCAL REVENUES TO COLUMBUS AND MUSCOGEE SCHOOLS

Local Revenue from Riverfront Place



## SUMMARY RIVERFRONT PLACE'S LOCAL REVENUES

Property Taxes	Year 5	20 Years
Real Property Increment	\$ 1,957,164	\$ 41,413,254
Personal Property Increment**	\$ 195,716	\$ 4,141,325
Total Property Taxes	\$ 2,152,880	\$ 45,554,579
<b>Sales Taxes</b>		
Columbus Sales Taxes	\$ 668,986	\$ 14,155,629
Columbus Hotel Motel Taxes	\$ 364,141	\$ 7,705,172
Muscogee Schools Sales Taxes	\$ 222,995	\$ 4,718,543
Total Sales and H/M Taxes	\$ 1,256,123	\$ 26,579,343
<b>Total Local Revenues</b>	<b>\$ 3,409,003</b>	<b>\$ 72,133,923</b>

Over a 20-year period, Riverfront Place will generate for Columbus and Muscogee Schools, combined local revenues of:

- \$45.5 million in property taxes
- \$26.6 million in sales and hotel/motel taxes
- **\$72.1 million in total local revenues**



# Project Description

# RIVERFRONT PLACE PROJECT SUMMARY

W. C. Bradley Co. Real Estate (Bradley) is proposing the creation of Riverfront Place on a prominent site within the Uptown District of Columbus—located between the Chattahoochee Riverfront, Broadway and 13<sup>th</sup> and 14<sup>th</sup> Streets. Riverfront Place will be a vibrant mix of several land uses including rental apartments, office space, retail space, a hotel and a park, with underground parking to service the site.

- **The Rental Apartments**—this component will consist of 250 one- and two-bedroom apartment units in five stories above ground floor retail. The units will offer a full range of amenities appealing to renters looking to enjoy urban living in the Uptown District.
- **The Townhomes**—there will be 14 for-sale townhomes integrated into the residential portion of the development.
- **The Office**—will contain 125,000 SF of modern office space which will be designed to appeal to a wide range of office tenants seeking a location in the Uptown District with is unique set of amenities and services.
- **The Retail**—There will be 55,000 SF of ground floor retail space in the development. Current plans call for an urban grocery store occupying approximately half of the space, with the remaining retail space designed for a mix of retail and restaurant uses.
- **The Hotel**—this will be a 107-room hotel seeking a location in mixed use setting and benefiting from its proximity to the River as well as the many amenities of the Uptown District.
- **Riverfront Park**—Adjacent to the planned hotel an urban park—Mathew D. Swift Park--will be created for use of the residents and tenants of Riverfront Place. This will be a public gathering space for the development.
- **Structured Parking**—there will be 1,056 structured underground parking spaces provided to address the parking requirements of Riverfront Place.



# RIVERFRONT PLACE DEVELOPMENT PLAN

## Concept Plan for Riverfront Place

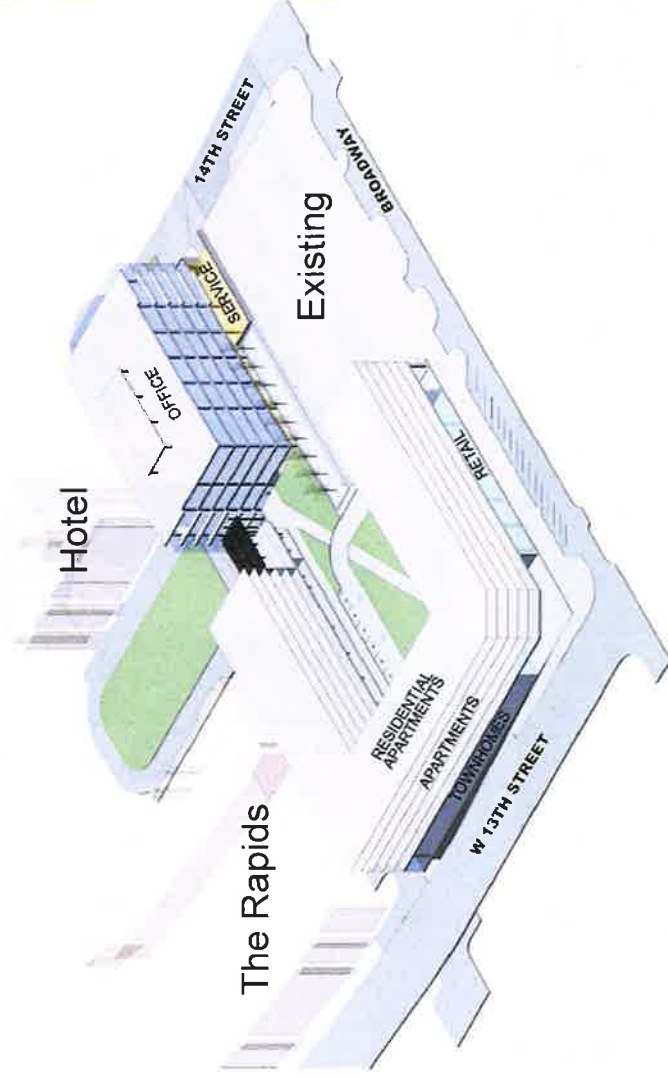


EXHIBIT: RIVERFRONT PLACE MIXED USE DEVELOPMENT				
Components	Units/Rooms	SF	Total SF	Percent of Total SF
Townhomes	14	1,800	25,200	3%
Apartments	250	1,050	262,500	30%
Office		125,000	125,000	14%
Grocery		28,000	28,000	3%
Other Retail		27,000	27,000	3%
<b>Total SF/Cost</b>			<b>467,700</b>	<b>53%</b>
Hotel (Across Front)	107	700	75,000	9%
<b>Total Development</b>			<b>542,700</b>	<b>62%</b>
Structured Parking				
Residential			311	
Office			420	
Retail			225	
Hotel			100	
Total Spaces			1,056	
Total SF Structured Parking			369,600	42%
<b>Total Project</b>			<b>912,300</b>	<b>104%</b>

Source: W.C. Bradley Real Estate/BAG

# RIVERFRONT PLACE DEVELOPMENT PLAN



The development plan calls for a mix of land uses over the two-block site in Uptown Columbus, with a key public amenity in Mathew D. Swift Park.



# Direct and Indirect Impacts

# ECONOMIC IMPACT FROM CONSTRUCTION

## The creation of Riverfront Place will result in:

- **\$167 million** in new investment in Uptown Columbus
- **\$44.7 million** in construction materials purchased locally (Columbus region)
- **462** construction jobs annually over a 24-month construction period
- **\$28.1 million** in total annual construction payroll
- **\$102 million** total economic benefit from construction of
- **\$3.3 million** in **total** public revenues from construction
- **\$2.8 million** in **sales taxes** from construction materials

EXHIBIT II: ECONOMIC BENEFITS FROM CONSTRUCTION OF THE  
RIVERFRONT PLACE MXD

General Economic Benefits from Construction		SF/DU's	Average	Construction	
		/Acres	Unit Cost		Cost
<b>Construction Costs</b>					
Townhomes		14	\$ 280,000		\$ 3,920,000
Apartments		250	\$ 228,900		\$ 57,225,000
Office		125,000	\$ 290		\$ 36,250,000
Grocery		28,000	\$ 210		\$ 5,880,000
Other Retail		27,000	\$ 210		\$ 5,670,000
Hotel		107	\$ 233,645		\$ 25,000,015
Total Development		542,700			\$ 133,945,015
Structured Parking Spaces		1,056	\$ 31,250		\$ 33,000,000
<b>Total Project Cost</b>		<b>912,300</b>			<b>\$ 166,945,015</b>
Construction Hard Costs @ 75%					\$ 125,208,761
Construction materials		55% of hard costs			\$ 68,864,819
Construction materials purchased locally		65% of materials			\$ 44,762,132
Construction Labor Costs		45% of hard costs			\$ 56,343,943
Average annual payroll (assumes two years of construction)					\$ 28,171,971
Average Muscogee County Annual Construction wage					\$ 61,000
Average annual full time equivalent (FTE) construction employment					462
Annual worksite retail spending by construction workers		\$12.00 /day			\$ 1,440,927
<b>GENERAL ECONOMIC BENEFITS FROM CONSTRUCTION</b>					
<b>\$102,547,002</b>					
<b>Public Revenues from Construction</b>					
<b>Sales Taxes</b>					
Columbus CG LOST 1&2			2.0%	\$	1,406,115
Muscogee County Schools ESPLOST			1.0%	\$	703,057
Columbus CG TSPLOST			1.0%	\$	703,057
Total Sales Taxes				\$	2,812,230
Building Permits, water tap fees, other fees and permits				\$	500,000
<b>LOCAL PUBLIC REVENUES FROM CONSTRUCTION</b>					
<b>\$3,312,230</b>					

Sources: W.C. Bradley Co Real Estate; GA Department of Revenue; GA Department of Labor; BAG



# ECONOMIC IMPACT FROM OPERATIONS

The creation of Riverfront Place will result in:

- **\$46.4 million in new assessed value** for Columbus's tax digest
- **\$22 million in annual** local spending from its operations
- **797 permanent employees (FTE)** at the development
- **\$48.0 million in annual payroll**
- **\$2.1 in annual local** purchases by office, hotel and retail employees
- **\$70 million in** general economic benefit from its operations



**Bleakly**AdvisoryGroup

EXHIBIT III: ESTIMATED ECONOMIC BENEFIT FROM OPERATIONS OF RIVERFRONT PLACE MXD					
Increased Taxable Market Value	SF/DU's/Rooms	Per Room/Unit/SF	Tax Value	Market Value	
Townhomes	14	\$	365,000	\$	5,110,000
Multifamily	250	\$	229,000	\$	57,250,000
Office	125,000	\$	200	\$	25,000,000
Grocery/Other Retail	55,000	\$	200	\$	11,000,000
Hotel	107	\$	186,400	\$	19,944,800
Structured Parking*	1,065	\$	-	\$	-
<b>Total FMV</b>					<b>118,304,800</b>
Total Assessed Value					\$ 47,321,920
Minus Existing Assessed Value					\$ (883,660)
<b>Incremental Assessed Value</b>					<b>\$ 46,438,260</b>
Operation of Commercial Components (Retail Sales)					
	Total Sales	Net New	Net New Taxable Sales		
New Retail Space @50,000 sf	55,000				
Sales at Retail Space at \$255 per SF	\$ 14,025,000	\$ 9,817,500			\$9,817,500
Hotel Taxable Sales @ 70% occupancy/\$160 ADR/130% Total Rev.	\$ 5,686,408	\$ 5,686,408			\$5,686,408
New Rental Household retail sales (net of sales at MXD)	\$ 6,304,200	\$ 4,412,940			\$4,412,940
Annual Local Purchases by Employees @ \$10 per day	\$ 2,071,163	\$2,071,163			\$2,071,163
Total New Retail Sales	\$ 28,141,771	\$ 21,988,011			\$21,988,011
Hotel Room Revenues subject to Hotel/Motel Tax	\$ 4,374,160	\$ 4,374,160			\$4,374,160
<b>Permanent Payroll</b>	<b>Total Employees</b>	<b>Average Salary</b>	<b>Payroll</b>		
Office @ 1 employee per 190 SF	632	\$69,576	\$43,942,737		
Retail @ 1 employee per 450 SF	122	\$25,948	\$3,171,422		
Hotel @ .4 employees per room	43	\$22,000	\$941,600		
Subtotal	797	\$60,326	\$48,055,759		
<b>GENERAL ECONOMIC BENEFIT FROM OPERATIONS</b>					<b>\$70,043,770</b>

\*Assumes that the value of the structure parking is captured as contributory value to the other project components

Sources: Bradley; Georgia Department of Labor, ULI; BAG



# DIRECT AND INDIRECT (MULTIPLIER EFFECT) IMPACTS

EXHIBIT IV: DIRECT AND INDIRECT REGIONAL IMPACTS FROM  
RIVERFRONT PLACE

		Direct Effects	Multiplier	Induced/Indirect Impacts	Regional Impact
<b>Construction Impacts</b>					
Construction Investment (Output)	\$	166,945,015	1.404	\$ 67,445,786	\$ 234,390,801
Construction Earnings (Payroll)	\$	28,171,971	1.409	\$ 11,516,702	\$ 39,688,673
Construction Employment		462	1.568	262	724
<b>Permanent Operational Impacts*</b>					
Annual Revenue (Output)	\$	85,188,011	1.439	\$ 37,371,980	\$ 122,559,991
Earnings (Payroll)	\$	48,055,759	1.410	\$ 19,702,861	\$ 67,758,620
Employment		797	1.465	370	1,167

\* multipliers are an average for food and beverage stores, general merchandise, management of companies, accommodations

Sources: RIMS II for Muscogee County/BAG

## From Construction

- **\$166.9 million** in direct construction investment will generate \$67 million in indirect and induced economic activity in Muscogee County economy for a total economic impact from the development of **\$234 million**.
- **\$28.1 million** in construction payroll will stimulate an additional \$11.5 million in indirect payroll impacts for a total construction payroll impact of \$39.6 million.

## From Operations

- **\$85 million** in annual operations will stimulate a **total economic impact of \$122 million** in economic activity in Muscogee County's economy.
- **797** direct jobs will support an additional **370** indirect jobs—a **total of 1,167 jobs** will be supported in Muscogee County's economy by Riverfront Place.





# Public Revenues

# ECONOMIC IMPACTS: PUBLIC REVENUES

The creation of Riverfront Place will have the following impacts on public revenues in Columbus:

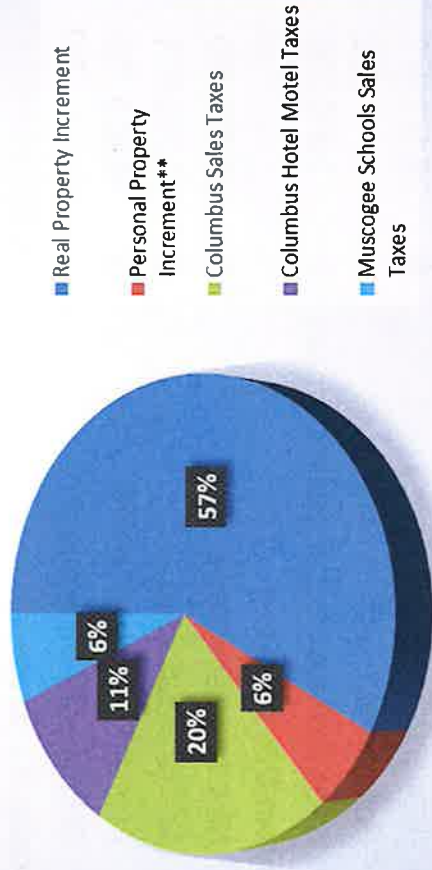
- **The addition of over \$46.4 million in new assessed value** to Columbus CG and Muscogee Schools tax digest will generate:
  - **\$797,809** in property taxes to Columbus CG by 2022
  - **\$1,082,987** in property taxes to Muscogee Schools by 2022
  - **\$1.8 million in combined property taxes** to the two jurisdictions.
- **\$879,520 in local sales taxes** from LOST, TSPLOST, and ESPLOST annually.
- **\$349,933 in hotel/motel taxes** to Columbus by 2022
- **\$3.1 million in combined property tax, sales tax and hotel/motel tax revenues to Columbus and Muscogee County Schools by 2022.**

EXHIBIT V: PUBLIC REVENUES FROM RIVERFRONT PLACE MXD				
Property Taxes	Market Value	Assessed Value	Incremental	
Riverfront Place MXD	\$ 118,304,800	\$ 46,438,260		
<b>Total Market/Incremental Assessed Values</b>	<b>\$ 118,304,800</b>	<b>\$ 46,438,260</b>		
Property Taxes at Build Out	Millage Rates	Annual Revenue		
Columbus CG Urban Service District 1	17.180	\$ 797,809		
Muscogee School District	23.321	\$ 1,082,987		
<b>Total Property Taxes</b>	<b>40.501</b>	<b>\$ 1,880,796</b>		
<b>Local Sales Taxes</b>				
Net New Retail Sales (retail space, hotel, resident households, employees)	\$ 21,988,011	\$ 21,988,011		
<b>Sales Tax Revenue</b>	<b>Columbus CG</b>	<b>Muscogee Schools</b>	<b>Total</b>	
Columbus CG LOST 1 & 2@ \$.02	\$ 439,760	\$ -	\$ 439,760	
Muscogee County Schools ESPLOST @ \$.01	\$ -	\$ 219,880	\$ 219,880	
Columbus CG TSPLOST @ \$.01	\$ 219,880	\$ 0	\$ 219,880	
Subtotal	\$ 659,640	\$ 219,880	\$ 879,520	
Estimated Hotel/Motel Tax @8%	\$ 349,933	\$ -	\$ 349,933	
<b>ESTIMATED TOTAL ANNUAL REVENUES TO:</b>				
Columbus Consolidated Government		\$ 1,807,382		
Muscogee County School District		\$ 1,302,867		
<b>TOTAL ANNUAL LOCAL TAX REVENUES</b>		<b>\$ 3,110,249</b>		

Sources: GA Dept. of Revenue; Columbus Tax Commissioner; Census Bureau; BAG

# TOTAL LOCAL REVENUES TO COLUMBUS AND MUSCOGEE SCHOOLS

Local Revenue from Riverfront Place



## SUMMARY RIVERFRONT PLACE'S LOCAL REVENUES

Property Taxes	Year 5	20 Years
Real Property Increment	\$ 1,957,164	\$ 41,413,254
Personal Property Increment**	\$ 195,716	\$ 4,141,325
Total Property Taxes	\$ 2,152,880	\$ 45,554,579
<b>Sales Taxes</b>		
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Over a 20-year period, Riverfront Place will generate for Columbus and Muscogee Schools, combined local revenues of:

- \$45.5 million in property taxes
- \$26.6 million in sales and hotel/motel taxes
- **\$72.1 million in total local revenues**



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### Local Revenues

- \$3.4 million in property, sales and hotel/motel taxes annually
- \$72.1 million in taxes over 20 years





# Appendix

# RIVERFRONT PLACE 20-YEAR LOCAL TAX REVENUE PROJECTION

## ESTIMATE TAD INCREMENTAL TAXES OVER 20 YEARS FROM RIVERFRONT PLACE

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Subtotal
<b>Property Taxes</b>											
Real Property Increment	\$ 1,880,796	\$ 1,899,604	\$ 1,918,600	\$ 1,937,786	\$ 1,957,164	\$ 1,976,735	\$ 1,996,503	\$ 2,016,468	\$ 2,036,633	\$ 2,056,999	\$ 19,677,287
Personal Property Increment**	\$ 188,080	\$ 189,960	\$ 191,860	\$ 193,779	\$ 195,716	\$ 197,674	\$ 199,650	\$ 201,647	\$ 203,663	\$ 205,700	\$ 1,967,729
Total Property Taxes	\$ 2,068,876	\$ 2,089,564	\$ 2,110,460	\$ 2,131,565	\$ 2,152,880	\$ 2,174,409	\$ 2,196,153	\$ 2,218,115	\$ 2,240,296	\$ 2,262,699	\$ 21,645,016
<b>Sales Taxes</b>											
Columbus Sales Taxes	\$ 659,640	\$ 666,237	\$ 672,899	\$ 679,628	\$ 686,424	\$ 693,289	\$ 700,222	\$ 707,224	\$ 714,296	\$ 721,439	\$ 6,901,297
Columbus Hotel Motel Taxes	\$ 349,933	\$ 353,432	\$ 356,966	\$ 360,536	\$ 364,141	\$ 367,783	\$ 371,461	\$ 375,175	\$ 378,927	\$ 382,716	\$ 3,661,071
Muscogee Schools Sales Taxes	\$ 219,880	\$ 222,079	\$ 224,300	\$ 226,543	\$ 228,808	\$ 231,096	\$ 233,407	\$ 235,741	\$ 238,099	\$ 240,480	\$ 2,300,432
Total Sales and H/M Taxes	\$ 1,229,453	\$ 1,241,748	\$ 1,254,165	\$ 1,266,707	\$ 1,279,374	\$ 1,292,168	\$ 1,305,089	\$ 1,318,140	\$ 1,331,322	\$ 1,344,635	\$ 12,862,801
<b>Total Local Revenues</b>	<b>\$ 3,298,329</b>	<b>\$ 3,331,312</b>	<b>\$ 3,364,625</b>	<b>\$ 3,398,271</b>	<b>\$ 3,432,254</b>	<b>\$ 3,466,577</b>	<b>\$ 3,501,242</b>	<b>\$ 3,536,255</b>	<b>\$ 3,571,617</b>	<b>\$ 3,607,334</b>	<b>\$ 34,507,817</b>
<b>Property Taxes</b>											
Real Property Increment	\$ 2,077,569	\$ 2,098,345	\$ 2,119,328	\$ 2,140,521	\$ 2,161,926	\$ 2,183,546	\$ 2,205,381	\$ 2,227,435	\$ 2,249,709	\$ 2,272,206	\$ 41,413,254
Personal Property Increment**	\$ 207,757	\$ 209,834	\$ 211,933	\$ 214,052	\$ 216,193	\$ 218,355	\$ 220,538	\$ 222,743	\$ 224,971	\$ 227,221	\$ 4,141,325
Total Property Taxes	\$ 2,285,326	\$ 2,308,179	\$ 2,331,261	\$ 2,354,573	\$ 2,378,119	\$ 2,401,900	\$ 2,425,919	\$ 2,450,178	\$ 2,474,680	\$ 2,499,427	\$ 45,554,579
<b>Sales Taxes</b>											
Columbus Sales Taxes	\$ 728,653	\$ 735,940	\$ 743,299	\$ 750,732	\$ 758,240	\$ 765,822	\$ 773,480	\$ 781,215	\$ 789,027	\$ 796,917	\$ 14,524,623
Columbus Hotel Motel Taxes	\$ 386,544	\$ 390,409	\$ 394,313	\$ 398,256	\$ 402,239	\$ 406,261	\$ 410,324	\$ 414,427	\$ 418,571	\$ 422,757	\$ 7,705,172
Muscogee Schools Sales Taxes	\$ 242,884	\$ 245,313	\$ 247,766	\$ 250,244	\$ 252,747	\$ 255,274	\$ 257,827	\$ 260,405	\$ 263,009	\$ 265,639	\$ 4,841,541
Total Sales and H/M Taxes	\$ 1,358,081	\$ 1,371,662	\$ 1,385,379	\$ 1,399,232	\$ 1,413,225	\$ 1,427,357	\$ 1,441,631	\$ 1,456,047	\$ 1,470,607	\$ 1,485,313	\$ 27,071,336
<b>Total Local Revenues</b>	<b>\$ 3,643,407</b>	<b>\$ 3,679,841</b>	<b>\$ 3,716,639</b>	<b>\$ 3,753,806</b>	<b>\$ 3,791,344</b>	<b>\$ 3,829,257</b>	<b>\$ 3,867,550</b>	<b>\$ 3,906,225</b>	<b>\$ 3,945,288</b>	<b>\$ 3,984,741</b>	<b>\$ 72,625,915</b>

\* assumes an annual growth of 1% in incremental value of development

\*\* assumes personal property at 10% of commercial real property value; city average 20%

Source: BAG



# TERMS AND LIMITING CONDITIONS

- **W.C. Bradley** information is the most current data available based on present plans and financial projections, subject to future changes as the development plans are refined and finalized.
- **Accuracy of Report:** Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions and other information developed by Bleakly Advisory Group (“BAG”) from its independent research efforts, general industry knowledge and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of the report. BAG assumes no responsibility to update the information after the date of the report. The research may contain prospective financial information, estimates or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described on our research and report and variations may be material. Therefore, no warranty or representation is made by BAG that any of the projected values or results contained in the work product from this assignment will actually be achieved.
- **Usage of Report:** The research product may not be used, in whole or in part, in any public or private offering of securities or other similar purpose by the client without first obtaining the prior written consent of BAG.

**Prepared by:**



**Bleakly**AdvisoryGroup

Since our founding in 2001, we have been focused on helping our clients understand how market and economic forces impact their development vision. Our advice is grounded in more than 25 years of experience in both consulting and implementation. As a result, we understand what it takes to make a development project a reality. Our clients include developers, land owners, investors, corporations, institutions, development corporations, public authorities and governments.

- Bleakly Advisory Group takes pride in providing our clients insightful, objective analyses based on a thorough understanding of market trends and their financial implications.
- Our analysis is rooted in the knowledge gained from completing assignments throughout Georgia and the southeastern US.
- We are a trusted advisor to our clients and are determined to go the extra mile in helping them achieve their objectives. Over half of our assignments are from returning clients who learned the value of our expertise.



**Bleakly**AdvisoryGroup

[www.bleaklyadvisory.com](http://www.bleaklyadvisory.com)

404-845-3550

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Uptown Tax Allocation District Fund Grant – Uptown Connection</b>
<b>AGENDA SUMMARY:</b>	Approval is requested for an Uptown Tax Allocation District (TAD) grant to RAM Broadway Hospitality, LLC to support the conversion of an existing alleyway adjacent to the new AC Marriott hotel into an interactive space for pedestrian traffic between Broadway and Front Avenue.
<b>INITIATED BY:</b>	<b>Planning Department</b>

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**Recommendation:** Authorize the City Manager to enter into negotiations with RAM Broadway Hospitality, LLC for the use of Uptown Tax Allocation District Funds to convert an existing alleyway into an interactive space for pedestrian traffic between Broadway and Front Avenue.

**Background:** RAM Broadway Hospitality, LLC is currently constructing a luxury boutique hotel at 1225 Broadway, which will have a restaurant and lounge. The 125 room facility with 109 parking spaces will be replacing the former Raymond Rowe building and warehouse. According to the applicants, this project is needed to not only to enhance the overall development of the hotel but also to meet the requirements AC Marriott in that the new hotel cannot “jut up against the wall of a neighboring building.” Without the separation of the alleyway between the proposed hotel and the surrounding properties, the hotel cannot meet the corporation’s requirement. The company is requesting a grant of \$1,764,000 from the Uptown Tax Allocation District Funds.

**Analysis:** The Columbus Tax Allocation District Committee has met and rated the request as Excellent. The application has met the “But For” test as required under state law and local TAD policies. A detailed report is attached for further review.

**Financial Considerations:** The payout of the \$1,764,000 would be over a period of time as determined during the negotiations. Funding would come from the Uptown Tax Allocation District Funds.

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



**Recommendation/Action:** Authorize the City Manager to enter into negotiations with RAM Broadway Hospitality, LLC for the use of Uptown Tax Allocation District Funds to convert and existing alleyway into an interactive space for pedestrian traffic between Broadway and Front Avenue.

## **RESOLUTION**

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

**A RESOLUTION AUTHORIZING A GRANT FROM THE UPTOWN TAX ALLOCATION DISTRICT FUND TO THE RAM BROADWAY HOSPITALITY, LLC., TO SUPPORT THE CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO INCLUDE CONSTRUCTION OF A WALKWAY TO CONNECT BROADWAY TO FRONT AVENUE FOR THE DEVELOPMENT KNOWN AS THE AC MARRIOTT HOTEL IN AN AMOUNT NOT TO EXCEED ONE MILLION SEVEN HUNDRED SIXTY-FOUR THOUSAND ONE HUNDRED DOLLARS (\$1,764,100); AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH SUCH ALLOCATION; AND FOR OTHER PURPOSES.**

**WHEREAS**, to encourage the redevelopment of the downtown area of the City known as Uptown Columbus, the Tax Allocation District (TAD) #3: Uptown was duly created by Council under Resolution No. 71-16, which was adopted March 8, 2016; and,

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

**WHEREAS**, the RAM Broadway Hospitality Company, LLC, has proposed to construct a new luxury hotel to be known as AC Marriott that will consist of 125 rooms, with 109 parking spaces, has applied for a grant from the Uptown TAD allocation fund for the conversion of an existing alleyway which will provide pedestrian connection from Broadway to Front Avenue, while allowing the hotel to meet the property separation between buildings as required by the hotel chain; and,

**WHEREAS**, the Project will significantly increase the property tax based in the Uptown TAD, increase the number of residential units, increase the amount of retail and office space while providing the necessary parking to support these proposed activities; and,

**WHEREAS**, the Columbus Tax Allocation Committee has reviewed the application from RAM Broadway Hospitality Company, LLC for the grant request as has found the Project to be within the scope of the River District Redevelopment TAD Redevelopment Plan, impactful and worthy of a grant from the Uptown TAD; and,

**WHEREAS**, the Council of Columbus, Georgia, after full review and consideration of the ratings of the Columbus Tax Allocation Committee has determined that it is in the best interest of the city to approve a Project Allocation from the Uptown TAD in an amount not to exceed One Million Seven Hundred Sixty-Four Thousand One Hundred Dollars (\$1,764,100).

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

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

**Section 2. Approval of Funding of the Project.** The Council of Columbus, Georgia hereby authorizes and approves the funding to RAM Broadway Hospitality Company, LLC (the “Developer”) from the Uptown TAD in an amount not to exceed One Million Seven Hundred Sixty-Four Thousand One Hundred Dollars (\$1,764,100) (the “Project Allocation”) upon the approval of the agreement by the Council, to fund the construction of an existing alleyway into a pedestrian walkway (the “Project”).

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

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

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

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_th day of February 2020 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

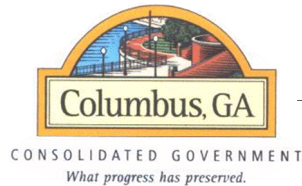
Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Thompson voting	_____.
Councilor Woodson voting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

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Sandra T. Davis, Clerk of Council

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B.H. “Skip” Henderson, Mayor



## Planning Department

### COLUMBUS TAX ALLOCATION DISTRICT COMMITTEE

#### Funding Request for Uptown Connection River District Tax Allocation District: Uptown (#3)

**PURPOSE:** To approve a grant up to \$1,764,100 from the Uptown TAD Fund to convert an existing alleyway into an interactive space, which will allow for pedestrian traffic to flow between Broadway and Front Avenue.

**PROJECT NAME:** Uptown Connection

**PROJECT OWNER:** RAM Broadway Hospitality, LLC

**LOCATION:** 1225 Broadway  
**Council District: 7 (Woodson) School District: 7 (Williams)**

**DESCRIPTION:** This is a vacant alleyway that borders 1241 Broadway (Brodley Theatre, LLC), 1239 Broadway (Beverage Holdings International LLC), 1237 Broadway (Mann Finance Holding Company, LLC), 1235 Broadway (WC Bradley Company), 1231 Broadway (1231 Broadway LLC, a JP Thayer Company), 1228 Front Avenue (RAM CRE, LLC), 1238 Front Avenue (RAM Broadway Hospitality, LLC), and 1225 Broadway (RAM Broadway Hospitality). The proposal is to convert the existing alleyway into an “interactive” space for pedestrian traffic to travel from Broadway to Front Avenue.

**BACKGROUND:** RAM Broadway Hospitality, LLC is currently constructing a luxury boutique hotel at 1225 Broadway, which will have a restaurant and lounge. The 125 room facility with 109 parking spaces will be replacing the former Raymond Rowe building and warehouse once stood.

According to the applicants, this project is needed to not only to enhance the overall development of the hotel but also to meet the requirements AC Marriott in that “its brand jut up against the wall of a neighboring building. Without the separation of the alleyway between the proposed hotel and the surrounding properties, the hotel cannot meet the corporation’s requirement.

P.O. Box 1340  
420 10th Street  
Columbus, Georgia 31902

Phone: 706-653-4116  
Fax: 706-653-4534  
Email: [CPCMPPO@columbusga.org](mailto:CPCMPPO@columbusga.org)  
[www.columbusga.com/mpo](http://www.columbusga.com/mpo)



**SOURCES  
AND USES:**

Sources	\$	%
Construction Debt	\$1,764,100	50%
Equity	0	0%
Federal Tax Credit Equity	0	0
State Tax Credit Equity	0	0
Other Equity	0	0
Deferred Developer Fee	0	0
<b>Tad Grant</b>	<b>\$1,764,100</b>	<b>50%</b>
Other Grants	0	0
<b>Total Construction Sources</b>	<b>\$3,528,200</b>	<b>100%</b>
Permanent Debt		0%
Equity		0%
Federal Tax Credit Equity		0%
State Tax Credit Equity		0%
Other Equity		0%
Deferred Developer Fee		0%
Tad Grant	\$1,764,100	100%
Other Grants		0%
<b>Total Permanent Sources</b>	<b>\$1,764,100</b>	<b>100%</b>
<b>Uses</b>		
Acquisition	0	0%
Hard Costs	\$1,450,000	82%
Contingency	0	0%
Soft Costs	\$45,000	3%
Developer Fee	0	0%
Financing Costs	\$269,100	15%
Operating Reserve	0	0%
Other	0	0%
<b>Total Uses</b>	<b>\$1,764,100</b>	<b>100%</b>

**“BUT FOR”  
TEST:**

Any consideration for projects receiving TAD funding must pass a “but for” test. Applicants must show that the project would not happen “but for” the requested TAD grant. Under this process, the applicant has stated that without the alleyway there can be no hotel due to the requirements of the hotel chain. The applicant goes on to state that:

“The TAD-funded alleyway will effectively revitalize this particular block on Broadway, which currently includes a few operating businesses as well as some vacant buildings. The hotel and the pedestrian-friendly alleyway linking Broadway to Front Avenue will increase the value of all surrounding properties and businesses, thus, raising the tax value of the surrounding properties. It follows that sales tax revenue will increase with Increased foot traffic at surrounding businesses. In addition, the hotel will bring lodgings tax revenue to Uptown Columbus. Without the TAD funding, there can be no interactive alleyway.”

**PROJECT IMPACT:**

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

Current Assessed Value	\$1,399,443
Estimated Market Value at Completion/Stabilization	\$27,500,000
Estimated Assessed Value at Completion/Stabilization	\$11,000,000
Potential net increase in Assessed Value	786%

**JOB CREATION:**

The applicant has stated that during the construction of the project it will generate 60 full-time construction workers for the development of the hotel. Upon completion of the project, it is estimated that 45 full-time employees will be employed at the hotel. The jobs will consist of customer service representatives, hospitality, managerial roles, and food and beverage.

**POTENTIAL  
BENEFITS:**

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

- Public access/amenities through the creation of an interactive alleyway for use by pedestrians and guests of the hotel.
- Will provide a link for pedestrians to surrounding businesses as well a, provide o link between Front Avenue and Broadway.
- Cleanliness of area: Currently, Nonic, owned by Beverage

Holdings International, LLC, is the only property owner using the alleyway to store food waste until the garbage trucks came to pick it up. However, with the construction of the hotel and its restaurant, as well as a potential restaurant opening at 1231 Broadway, there is no need for a better system to handle food by these generated by these businesses. A trash compactor funded by this TAO will solve these issues, and serve to keep food waste off the street and out of the alleyway. In addition, the Uptown BID has stated that it will take on the responsibility of ensuring the cleanliness of the alley.

**PROJECT  
TIMELINE:**

Start of construction - Mid-2020  
Initial occupancy - End-2022

**TAD  
COMMITTEE  
EVALUATION:**

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

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

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

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

- This improvement will continue to enhance the vacant spaces in the Uptown area as development continues into the 1200 block. This will develop an underutilized space
- This project is for public access and provides an enhanced connection between Broadway and Front Ave.
- This connection as it is in partnership with the hotel will provide for additional room capacity for the Convention and Trade Center and increased tourism capacity
- The likely opportunity to support an adjacent project that would increase property values and tax revenues.
- The likely opportunity to support an adjacent project with new jobs.
- The opportunity to redevelop an underutilized area.
- General overall enhancement of economic growth.
- Reducing blight in the area.
- This project will create 45 permanent jobs in the Uptown area.
- This project will increase the economic tax base for Columbus as well as the property values in the Uptown area. It supports the construction of property which should benefit our Trade Center's efforts in hosting more meetings/conferences in Columbus thus increases our sales tax revenue.
- Although there are no green building certifications related to this project, this project lends support to the alternative transportation efforts in Columbus by providing a safe, secure walkway from one block to another in the Uptown area.
- Project will help increase tax revenues for both the city and the school district.
- Project will provide needed restoration to this section of the Uptown area.
- Project will create and sustain new jobs for the community.

Upon approval of the resolution authorizing this funding request, City staff will begin negotiations for the use of the funds and the method to be used for the payout. Once these negotiations have been completed, they will be brought back for the Council's consideration and approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Jones", with a large, stylized initial "R" and "J".

Rick Jones, AICP  
Director of Planning

Attachments: Project location map  
Site Plan Development Renderings

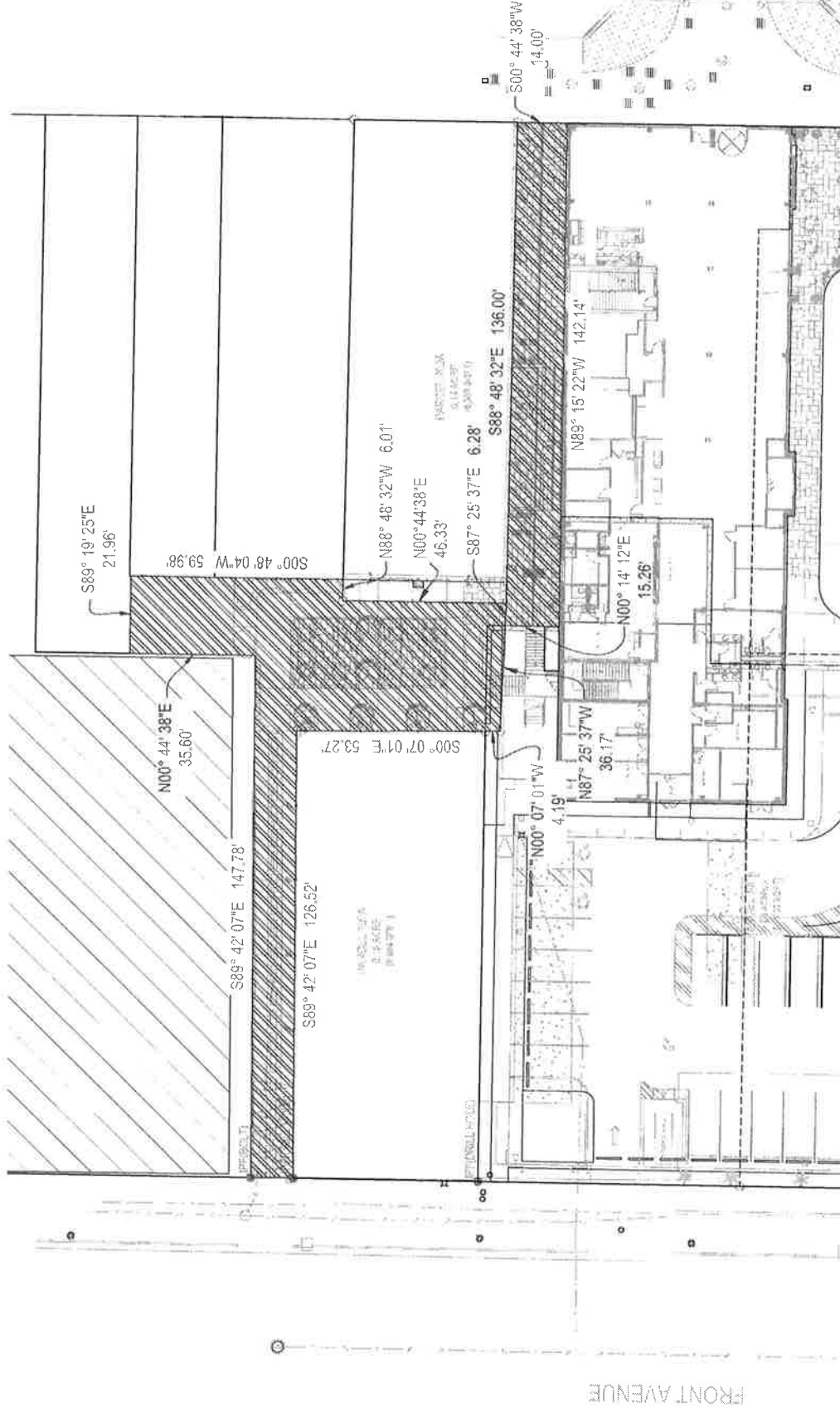


## **Site Plan, Development Renderings**

PROPOSED AREA FOR DEDICATION OF ALLEY-WAYS  
FOR PROPERTY LYING BETWEEN FRONT AVENUE & BROADWAY  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

**PRELIMINARY RELEASE**

(FOR REVIEW ONLY)  
SUBJECT TO ADDITIONS AND/OR CORRECTIONS  
DATE OF ISSUE: 2-1-2019



**PRELIMINARY RELEASE**

(FOR REVIEW ONLY)  
SUBJECT TO ADDITIONS AND/OR CORRECTIONS  
DATE OF ISSUE: 2-1-2019

**BARRETT-SIMPSON, INC.**  
ENGINEERS & LAND SURVEYORS  
708 17th STREET, AUSTIN, TX 78701 (PH) 512-261-2023 (FAX) 512-261-2449  
121 W. BROAD STREET, COLUMBUS, GA 31902 (PH) 334-697-4521 (FAX) 334-697-4525  
225 SOUTH 3rd STREET, OKLAHOMA CITY, OK 73101 (PH) 334-765-7025 (FAX) 334-765-7027



# AC CONNECTION

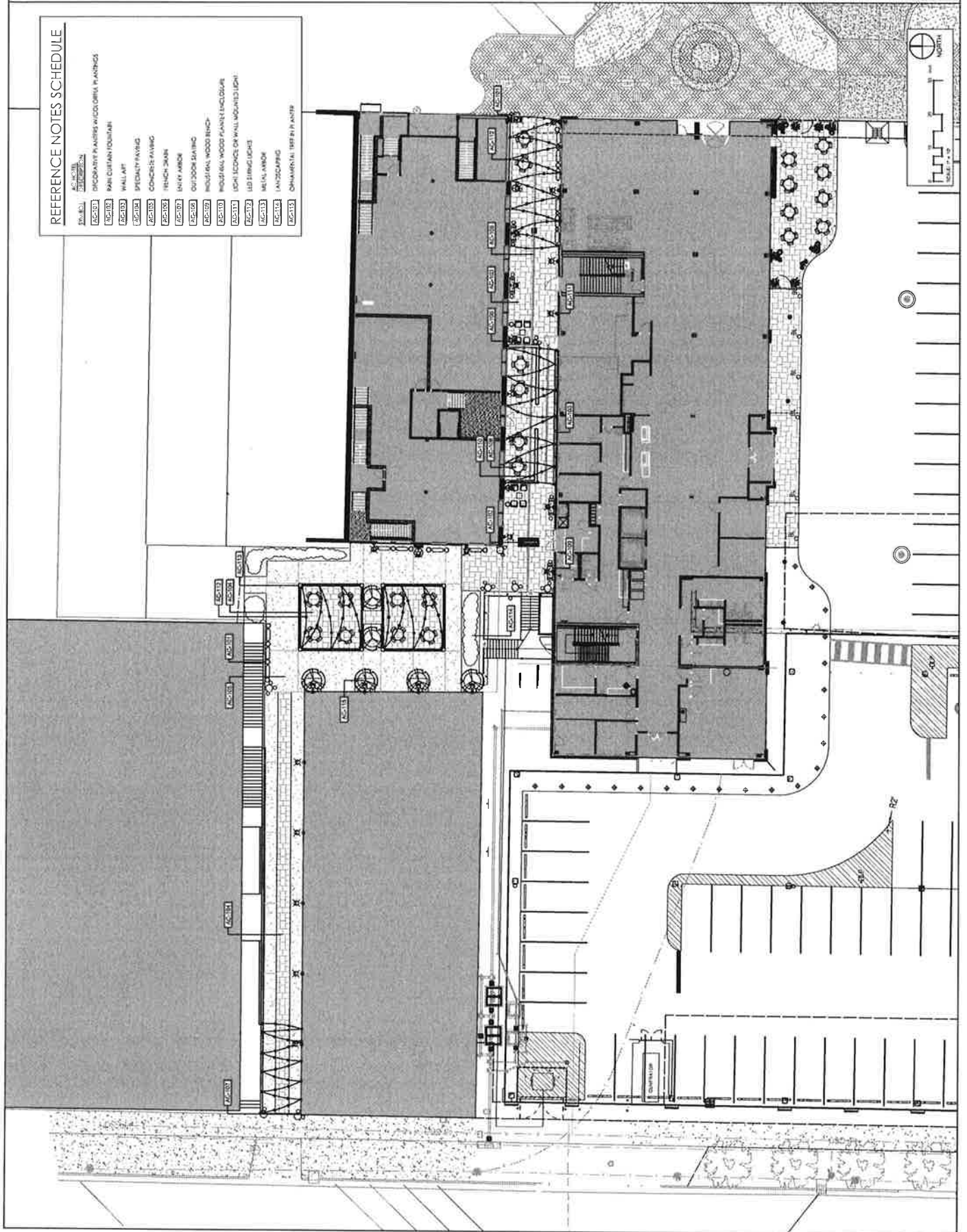
GUILLATTE  
H. ANDERSON, JR. AND OTHERS, EDITORS

[illegible]CONCEPTUAL  
LAYOUT

## CONCEPTUAL PLAN

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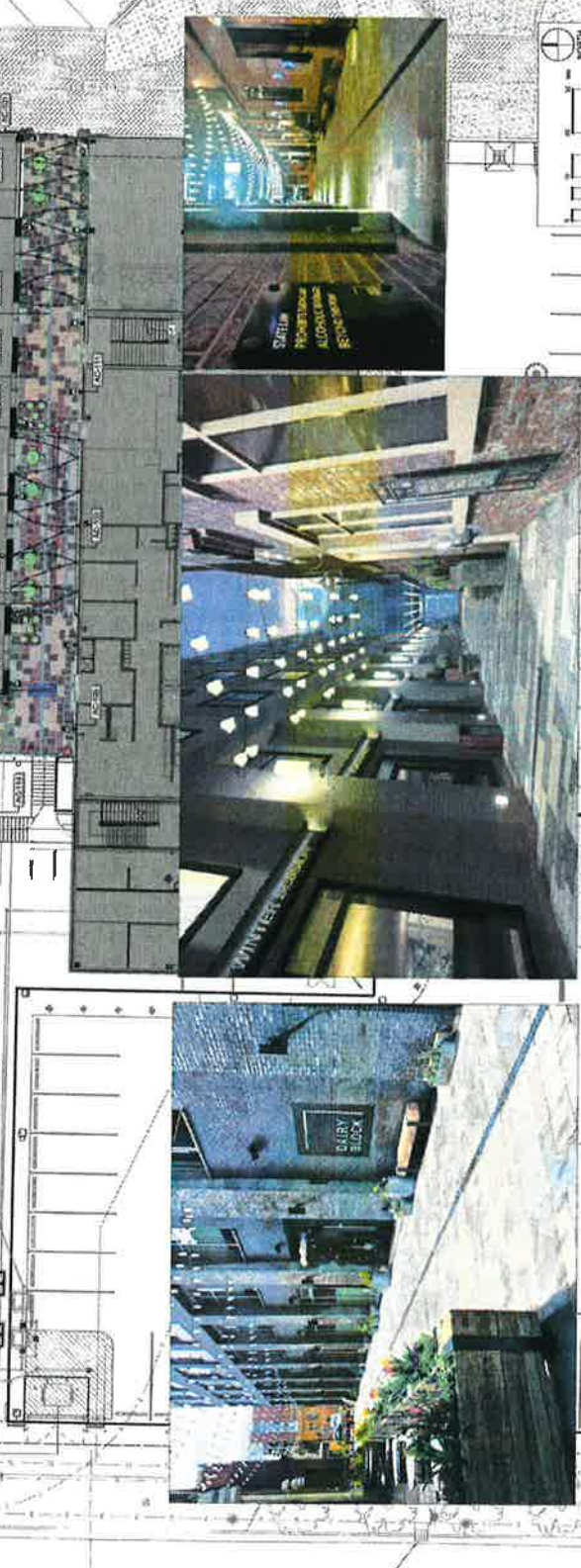
## REFERENCE NOTES SCHEDULE

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# REFERENCE NOTES SCHEDULE

ITEM#	DESCRIPTION
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**CONCEPTUAL LAYOUT**

DATE: 10/10/2018

PROJECT: MID-BLOCK ALLEY BETWEEN 12TH & 13TH BROADWAY

LOCATION: COLUMBUS, GEORGIA

SCALE: 1/8" = 1'-0"

**AC CONNECTION**

MID-BLOCK ALLEY BETWEEN 12TH & 13TH BROADWAY

COLUMBUS, GEORGIA

**CONCEPTUAL LAYOUT**

DATE: 10/10/2018

PROJECT: MID-BLOCK ALLEY BETWEEN 12TH & 13TH BROADWAY

LOCATION: COLUMBUS, GEORGIA

SCALE: 1/8" = 1'-0"

**CONCEPTUAL LAYOUT**

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DATE: 10/10/2018

PROJECT: MID-BLOCK ALLEY BETWEEN 12TH & 13TH BROADWAY

LOCATION: COLUMBUS, GEORGIA

SCALE: 1/8" = 1'-0"



**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Liberty Theatre</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to accept the Liberty Theatre. The revitalization of the Liberty Theatre will preserve this historic structure in the Liberty District. There will be minimal cost to accept the donation of the Liberty Theatre. The annual operating budget is anticipated to be \$150,000 for direct expenditures plus additional pass thru expenditures with the expectation for programming to offset the expenditures after the facility is revitalized. The facility will be programmed and managed by the existing staff of the Civic Center.
<b>INITIATED BY:</b>	<b>Community Reinvestment</b>

**Recommendation:** Approval is requested to accept the Liberty Theatre.

**Background:**

- On October 29, 2019, a presentation was made to City Council regarding the current condition of the Liberty Theatre and the request from the Liberty Theatre representatives to assume ownership. The former Mayor Pro Tem Pugh requested staff to assess the feasibility of the City assuming ownership of the Liberty Theatre.
- On February 25, 2020, a presentation was made to City Council regarding the findings of the assessment of the Liberty Theatre and an estimated budget to revitalize the facility of \$3 million.
- The mission of the facility is to promote African America heritage, cultural and intellectual activities for the benefit and enjoyment of all who live in and visit Columbus, Georgia

**Analysis:** The revitalization of the Liberty Theatre will preserve this historic structure in the Liberty District. There are grant opportunities available to the Liberty Theatre if the facility is owned by a municipality. The findings of the assessment include major roof issues, severe water damage, fire alarm and fire protection systems not in working condition, HVAC units at the end of their useful life, electrical system repairs needed, replacement of theater lighting and A/V, kitchen renovation needed, interior and exterior improvements needed, and other items.

**Financial Considerations:** There will be minimal cost to accept the donation of the Liberty Theatre. The annual operating budget is anticipated to be \$150,000 for direct expenditures plus additional pass thru expenditures with the expectation for programming to offset the expenditures after the facility is revitalized. The facility will be programmed and managed by the existing staff of the Civic Center. An option is to add an Event Coordinator to the Civic Center staff at a total cost of \$49,015. The City will not take responsibility for any outstanding liabilities for the Liberty Theatre.



**Legal Considerations:** Council must approve acceptance of the Liberty Theatre.

**Recommendation/Action:** Approval is requested to accept the Liberty Theatre.

**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE LIBERTY THEATRE.**

**WHEREAS**, the Liberty Theatre first opened its doors in 1924 as a segregated theatre where music legends performed; and,

**WHEREAS**, the Liberty Theatre closed in the 1970's due to decline and reopened after renovations in 1996; and,

**WHEREAS**, privately owned and operated by the Liberty Theatre Cultural Center Inc.; and,

**WHEREAS**, the Liberty Theatre is in need of revitalization; and,

**WHEREAS**, there is grant funding available if the facility was owned by a municipality; and,

**WHEREAS**, the City performed an assessment and estimated the renovation costs to be \$3 million; and,

**WHEREAS**, the Liberty Theatre has offered to donate the facility to the City.

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

That the City Manager is hereby authorized to accept the Liberty Theatre.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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



# **Liberty Theatre**

## **Operations & Programming**

**City Council**  
**March 10, 2020**



# Liberty Theatre



- **Our Priority** is to Maintain its Historical & Cultural Significance
- Continuation of the Liberty Theatre Brand
- City Council to appoint a Liberty Theatre Board



## Booking and Staffing

- Facility would **NOT** have day to day staffing
- **To Book an Event, Inquire about Booking or to Tour Facility**— we will provide a Liberty Theatre Telephone Number that would be placed on ALL Liberty Theatre Social Media sites, Websites and the Building as well.
- Will Link the Liberty Theatre and Civic Center Websites for easy access to information
- An Event Coordinator from the Civic Center would return the call to get you on your way to booking your event or touring the facility.





# Booking Your Event

- **Once Booked** – We will initiate a Contract between the Liberty Theatre and the Client which will include ALL associated cost for the event (Security, Custodial, Event Tech etc. as currently done at the Civic Center)
- Operations personnel will set up for the Event and Schedule the Clean up of the Event



# Ticketed Events

- All Ticketed Events will be handled through TicketMaster or the Civic Center's Box Office



***ticketmaster***





# Types of Events

- **Current Liberty Events:**

- In House Theatrical Productions
- VIP Night at the Liberty
- Receptions
- Meetings
- Community Thanksgiving Dinners
- Showtime at the Liberty
- Summer Arts Academy
- Madame CJ Walker Women in Business Expo
- Sewing Classes



# Prospective Events

- Continuation of Current Events
- Outdoor Summer Music Series
- Comedy Shows
- Smaller Trade Show Events



# Projected Operating Budget

- The annual operating budget is anticipated to be \$150,000 for direct expenditures plus additional pass thru expenditures with the expectation for programming to offset the expenditures after the facility is revitalized.
- **As an Option:** Fund an Event Coordinator (G15) at \$49,015 position for the Civic Center
- **The City will not take responsibility for any outstanding liabilities for the Liberty Theatre.**





**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Housing Authority of Columbus for Redevelopment of Chase Homes - Memorandum of Agreement</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to enter into a Memorandum of Agreement for the Redevelopment of Chase Homes with the Housing Authority of Columbus, Georgia and enter into a revised Memorandum of Agreement for the Redevelopment of the Booker T. Washington Apartments with the Housing Authority of Columbus, Georgia and execute other documents as required by HUD.
<b>INITIATED BY:</b>	<b>Community Reinvestment</b>

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**Recommendation:** Approval is requested to enter into a Memorandum of Agreement (MOA) for the Redevelopment of Chase Homes with the Housing Authority of Columbus, Georgia (HACG) and enter into a revised Memorandum of Agreement for the Booker T. Washington Apartments with the Housing Authority of Columbus, Georgia (HACG), and execute other documents as required by HUD.

**Background:**

- On May 31, 2013 Resolution No. 176-13 was passed which authorized the City Manager to enter into an agreement with the HACG to provide financial assistance to construct the Booker T. Washington Apartments.
- A Memorandum of Agreement was entered into on May 13, 2013 between the City and the HACG which the City agrees to contribute a sum of \$2.5 million to the development. At the time, the proposal was originally brought before Council to utilize the use of the Economic Development reserves and the General Fund-Fund Balance.
- The original agreement was for the city to pay the HACG \$400,000 per year for 5 years with a final payment of \$500,000 in the 6<sup>th</sup> year beginning in FY 2015.
- On May 26, 2015 Resolution No. 127-15 was passed which authorized the use of up to \$2.5 million in Community Development Block Grant (CDBG) funding for the Booker T. Washington development to offset the use of the Economic Development reserves and the General Fund-Fund Balance.
- It was determined there was approximately \$1.5 million of eligible site work construction that can be paid from CDBG funds.
- On July 12, 2016 Resolution No. 244-16 was passed to specify the use of CDBG funds and change the payment schedule to \$500,000 per year for 5 years beginning in FY 2016.
- The current balance due to the HACG is \$1 million from the General Fund reserves.
- The HACG has requested \$1 million of CDBG Funds for the redevelopment of Chase Homes to replace the \$1 million balance due on the Booker T. Washington redevelopment from the General Fund reserves.

- All other requirements of the original MOA for the Booker T. Washington redevelopment will remain unchanged.

**Analysis:** The redevelopment of the Chase Homes site and the revision to the Booker T. Washington MOA is in the best interest of the City and the HACG.

**Financial Considerations:** The sources of federal funding for the City's contribution towards this redevelopment will be the CDBG funds in the amount of \$1 million, \$250,000 per year for 4 years beginning in FY20.

**Legal Considerations:** Council must approve all revisions made to the MOA and to execute an MOA between the City of Columbus and the HACG.

**Recommendation/Action:** Approval is requested to enter into a Memorandum of Agreement (MOA) for the Redevelopment of Chase Homes with the Housing Authority of Columbus, Georgia (HACG) and enter into a revised Memorandum of Agreement for the Booker T. Washington Apartments with the Housing Authority of Columbus, Georgia (HACG), and execute other documents as required by HUD.

**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A REVISED MEMORANDUM OF AGREEMENT FOR THE BOOKER T. WASHINGTON REDEVELOPMENT WITH THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA AND A NEW MEMORANDUM OF AGREEMENT FOR THE CHASE HOMES REDEVELOPMENT FOR \$1 MILLION WITH THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA, AND EXECUTE REQUIRED HUD DOCUMENTS.**

**WHEREAS**, on May 31, 2013 Resolution No. 176-13 approved a Memorandum of Agreement for \$2.5 million with The Housing Authority of Columbus, Georgia for the Booker T. Washington Redevelopment; and,

**WHEREAS**, on May 26, 2015 Resolution No. 127-15 the City authorized the use of up to \$2.5 million in CDBG funding to offset the use of Economic Development reserves and General Fund-Fund Balance; and,

**WHEREAS**, on July 12, 2016 Resolution No. 244-16 the City revised the Memorandum of Agreement to adjust the payment schedule; and,

**WHEREAS**, the balance due on the Memorandum of Agreement for Booker T. Washington redevelopment is \$1 million; and,

**WHEREAS**, The Housing Authority of Columbus, Georgia is requesting support for the Chase Homes redevelopment of \$1 million in lieu of the balance owed on the Booker T. Washington redevelopment; and,

**WHEREAS**, all other requirements of the original MOA will remain unchanged.

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

That the City Manager is hereby authorized to enter into a revised Memorandum of Agreement for the Booker T. Washington redevelopment and enter into a new Memorandum of Agreement for the Chase Homes redevelopment, and execute other documents as may be required by HUD.

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

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

Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Thompson voting	_____.
Councilor Woodson voting	_____.

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Sandra T. Davis, Clerk of Council

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B.H. “Skip” Henderson, Mayor



## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (the “**Agreement**”), entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2020, by and between **The Housing Authority of Columbus, Georgia** (herein called the “**Authority**”) and the **City of Columbus, Georgia** (herein called the “**City**”).

### RECITALS

**WHEREAS**, the Authority (together with a private sector developer, New Affordable Housing Partners, LLC {Columbia Residential}) is engaged in the revitalization of the Chase Home public housing community (“**Chase**”) into a new mixed-income, mixed-use community called Mill Village; and

**WHEREAS**, the City is committed to the general revitalization of Chase and the portion of Columbus, Georgia known as the “Mill District”; and

**WHEREAS**, the revitalization of Chase will include the demolition of its current housing units, and the construction of the new Mill Village 102 one, two- and three- bedroom apartments (91 affordable/11 market rate). The development will also include a community center/leasing office, health center, playground, gazebo, and other site amenities.; and

**WHEREAS**, the Development is of enormous importance to the economic health of the City and the areas of the City known as Chase Homes and the Mill District; and

**WHEREAS**, as part of its contribution to the Development, the City has agreed to contribute the sum of One Million Dollars (\$1,000,000.00) of Community Development Block Grant (“CDBG”) funds to the Development as further described in this Agreement (the “Monetary Contribution”); and

**WHEREAS**, an owner entity controlled by the Authority was awarded Low-Income Housing Tax Credits (LIHTC) with a total development of \$19.5 million not inclusive of demolition, site work and relocation costs; and

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants hereinafter set forth and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto hereby agree as follows:

1. City Legislation and Funding.

The City represents and warrants that (i) pursuant to Resolution No. - \_\_\_\_\_, adopted by the City Council \_\_\_\_\_. 2020 and executed by the Mayor on \_\_\_\_\_, 2020, the City Manager is authorized to execute this Agreement and (ii) sufficient funds (\$1,000,000.00) are available

to fulfill its obligations hereunder to make the Monetary Contribution. The City has agreed to that \$1,000,000.00 of the Monetary Contribution shall be directed towards the Development's predevelopment activities, relocation, demolition, and public infrastructure to support the development.

2 City's Monetary Contribution.

a. Amount of Monetary Contribution. The City has agreed to contribute \$1,000,000.00 of the Monetary Contribution towards the Development's predevelopment activities, relocation, demolition and public infrastructure to support development. The Authority shall use the Monetary Contribution exclusively for costs and expenses incurred towards the Development to include demolition, public infrastructure/Riverwalk public access, builder's profit/overhead and professional services.

b. Schedule of Payments to Authority. The City hereby agrees to the following payment schedule to the Authority:

Fiscal Year 2020:	\$250,000.00
Fiscal Year 2021:	\$250,000.00
Fiscal Year 2022:	\$250,000.00
Fiscal Year 2023:	\$250,000.00

c. Disbursement. The City shall disburse the Monetary Contribution to the Authority as the work is performed to the extent outlined in the payment schedule in 2. b. above. The Authority shall submit a draw request to the City not more frequently than one time each calendar month. The draw request shall be in a form acceptable to the City and containing sufficient detail and with sufficient supporting documentation to permit the City to confirm that the work to be funded by the draw request has been performed. The supporting documentation shall include, without limitation, the Authority's affidavit indicating performance of the work being claimed, material stored on site and compliance with the requirements of the Contract; the civil engineer's/architect's certification by his signature that the work claimed for payment has been performed, material is stored on site and is in compliance with the Contract; copy of the Contractor's Payment request; copy of approved Change Orders pertinent to the payment request and lien waivers from all parties who may claim a lien on any asset of City for work performed in relation to the construction/infrastructure improvements. The City shall disburse such portions of the Monetary Contribution for each draw request within fifteen (15) business days after receipt of a properly completed draw request.

d. Acknowledgment of Purpose of the City Funds.

The purpose of the Monetary Contribution is to provide the Authority with sufficient funds for costs incurred as contemplated by the Development within the property boundaries of the Chase Homes site. The Monetary Contribution has not been planned or budgeted for any additional construction or infrastructure improvements.

The City acknowledges that if the Authority does not receive distributions in a timely manner, then the Authority may become liable for, or subject to, liens, fines, penalties and other monetary damages in connection with unpaid construction costs incurred with respect to the Development. Accordingly, the City agrees to indemnify and hold harmless the Authority from any damages, losses, expenses, liens, penalties or fines incurred or caused by reason of the City's failure to provide fully and timely distributions of the Monetary Contribution to the Authority as provided in the preceding paragraph.

4. Dedication of Public Improvements to City

As the Development is progressively completed, or at such earlier time as may be practicable relative to the construction schedule for the construction and infrastructure improvements, the Authority, as appropriate, shall cause the portion of the Development such as the infrastructure improvements (the "Infrastructure Improvements") to be dedicated to the City, and the City shall accept such dedication, subject to said improvements having been completed in accordance with City requirements and standards. When the Infrastructure Improvements have been dedicated to the City it shall be the responsibility of the City to ensure that the Infrastructure Improvements are maintained and repaired to appropriately service the new Mill Village community.

5. Default; Force Majeure

a. Event of Default. The following events shall constitute an event of default if not cured, or if immediate action is not taken to cure and diligently pursued, within thirty days of written notice (or such longer period stated in said notice) thereof by the non-defaulting party ("**Event of Default**"): (i) any representation made by the Authority or the City in, pursuant to, or in connection with this Agreement proves to be untrue or incorrect in any material respect as of the date made; or (ii) the Authority or the City breaches any material covenant, warranty or obligation set forth in this Agreement.

b. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party may terminate this Agreement or take such measures as may be lawful. The rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the time or at different times, of any other such remedies for the same Event of Default by the other party.

c. Force majeure. Notwithstanding anything to the contrary contained herein, the Authority shall not be considered in breach of its obligation to perform the Infrastructure Improvements work in the event of a delay in the performance of such obligation due to causes beyond its control and without its fault or negligence, including, but not restricted to, delays of the other Party in meeting its obligations hereunder, acts of God or public enemy, fires, floods, epidemics, quarantine restrictions, strikes or labor disputes, freight embargoes, unusually severe weather, archaeological discoveries, delays of subcontractors or suppliers at any tier arising from causes beyond the control and without the fault or negligence of the Authority, litigation, and delays caused by unavailability of materials.

6. Miscellaneous.

- a. Insurance. The Authority and its contractors shall maintain such property, casualty, fire, hazard and liability insurance as the City may reasonably require and on all such insurance policies, the City shall be named as an additional insured as its interests may appear. The Authority and the City hereby acknowledge that the cost of such insurance will be considered a cost of the Development.
- b. Indemnity. To the extent that the Authority is the beneficiary of any indemnifications made by any contractor, subcontractor or supplier in connection with the construction/infrastructure improvements work, the Authority agrees to indemnify and hold harmless the City, its officers, agents and employees from any and all losses, expenses, demands and claims (collectively, “Losses”) against the City, its officers, agents and employees sustained or alleged to have been sustained in connection with or as a result from the gross negligence or willful misconduct of the Authority in performing the Development; provided, that any claim for indemnification must be submitted to the Authority within thirty (30) days of the date on which the City becomes aware that a Loss is sustained or alleged to be sustained by the City. Any indemnification or obligation to indemnify under this paragraph is expressly limited to any insurance proceeds received by the Authority from liability insurance required under this Agreement and to any amounts received by the Authority from contractors, subcontractors or suppliers as a result of indemnifications. In the event it is determined that a Loss which was alleged to have been sustained by the City was not actually sustained, the City shall refund to the Authority any amounts paid to it by the Authority or on behalf of the Authority pursuant to this Section 5.b. This indemnification shall expire two years from the date of the completion of the Development.
- c. Excess Costs. Notwithstanding anything to the contrary contained in this Agreement, the City shall have no responsibility to make any monetary contributions to fund construction costs related to the Development in any amount in excess of the Monetary Contribution. In the event the existing infrastructure systems outside the legal property boundaries of the Chase Homes revitalization site are inadequate or deficient for the purpose of making operational the Development and the Infrastructure Improvements, then the City shall be responsible for the additional financial burden beyond the scope of the Monetary Contribution to ensure correction of identified inadequacies and deficiencies (“**Additional Work**”) and any such Additional Work shall be performed under an additional Construction Contract between the City and an additional Contractor. The City will ensure that such Additional Work shall be performed with all necessary due diligence to ensure compliance with the completion schedule for the Development.
- d. Monitoring Activities. The Authority agrees that the City may carry out inspection, monitoring, evaluation and auditing activities concerning the performance of the Development and the Infrastructure Improvements work as the City deems reasonably necessary. Notwithstanding the foregoing, the City may enter the site of the Development during normal business hours without advance notice for the purpose of conducting inspections to assure itself of the Authority’s compliance with the obligations under this Agreement.

e. Records. The Authority and its contractors shall maintain such records and accounts related to the Development as are deemed reasonably necessary by the City. Upon receipt of five business days prior written notice from the City, the Authority shall permit representatives of the City, at the City's sole cost and expense, to have full access to and the right to examine any books, documents, papers and records involving the performance of the work related to the Development during normal business hours at the Authority's central office. The Authority's obligation to maintain such records and accounts and the City's right to examine any books, records or other documents shall expire five years after the date of the completion of the Infrastructure Improvements. A formal set of as-built documents will be conveyed to the City at the completion of the Development.

f. Notices. Notices and reports described herein shall be delivered or sent to the parties as follows.

To the Authority: Chief Executive Officer  
Housing Authority of Columbus, Georgia  
1000 Wynnton Rd.  
Columbus, Georgia 31906  
Attn: J. Len Williams  
Fax: (706) 571-2864  
Tel: (706) 571-2807

With a copy to: Page, Scrantom, Sprouse, Tucker and Ford P.C.  
P.O. Box 1199  
Columbus, GA 31902  
Attn: James Clark  
Fax: (706) 323-7519  
Tel: (706) 243-5619

To the City: City Manager  
Columbus Consolidated Government  
P. O. Box 1340  
Columbus, Georgia 31902-1340  
Attn: Isaiah Hugley  
Tel: (706) 653-4029

With a copy to: City Attorney  
Columbus Consolidated Government  
P. O. Box 1340  
Columbus, Georgia 31902-1340



Attn: Clifton Fay  
Tel: (706) 653-4025

g. Severability. If any term or other provision of this Agreement is invalid, illegal or incapable of being enforced by any law or by reason of public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect so long as the economic or legal substance of these transactions contemplated hereby is not affected in any manner materially adverse to either party.

h. Entire Agreement; Amendment; Waiver; Counterparts. This Agreement constitutes the entire agreement between the parties; it supersedes any prior agreement or understandings between them, oral or written, with respect to the matters addressed herein, all of which are hereby canceled. This Agreement may not be amended or modified except by an instrument in writing signed by both parties hereto. Waiver of any term or condition of this Agreement shall be effective only if in writing and shall not be construed as a waiver of any subsequent breach or waiver of the same term or condition, or a waiver of any other term or condition of this Agreement. This Agreement may be executed in one or more counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.

i. Compliance with Federal Laws and Regulations. In the performance of the services under this Agreement, the Authority shall comply with, and cause its contractors to comply with, all applicable statutes, ordinances, regulations, and rules of the Federal Government.

**IN WITNESS WHEREOF**, the City and the Authority have executed this Agreement and caused their seals to be affixed and attested as of the day and year first above written.

(Signatures on following page)

THE HOUSING AUTHORITY OF  
COLUMBUS, GEORGIA

By: \_\_\_\_\_  
J. Len Williams  
Chief Executive Officer

Witness:

(SEAL)

---

CITY OF COLUMBUS, GEORGIA

By: \_\_\_\_\_ (SEAL)

Name: Isaiah Hugley

Title: City Manager

Attest:

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Sandra T. Davis  
Clerk of Council

Approved as to Form:

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Clifton C. Fay  
City Attorney



**AMENDMENT TO THE MEMORANDUM OF AGREEMENT BETWEEN**

**CITY OF COLUMBUS, GEORGIA  
AND  
THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA**

The City of Columbus, Georgia (the “City”) and the Housing Authority of Columbus, Georgia (“HACG”) (hereinafter referred to as the “Parties”),

In view of the continuing need for cooperation, have agreed to amend the Memorandum of Agreement signed May 31, 2013 (the “MOA”), amended on May 25, 2015 and July 12, 2016, in order to reduce the funding allocated to the Booker T. Washington project.

**1. City Legislation and Funding**

The total amount paid of \$1.5 million to the HACG will constitute payment in full on the Booker T. Washington project.

**2. City Monetary Contribution**

a) Amount of Monetary Contribution

The City has agreed to pay a total of \$1.5 million to the HACG.

b) Schedule of Payments to Authority

FY2016: \$500,000

FY2017: \$500,000

FY2018: \$500,000

FY2019: \$0

FY2020: \$0

All other provisions of the MOA, unless mentioned otherwise in this Agreement, shall remain in full force and effect.

This Amendment shall be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2020.

The Housing Authority of Columbus, Georgia

\_\_\_\_\_  
J. Len Williams

Chief Executive Officer

Witness:

(Seal)

\_\_\_\_\_  
City of Columbus, Georgia

Isaiah Hugley  
City Manager

Attest:

Authorized by Resolution No. \_\_\_\_\_

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Sandra T. Davis  
Clerk of Council

Approved as to Form:

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Clifton C. Fay  
City Attorney



**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Abandonment of a 10' Drainage and Utility Easement</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to execute a Quit Claim Deed in order to Abandon the 10' Drainage and Utility Easement located on the rear portion running along the entire length of the western property line of Parcel "F" also known as 519 Wilder Drive. Homeowners of 519 Wilder Drive is requesting to have the entire 10' drainage and utility easement be abandoned in order to construct an addition to the rear of their home. The Engineering Department has found no present or future use of existing easement.
<b>INITIATED BY:</b>	Engineering Department

**Recommendation:** Approval is requested to execute a Quit Claim Deed to Brenda M. and Alvin Day for abandonment of a 10' drainage and utility easement located on the rear portion running along the entire length of the western property line of Parcel "F" as shown on Survey of Parcel D, E, & F of Tract 1, also known as 519 Wilder Drive, with a distance of 89.20 feet.

**Background:** Homeowners Brenda M and Alvin Day submitted a request in order to build an addition onto their home which is adjacent to the property known as Parcel "F" as shown on Survey of Parcel D, E, & F of Tract 1, also known as 519 Wilder Drive. At that time, they were notified that the structure addition fell into an existing 10' drainage and utility easement running along the entire length of the western property line 89.20 feet as shown highlighted on Exhibit A.

**Analysis:** Brenda M. and Alvin Day owners of 519 Wilder Drive submitted a request to the Engineering Department requesting the entire 10' drainage and utility easement be abandoned in order to construct an addition to the rear of their home located on an adjacent lot at 516 Parkwood Drive. After checking with the utility companies, it is in agreement that the entire existing 10' easement along the western property line for 89.20 feet can be abandon. The Engineering Department has found no present or future use of existing easement. The remainders of all utility easements of record in effect and providing with as required by the applicable utility companies will be required for unknown utilities, repealing any conflicting ordinances, and for other purposes.

**Financial Considerations:** None

**Legal Considerations:** The Council must approve the action by resolution.

**Recommendation/Action:** Approval is requested to execute a Quit Claim Deed to Brenda M. and Alvin Day for abandonment of a 10' drainage and utility easement located on the rear portion running along the entire length of the western property line of Parcel "F" as shown on

Survey of Parcel D, E, & F of Tract 1, also known as 519 Wilder Drive, with a distance of 89.20 feet

## **A RESOLUTION**

**NO.**

**A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A QUIT CLAIM DEED TO BRENDA M AND ALVIN DAY FOR THE EXISTING DRAINAGE AND UTILITY EASEMENT AS SHOWN LOCATED AT 519 WILDER DRIVE AS SHOWN ON EXHIBIT A, PARCEL “F” SURVEY OF PARCEL D, E, AND F OF TRACT 1 ON BEHALF OF COLUMBUS, GEORGIA.**

**WHEREAS**, a ten (10) foot wide existing drainage and utility easement located on the entire length of the western property line of Parcel “F” with a distance of 89.20 feet as shown on Exhibit “A” Survey of Parcel D, E, and F of Tract 1 was requested to be abandon in order to construct an addition to the rear of the existing home located on an adjacent property; and,

**WHEREAS**, the aforementioned ten (10) foot drainage and utility easement is not in use and has been formally abandoned by all parties concerned; and,

**WHEREAS**, Columbus, Georgia has no other use for the aforementioned ten (10) foot drainage and utility easement. The remainders of all drainage and utility easements of record remain in effect and providing appropriate width as required by the applicable utility companies will be required for unknown utilities, repealing any conflicting ordinances, and for other purposes.

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

That the City Manager is hereby authorized to execute a quit claim deed to Brenda M and Alvin Day for the existing ten (10) foot drainage and utility easement running 89.20 feet along the entire length of the western property line of Parcel “F” shown on Exhibit “A” Survey of Parcel D, E, and F of Tract 1 in order to construct an addition to the existing home on an adjacent lot.

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

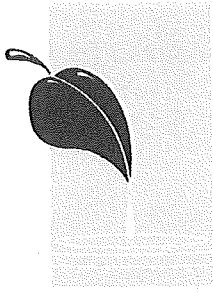
Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Thompson voting	_____.
Councilor Woodson voting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

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Sandra T. Davis, Clerk of Council

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B.H. “Skip” Henderson, Mayor



# Columbus Water Works

*Serving our Community  
Protecting the Environment*

January 30, 2020  
Columbus Consolidated Government-Engineering Department  
Attn: Donna Newman  
Director of Engineering  
420 10<sup>th</sup> Street  
Columbus, Georgia 31901

Location: 519 Wilder Drive and 516 Parkwood Drive  
Reference: Existing Drainage and Utility Easement

To Whom It May Concern:

Columbus Water Works has no existing utilities or plans for any future utilities within the existing Drainage and Utility Easement. This easement is shown on survey of Parcel D, E & F of tract 1 dated July 18, 1979 and recorded in plat book 70 Folio 60. Also shown on section one Parkwood Subdivision running North South behind lots 3,4 & 5 Block B.

Please call me at (706) 649-3472 if you have any questions regarding this matter. Thank You.  
Sincerely,

ENGINEERING DIVISION  
COLUMBUS WATER WORKS

Howard W. Shiver  
Construction Inspection Manager  
hshiver@cwvwa.org



January 30, 2020

Alvin Day  
516 Parkwood Drive  
Columbus, GA

RE: Drainage & Utility Easement Abandonment -516 Parkwood Drive and 519  
Wilder Drive

Dear Mr. Day,

In reference to the above property and your request, Liberty Utilities has **"NO"** current use or foreseen use in the future for the above utility easement located at the respective rear of each property. Therefore, we have no objections to your request regarding above referenced utility easement.

If further information is needed, please call 706-478-1830.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Ricks", with a stylized flourish at the end.

Matt Ricks, P.E.  
Sr. Manager – Engineering  
Liberty Utilities  
2300 Victory Drive  
Columbus, GA 31901  
Email: [Matt.Ricks@libertyutilities.com](mailto:Matt.Ricks@libertyutilities.com)





3610 Gentian Blvd  
Columbus, GA 31907

Mr. Alvin Day  
516 Parkwood Dr  
Columbus, GA

RE: 516 Parkwood Dr and 519 Wilder Dr Utility Easement

Dear Mr. Day,

This letter will serve as confirmation that Georgia Power claims no interest in the Property pursuant to the "Drainage & Utility Easement" shown on the eastern boundary of the 516 Parkwood Dr, Lot 3 Property on attached portion of plat. Georgia Power also claims no interest in the Property pursuant to the "Drainage & Utility Easement" show on the western boundary of Lot 3F Property on the attached portion of the plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan L. White", with a long, sweeping horizontal line extending to the right.

Susan L. White  
Engineering Supervisor  
Georgia Power Company  
706.321.3305  
suwhite@southernco.com



Release of Easement –

Wow! Cable releases the rear easement on property 516 Parkwood Drive and 519 Wilder Dr.

Thank you

Ricky Harvill

Construction Coordinator

Cell 706-617-4263



January 31, 2020

Alvin Day  
516 Parkwood Drive  
Columbus, GA

**Re: Drainage and Utility Easement Abandonment-516 Parkwood Drive and 519  
Wilder Drive**

Dear Mr. Day:

In reference to the above property and your request, AT&T has no current use or foreseen use in the future for the above referenced easement. AT&T has no objection to abandon this easement.

Please let me know if you need any further clarification on this matter.

Sincerely,

Mike Mobley

Mike Mobley  
Manager - OSPE

**Jack Jordan**

---

Release of Easement-

Mediacom Releases the Rear Easement on Property 516 Parkwood Dr. and 519 Wilder Dr.

Thanks,

Brooks Jordan

Broadband Specialist | Construction

W: 706-568-8292 Ext. 3214 | C: 249-7765

6700 Macon Rd, Columbus, GA 31907

[jjordan@mediacomcc.com](mailto:jjordan@mediacomcc.com)





---

January 24, 2020

Alvin Day  
516 Parkwood Drive  
Columbus, Georgia 31907

Dear Mr. Day,

Georgia Public Broadcasting (GPB) is the owner of a vacant lot, Land Lot 20, that is next to your property on Parkwood Drive in Muscogee county.

It is our understanding that you are adding an addition to your home and that you require a letter from GPB in reference to the drainage from your back yard. We understand that the drainage in your back yard that flows along the fence line with GPB and several other properties does not interfere with GPB's property. We have no objection to the work being done at your home.

Please let me know if you have any questions. I can be reached by email at [elaprade@gpb.org](mailto:elaprade@gpb.org) or by phone at (404) 685-2619.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth M. Laprade". The script is cursive and fluid.

Elizabeth Laprade  
CFO

cc: Bert Wesley Huffman, Senior Vice President and Chief Development Officer

## **Terry Sizemore**

---

**From:** Farhad Alifarhani  
**Sent:** Tuesday, February 4, 2020 11:40 AM  
**To:** Terry Sizemore  
**Subject:** 516 Parkwood Dr and 519 Wilder Drive

I met with Mr. Day at the above referenced sites and determine no specific drainage easement would be necessary for these two locations. The runoff from his adjacent property (higher ground) is in a sheet-flow condition and does not require an easement.

### **Farhad Alifarhani, P.E., CFM**

Assistant Engineering Director/Traffic Engineering Manager  
Columbus Consolidated Government  
Engineering Department  
420 10<sup>th</sup> Street  
Columbus, Georgia 31901  
Tel: 706-653-4441, Cell: 706-225-3961



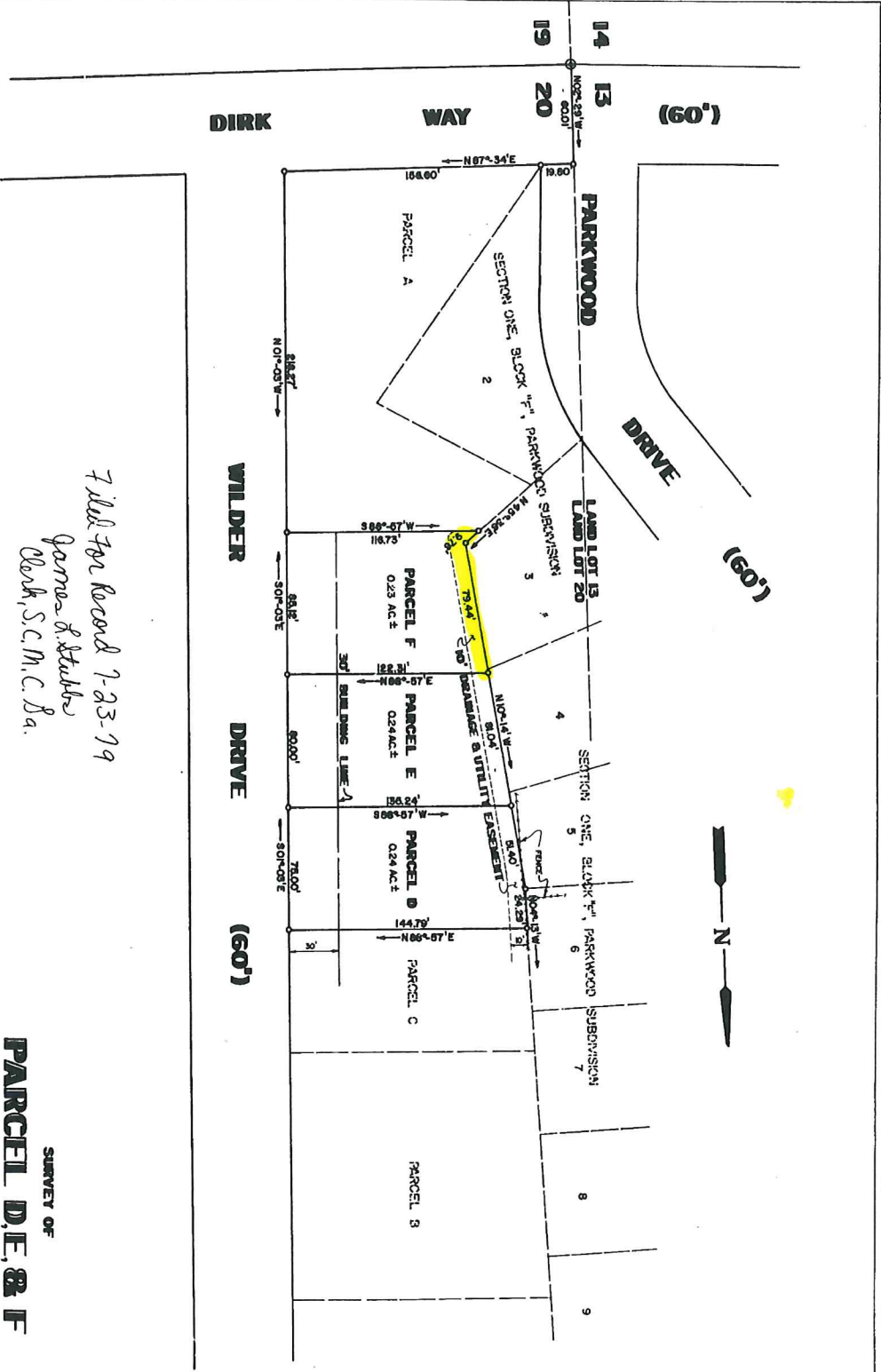
**We do amazing.**



# Exhibit "A"

## PLAT 70 MUSCOGEE BOOK COUNTY

RECORDED IN PLAT BOOK 70 FOLIO 60



7 lib for Record 7-23-79  
James A. Stubbins  
Columbia, S.C. M.C. 84.

### SURVEY OF PARCEL D, E, & F OF TRACT I

LYING IN LAND LOT 20, 9th DISTRICT  
COLUMBIA, MUSCOGEE COUNTY, GEORGIA

Scale: 1"=40' July 18, 1979

ENNIS AND COMPANY, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
COLUMBIA, GEORGIA

IN WITNESS WHEREOF, I, the Surveyor, have hereunto set my hand and the seal of my office, this 18th day of July, 1979.  
James A. Stubbins  
Surveyor

IN WITNESS WHEREOF, I, the Surveyor, have hereunto set my hand and the seal of my office, this 18th day of July, 1979.  
James A. Stubbins  
Surveyor

IN WITNESS WHEREOF, I, the Surveyor, have hereunto set my hand and the seal of my office, this 18th day of July, 1979.  
James A. Stubbins  
Surveyor

IN WITNESS WHEREOF, I, the Surveyor, have hereunto set my hand and the seal of my office, this 18th day of July, 1979.  
James A. Stubbins  
Surveyor

# QUIT CLAIM DEED

***The State of Georgia, MUSCOGEE County:***

***KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE AND/NO 100 dollars***

***to us in hand paid by Brenda M & Alvin Day the***

***receipt whereof is hereby acknowledged, we do remise, release, quit claim and convey to the said Brenda M & Alvin Day all our right, title, interest and claim, in or to the following described land, to-wit:***

*All that tract or parcel shown as a ten (10) foot drainage and utility easement that is located on the rear portion running along the entire length of the western property line of Parcel "F" with a distance of 89.20 feet as shown on Plat Labeled Survey of Parcel D, E, and F of Tract 1, Lying in Land Lot 20, 9<sup>th</sup> District Columbus, Muscogee County, Georgia as shown upon survey of said property made by Ennis and Company, Inc. dated July 18, 1979. Said plat is being filed with quitclaim and by reference herewith made part of.*

*Also providing that the remainders of all utility easements of record remain in effect and providing appropriate width as required by the applicable utility companies will be required for unknown utilities, repealing any confliction ordinances, and for other purposes.*

*Witness \_\_\_\_\_ hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_*

*Signed, sealed and delivered in the presence of:*

*Columbus Consolidated Government*

\_\_\_\_\_  
*NOTARY PUBLIC (SEAL REQUIRED)*

BY: \_\_\_\_\_  
*ISIAAH HUGLEY, CITY MANAGER*

BY: \_\_\_\_\_  
*WITNESS*

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Abandonment of a 10' Drainage and Utility Easement – 516 Parkwood Drive</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to execute a Quit Claim Deed in order to Abandon the 10' Drainage and Utility Easement located on the rear portion running along the entire length of the eastern property line of Lot 3 Block F located in Section One, Parkwood Subdivision also known as 516 Parkwood Drive. The homeowner of 516 Parkwood Drive is requesting to have the entire 10' drainage and utility easement be abandoned in order to construct an addition to the rear of the home. The Engineering Department has found no present or future use of existing easement.
<b>INITIATED BY:</b>	Engineering Department

**Recommendation:** Approval is requested to execute a Quit Claim Deed to Brenda M. Day for abandonment of a 10' drainage and utility easement located on the rear portion running along the entire length of the eastern property line of Lot 3 Block F located in Section One, Parkwood Subdivision also known as 516 Parkwood Drive with a distance of 76.99 feet.

**Background:** Homeowner Brenda M Day submitted a request in order to build an addition onto the home known as Lot 3 Block F located in Section One, Parkwood Subdivision also known as 516 Parkwood Drive. At that time she was notified that the structure addition fell into an existing 10' drainage and utility easement running along the entire length of the eastern property line 76.99 feet as shown highlighted on Exhibit A.

**Analysis:** Brenda M. Day owner of 516 Parkwood Drive submitted a request to the Engineering Department requesting the entire 10' drainage and utility easement be abandoned in order to construct an addition to the rear of the home. After checking with the utility companies, it is in agreement that the entire existing 10' easement along the western property line running 76.99 feet can be abandoned. The Engineering Department has found no present or future use of the existing easement. The remainders of all utility easements of record in effect and providing with as required by the applicable utility companies will be required for unknown utilities, repealing any conflicting ordinances, and for other purposes.

**Financial Considerations:** None

**Legal Considerations:** The Council must approve the action by resolution.

**Recommendation/Action:** Authorizing the City Manager to execute a Quit Claim Deed to Brenda M. Day for abandonment of a 10' drainage and utility easement located on the rear portion running along the entire length of the eastern property line of Lot 3 Block F located in

Section One, Parkwood Subdivision also known as 516 Parkwood Drive, with a distance of 76.99 feet.

**A RESOLUTION**

**NO.**

**A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A QUIT CLAIM DEED TO BRENDA M. DAY FOR THE EXISTING DRAINAGE AND UTILITY EASEMENT AS SHOWN LOCATED AT 516 PARKWOOD DRIVE AS SHOWN ON EXHIBIT A, LOT 3, BLOCK F LOCATED IN SECTION ONE, PARKWOOD SUBDIVISION ON BEHALF OF COLUMBUS, GEORGIA.**

**WHEREAS**, a ten (10) foot wide existing drainage and utility easement located on the entire length of the eastern property line of Lot 3, Block F with a distance of 76.99 feet as shown on Exhibit “A” Section One, Parkwood Subdivision was requested to be abandon in order to construct an addition to the rear of the existing home; and,

**WHEREAS**, the aforementioned ten (10) foot drainage and utility easement is not in use and has been formally abandoned by all parties concerned; and,

**WHEREAS**, Columbus, Georgia has no other use for the aforementioned ten (10) foot drainage and utility easement. The remainders of all drainage and utility easements of record remain in effect and providing appropriate width as required by the applicable utility companies will be required for unknown utilities, repealing any conflicting ordinances, and for other purposes.

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

That the City Manager is hereby authorized to execute a quit claim deed to Brenda M Day for the existing ten (10) foot drainage and utility easement running 76.99 feet along the entire length of the eastern property line of Lot 3, Block F shown on Exhibit “A” Section One, Parkwood Subdivision in order to construct an addition to the existing home.

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

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

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Sandra T. Davis, Clerk of Council

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B.H. “Skip” Henderson, Mayor

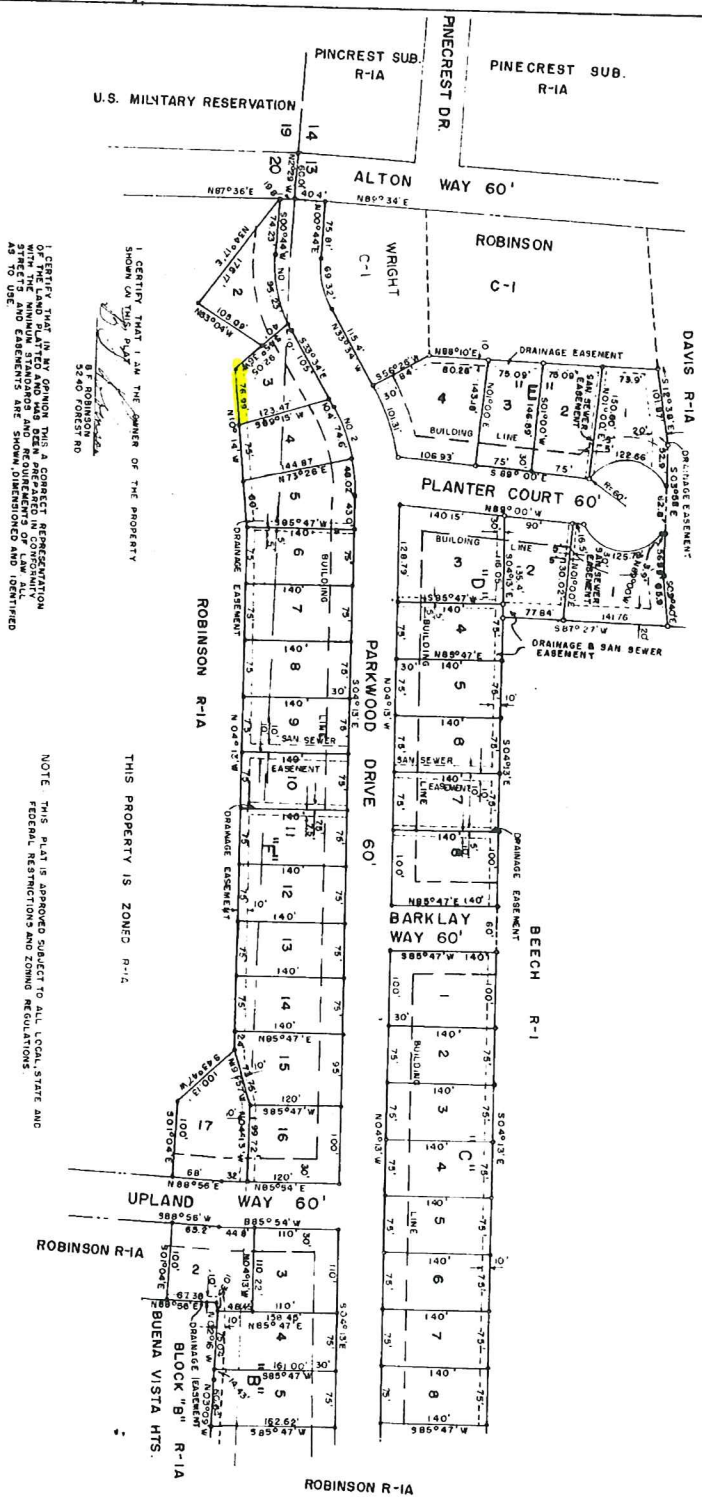
# PLAT BOOK

40

# MUSCOGEE COUNTY

E CURVE DATA  
NO. 1 NO. 2  
R145.82 R126.56

## Exhibit "A"



I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT.  
 S. F. ROBINSON  
 3240 FOREST RD  
 ALBANY, GA.

NOTE: THIS PLAT IS APPROVED SUBJECT TO ALL LOCAL, STATE AND FEDERAL RESTRICTIONS AND ZONING REGULATIONS.

THIS PROPERTY IS ZONED R-1A.

THE PLANNING COMMISSION

COUNTY COMMISSIONERS

HEALTH DEPARTMENT

*Chairman*  
 SECRETARY

STREET LAYOUT AND PLAT MAPS AND OTHER MATTERS OF PUBLIC INTEREST SHOWN ON THE WITHIN PLAT ARE APPROVED.  
 THIS THE 2 DAY OF June 1967

COUNTY ENGINEER

COUNTY BUILDING INSPECTOR

SECTION ONE  
 PARKWOOD SUBDIVISION

LYING IN LAND LOTS 13 AND 20, 9TH DISTRICT  
 MUSCOGEE COUNTY, GEORGIA

SCALE 1"=100'

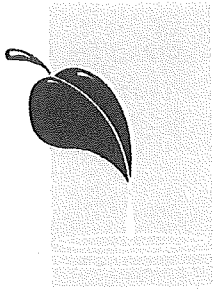
JULY 1, 1966

HAWTHORNE, PATRICK AND ASSOC.  
 CIVIL ENGINEERS - COLUMBUS, GEORGIA

*Good for road 6/7/67  
 from Hardwick, Clark  
 Lane Ave.*

104-A





# Columbus Water Works

*Serving our Community  
Protecting the Environment*

January 30, 2020  
Columbus Consolidated Government-Engineering Department  
Attn: Donna Newman  
Director of Engineering  
420 10<sup>th</sup> Street  
Columbus, Georgia 31901

Location: 519 Wilder Drive and 516 Parkwood Drive  
Reference: Existing Drainage and Utility Easement

To Whom It May Concern:

Columbus Water Works has no existing utilities or plans for any future utilities within the existing Drainage and Utility Easement. This easement is shown on survey of Parcel D, E & F of tract 1 dated July 18, 1979 and recorded in plat book 70 Folio 60. Also shown on section one Parkwood Subdivision running North South behind lots 3,4 & 5 Block B.

Please call me at (706) 649-3472 if you have any questions regarding this matter. Thank You.  
Sincerely,

ENGINEERING DIVISION  
COLUMBUS WATER WORKS

Howard W. Shiver  
Construction Inspection Manager  
hshiver@cwvwa.org



January 30, 2020

Alvin Day  
516 Parkwood Drive  
Columbus, GA

RE: Drainage & Utility Easement Abandonment -516 Parkwood Drive and 519  
Wilder Drive

Dear Mr. Day,

In reference to the above property and your request, Liberty Utilities has **"NO"** current use or foreseen use in the future for the above utility easement located at the respective rear of each property. Therefore, we have no objections to your request regarding above referenced utility easement.

If further information is needed, please call 706-478-1830.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Ricks", written in a cursive style.

Matt Ricks, P.E.  
Sr. Manager – Engineering  
Liberty Utilities  
2300 Victory Drive  
Columbus, GA 31901  
Email: [Matt.Ricks@libertyutilities.com](mailto:Matt.Ricks@libertyutilities.com)



3610 Gentian Blvd  
Columbus, GA 31907

Mr. Alvin Day  
516 Parkwood Dr  
Columbus, GA

RE: 516 Parkwood Dr and 519 Wilder Dr Utility Easement

Dear Mr. Day,

This letter will serve as confirmation that Georgia Power claims no interest in the Property pursuant to the "Drainage & Utility Easement" shown on the eastern boundary of the 516 Parkwood Dr, Lot 3 Property on attached portion of plat. Georgia Power also claims no interest in the Property pursuant to the "Drainage & Utility Easement" show on the western boundary of Lot 3F Property on the attached portion of the plat.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan L. White".

Susan L. White  
Engineering Supervisor  
Georgia Power Company  
706.321.3305  
suwhite@southernco.com



Release of Easement –

Wow! Cable releases the rear easement on property 516 Parkwood Drive and 519 Wilder Dr.

Thank you

Ricky Harvill

Construction Coordinator

Cell 706-617-4263



January 31, 2020

Alvin Day  
516 Parkwood Drive  
Columbus, GA

**Re: Drainage and Utility Easement Abandonment-516 Parkwood Drive and 519  
Wilder Drive**

Dear Mr. Day:

In reference to the above property and your request, AT&T has no current use or foreseen use in the future for the above referenced easement. AT&T has no objection to abandon this easement.

Please let me know if you need any further clarification on this matter.

Sincerely,

Mike Mobley

Mike Mobley  
Manager - OSPE

**Jack Jordan**

---

Release of Easement-

Mediacom Releases the Rear Easement on Property 516 Parkwood Dr. and 519 Wilder Dr.

Thanks,

Brooks Jordan

Broadband Specialist | Construction

W: 706-568-8292 Ext. 3214 | C: 249-7765

6700 Macon Rd, Columbus, GA 31907

jjordan@mediacomcc.com







---

January 24, 2020

Alvin Day  
516 Parkwood Drive  
Columbus, Georgia 31907

Dear Mr. Day,

Georgia Public Broadcasting (GPB) is the owner of a vacant lot, Land Lot 20, that is next to your property on Parkwood Drive in Muscogee county.

It is our understanding that you are adding an addition to your home and that you require a letter from GPB in reference to the drainage from your back yard. We understand that the drainage in your back yard that flows along the fence line with GPB and several other properties does not interfere with GPB's property. We have no objection to the work being done at your home.

Please let me know if you have any questions. I can be reached by email at [elaprade@gpb.org](mailto:elaprade@gpb.org) or by phone at (404) 685-2619.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth M. Laprade". The script is cursive and fluid.

Elizabeth Laprade  
CFO

cc: Bert Wesley Huffman, Senior Vice President and Chief Development Officer

## **Terry Sizemore**

---

**From:** Farhad Alifarhani  
**Sent:** Tuesday, February 4, 2020 11:40 AM  
**To:** Terry Sizemore  
**Subject:** 516 Parkwood Dr and 519 Wilder Drive

I met with Mr. Day at the above referenced sites and determine no specific drainage easement would be necessary for these two locations. The runoff from his adjacent property (higher ground) is in a sheet-flow condition and does not require an easement.

### **Farhad Alifarhani, P.E., CFM**

Assistant Engineering Director/Traffic Engineering Manager  
Columbus Consolidated Government  
Engineering Department  
420 10<sup>th</sup> Street  
Columbus, Georgia 31901  
Tel: 706-653-4441, Cell: 706-225-3961



**We do amazing.**

# QUIT CLAIM DEED

***The State of Georgia, MUSCOGEE County:***

***KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE AND/NO 100 dollars***

***to us in hand paid by Brenda M Day the***

***receipt whereof is hereby acknowledged, we do remise, release, quit claim and convey to the said Brenda M Day  
all our right, title, interest and claim, in or to the following described land, to-wit:***

*All that tract or parcel shown as a ten (10) foot drainage and utility easement that is located on the rear portion running along the entire length of eastern property line a distance of 76.99 of Lot 3, Block "F" Section One, Parkwood Subdivision Lying in Land Lots 13 & 20, 9<sup>th</sup> District Columbus, Muscogee County, Georgia as shown upon survey of said property made by Hawthorne, Patrick and Assoc. dated July 1, 1966 entitled Section One Parkwood Subdivision. Said plat is being filed with quitclaim and by reference herewith made part of.*

*Also providing that the remainders of all utility easements of record remain in effect and providing appropriate width as required by the applicable utility companies will be required for unknown utilities, repealing any confliction ordinances, and for other purposes.*

*Witness \_\_\_\_\_ hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_*

*Signed, sealed and delivered in the presence of:*

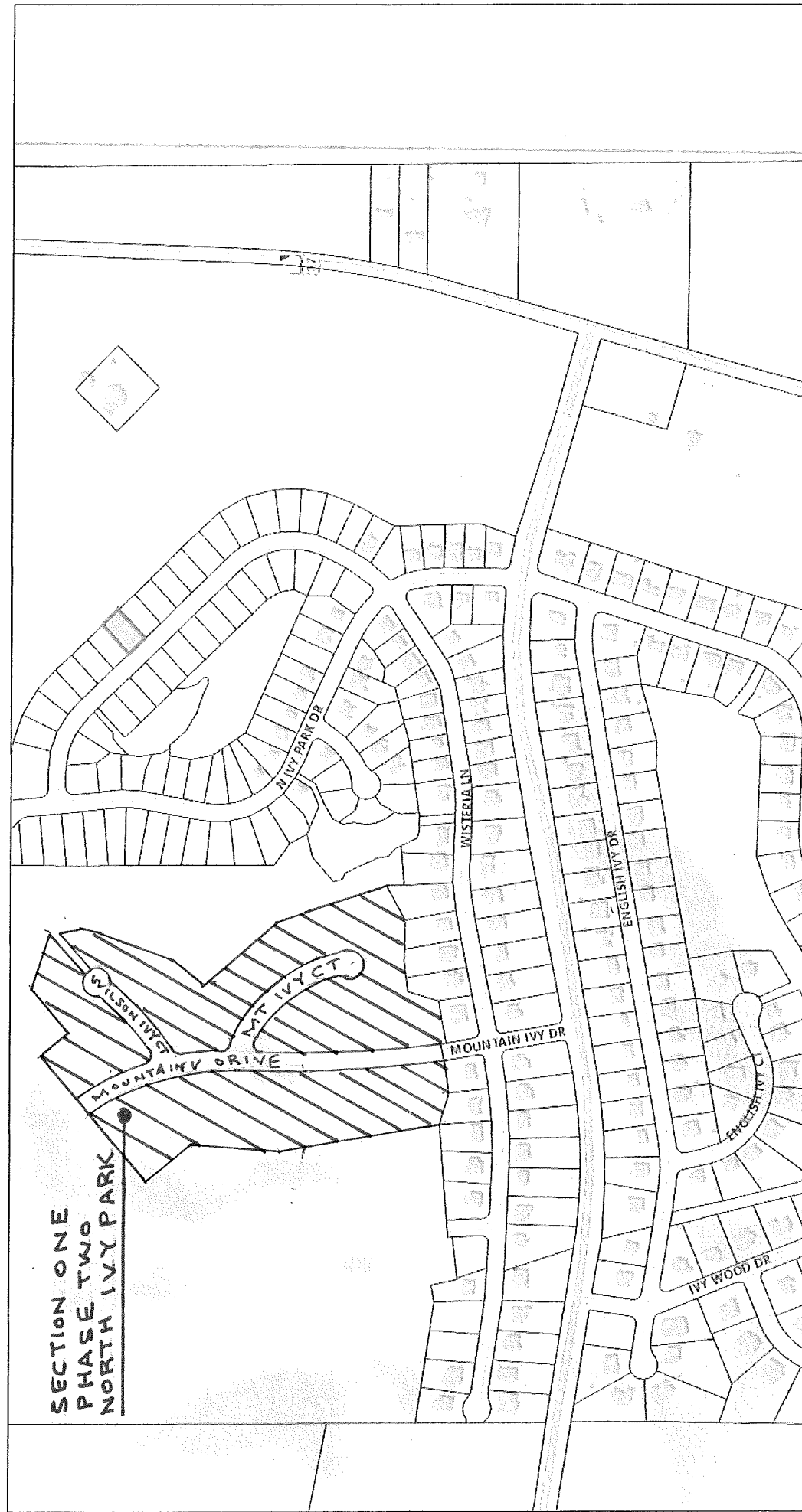
*Columbus Consolidated Government*

\_\_\_\_\_  
**NOTARY PUBLIC (SEAL REQUIRED)**

BY: \_\_\_\_\_  
**ISAIAH HUGLEY, CITY MANAGER**

BY: \_\_\_\_\_  
**WITNESS**

078 013 020 4882 WISTERIA LN, FORTSON, GA



**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Street Acceptance – Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park</b>
<b>AGENDA SUMMARY:</b>	Approval is requested for the acceptance of Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park. The Engineering Department has inspected said streets and recommends acceptance.
<b>INITIATED BY:</b>	Engineering Department

---

**Recommendation:** Approval is requested for the acceptance Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park.

**Background:** Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park has (36) Thirty-six residential lots. The streets have been improved and meet the required specifications for acceptance by the City.

**Analysis:** A deed has been conveyed to the City conveying Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park. A description of property is as follows: Those certain tracts or parcels of land designated as all of all of Mountain Ivy Court; all of Wilson Ivy Court; and that certain extension of Mountain Ivy Drive all as shown upon a map or plat of survey entitled “Section One, Phase Two, North Ivy Park, Part of Land Lots 231 & 232, 19<sup>th</sup> District, Columbus, Georgia” as prepared by Hobbs Smith & Assoc., Inc., dated February 1, 2020, and record in Plat Book 166, Folio 113, 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:** Approve the acceptance of Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park.

**A RESOLUTION**

**NO.**

**A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, AUTHORIZING THE ACCEPTANCE OF A DEED MOUNTAIN IVY COURT, WILSON IVY COURT AND THAT PORTION OF MOUNTAIN IVY DRIVE LOCATED IN SECTION ONE, PHASE TWO, NORTH IVY PARK ON BEHALF OF COLUMBUS, GEORGIA.**

**WHEREAS**, Columbus, Georgia has been submitted a deed conveying Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park, a full description of 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 has inspected said streets and recommends acceptance by same.

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

That certain deed dated February 28, 2020 conveying to Columbus, Georgia, Mountain Ivy Court, Wilson Ivy Court and that portion of Mountain Ivy Drive located in Section One, Phase Two, North Ivy Park and the same 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 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 \_\_\_\_\_ 2020 and adopted at said meeting by the affirmative vote of ten members of said Council.

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



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Sandra T. Davis, Clerk of Council

---

B.H. “Skip” Henderson, Mayor

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Family Drug Court Accountability Court State Grant Request</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Family Drug Court up to \$300,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to June 30, 2021. The City is required to provide a 10% cash match to participate in this grant program. Cash match is available through public defender and guardian ad litem allocations in the Juvenile Court departmental budget.
<b>INITIATED BY:</b>	<b>Juvenile Court</b>

**Recommendation:** Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Family Drug Court up to \$300,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to June 30, 2021.

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

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

**Financial Considerations:** The City is required to provide a 10% cash match to participate in this grant program. Cash match is available through public defender and guardian ad litem allocations in the Juvenile Court departmental budget.

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

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

**Recommendation/Action:** Authorize to submit an application and if approved accept a grant from the Criminal Justice Coordinating Council for the operation of the Muscogee County Family Drug Court from July 1, 2020 to June 30, 2021 and to amend the Multi-Governmental Fund by the amount of the grant award.

**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE CRIMINAL JUSTICE COORDINATING COUNCIL FOR A GRANT TO FUND THE MUSCOGEE COUNTY FAMILY DRUG COURT IN AN AMOUNT UP TO \$300,000.00 AND IF AWARDED, AMENDED THE MULTI-GOVERNMENTAL FUND BY THE AMOUNT OF THE GRANT AWARD. THERE IS A 10% LOCAL MATCH REQUIREMENT AND THE GRANT PERIOD IS FROM JULY 1, 2020 TO JUNE 30, 2021.**

**WHEREAS**, funds have been made available from the Criminal Justice Coordinating Council for the Family Drug Court from July 1, 2020 to June 30, 2021; and,

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

**WHEREAS**, the Criminal Justice Coordinating Council requires a 10% cash match cash match is available through public defender and guardian ad litem allocations in the Juvenile Court departmental budget.

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

That the City Manager is hereby authorized to submit an application for a grant to the Criminal Justice Coordinating Council to fund the Muscogee County Family Drug Court and, if awarded, accept a grant for the period of July 1, 2020 to June 30, 2021 with a 10% local match requirement and to amend the Multi-Governmental Fund by the amount of the grant award.

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

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

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

---

Sandra T. Davis, Clerk of Council

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B.H. "Skip" Henderson, Mayor

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Juvenile Drug Court Accountability Court State Grant Request</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Drug Court up to \$300,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to June 30, 2021. The City is required to provide a 10% cash match to participate in this grant program. Cash match is available through case manager salary allocations in the Juvenile Court departmental budget.
<b>INITIATED BY:</b>	<b>Juvenile Court</b>

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**Recommendation:** Approval is requested to submit a grant application and if awarded, accept funds from the Criminal Justice Coordinating Council for the operation of the Muscogee County Juvenile Drug Court up to \$300,000.00, or as otherwise awarded, and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to June 30, 2021.

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

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

**Financial Considerations:** The City is required to provide a 10% cash match to participate in this grant program. Cash match is available through case manager salary allocations in the Juvenile Court departmental budget.

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

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

**Recommendation/Action:** Authorize to submit an application and if approved accept a grant from the Criminal Justice Coordinating Council for the operation of the Muscogee County Family Drug Court from July 1, 2020 to June 30, 2021 and to amend the Multi-Governmental Fund by the amount of the grant award.

**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE CRIMINAL JUSTICE COORDINATING COUNCIL FOR A GRANT TO FUND THE MUSCOGEE COUNTY JUVENILE DRUG COURT IN AN AMOUNT UP TO \$300,000.00 AND IF AWARDED, AMENDED THE MULTI-GOVERNMENTAL FUND BY THE AMOUNT OF THE GRANT AWARD. THERE IS A 10% LOCAL MATCH REQUIREMENT AND THE GRANT PERIOD IS FROM JULY 1, 2020 TO JUNE 30, 2021.**

**WHEREAS**, funds have been made available from the Criminal Justice Coordinating Council for the Juvenile Drug Court from July 1, 2020 to June 30, 2021; and,

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

**WHEREAS**, the Criminal Justice Coordinating Council requires a 10% cash match cash match is available through case manager salary allocations in the Juvenile Court departmental budget.

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

That the City Manager is hereby authorized to submit an application for a grant to the Criminal Justice Coordinating Council to fund the Muscogee County Juvenile Drug Court and, if awarded, accept a grant for the period of July 1, 2020 to June 30, 2021 with a 10% local match requirement and to amend the Multi-Governmental Fund by the amount of the grant award.

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

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

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

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Sandra T. Davis, Clerk of Council

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B.H. "Skip" Henderson, Mayor

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Juvenile Justice Incentive Grant Request</b>
<b>AGENDA SUMMARY:</b>	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 and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to July 30, 2021. The City is not required to provide matching funds to participate in this grant program.
<b>INITIATED BY:</b>	<b>Juvenile Court</b>

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**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 and amend the Multi-Governmental Fund by the amount of the grant award. The grant period is from July 1, 2020 to July 30, 2021.

**Background:** Funds have been appropriated to the Criminal Justice Coordinating Council for the purpose of providing Functional Family Therapy and Multi-Systemic Therapy an evidence-based community programs to serve youth who would otherwise be committed the Department of Juvenile Justice and/or sent to a short-term secured facility.

**Analysis:** Muscogee County Juvenile Court is requesting funds to provide evidence-based treatment and surveillance 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 and no match requirements.

**Legal Considerations:** The Columbus Consolidated Government is eligible to apply for funds up to \$750,000 from the Criminal Justice Coordinating Council.

**Recommendation/Action:** Authorize to submit an application and if granted, accept a grant from the Criminal Justice Coordinating Council for continued evidence based programming for the Muscogee County Juvenile Court from July 1, 2020 to June 30, 2021, amend the Multi-Governmental Fund by the amount of the grant award.



**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE CRIMINAL JUSTICE COORDINATING COUNCIL FOR A GRANT TO FUND THE MUSCOGEE COUNTY JUVENILE COURT AND IF AWARDED ACCEPT THE GRANT AND AMEND THE MULTI-GOVERNMENTAL FUND BY THE AMOUNT OF THE GRANT AWARD FOR THE GRANT PERIOD IS FROM JULY 1, 2020 THROUGH JUNE 30, 2021.**

**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, 2020 to June 30, 2021; and,

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

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

That the City Manager is hereby authorized to submit an application for a grant to the Criminal Justice Coordinating Council to fund the Muscogee County Juvenile Court and, if awarded, accept a grant for the period of July 1, 2020 to June 30, 2021 for up to \$750,000 with no local match requirement and to amend the Multi-Governmental Fund by the amount of the grant award.

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

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

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

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Sandra T. Davis, Clerk of Council

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B.H. "Skip" Henderson, Mayor

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Donation of Scoreboards – Double Churches Ballfields</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to accept a donation of two (2) scoreboards, valued at \$12,756.80, from American Little League for Double Churches Fields.
<b>INITIATED BY:</b>	Parks and Recreation

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**Recommendation:** Approval is requested to accept a donation of two (2) scoreboards from American Little League for Double Churches Fields.

**Background:** American Little League has requested to donated two (2) scoreboards to Double Churches Park valued at \$12,756.80.

**Analysis:** Parks and Recreation is requesting to receive these scoreboards for the betterment of Double Churches little league fields.

**Financial Considerations:** This will be at no cost to the City as it is a private donation and American Little League will be responsible for all costs.

**Projected Annual Fiscal Impact Statement:** None is expected.

**Legal Considerations:** Council must approve the acceptance of this donation.

**Recommendation:** Approval is requested to accept a donation of two (2) scoreboards from American Little League for Double Churches Fields.

**A RESOLUTION**

**NO.**

**A RESOLUTION AUTHORIZING THE CITY TO APPROVE AND ACCEPT THE DONATION OF TWO (2) SCOREBOARDS FROM AMERICAN LITTLE LEAGUE FOR DOUBLE CHURCHES PARK FIELDS.**

**WHEREAS**, American Little League has requested to purchase two (2) scoreboards at Double Churches fields valued at \$12,756.80; and,

**WHEREAS**, having these scoreboards will be advantageous for the users of those fields and the Parks and Recreation Department; and,

**WHEREAS**, having these scoreboards will improve the appearance of Double Churches Park Fields.

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

That the City Manager or his designee is hereby authorized to accept the donation of two (2) scoreboards at Double Churches Park.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Concession Food Items, Supplies/Equipment for the Civic Center – Sourcewell (NJPA) Cooperative Contract</b>
<b>INITIATED BY:</b>	Finance Department

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It is requested that Council approve the purchase of concession food items, supplies and equipment from US Foods (Rosemont, IL), by cooperative purchase via Sourcewell (NJPA) Contract Number 112917-USF.

The Civic Center will purchase various concession food items for resale, as well as, supplies and equipment on an “as needed basis” for events held at the venue. Utilizing this cooperative contract will enable to the Civic Center to experience savings opportunities, as well as, convenience.

The competitively solicited and publicly-awarded contract is made available to agencies nationwide via Sourcewell (NJPA). The RFP process utilized by Sourcewell (NJPA) meets the requirements of the City’s Procurement Ordinance; additionally, cooperative purchasing is authorized per Article 9-101 of the Procurement Ordinance.

The effective contract date commenced on January 22, 2018 through January 22, 2020, with the option to renew for one additional year, and any additional extensions, if needed.

Funds are budgeted each fiscal year for this on-going expense: Civic Center Fund – Civic Center – Concessions/Catering – Merchandise for Redistribution; 0757 - 160 - 2800 - CIVC – 6761.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF CONCESSION FOOD ITEMS, SUPPLIES AND EQUIPMENT FROM US FOODS (ROSEMONT, IL), BY COOPERATIVE PURCHASE VIA SOURCEWELL (NJPA) CONTRACT NUMBER 112917-USF.**

**WHEREAS**, the Civic Center will purchase various concession food items for resale, as well as, supplies and equipment on an “as needed basis” for events held at the venue. Utilizing this cooperative contract will enable to the Civic Center to experience savings opportunities, as well as, convenience; and,

**WHEREAS**, the competitively solicited and publicly-awarded contract is made available to agencies nationwide via Sourcewell (NJPA). The RFP process utilized by Sourcewell (NJPA) meets the requirements of the City’s Procurement Ordinance; additionally, cooperative purchasing is authorized per Article 9-101 of the Procurement Ordinance; and,

**WHEREAS**, the effective contract date commenced on January 22, 2018 through January 22, 2020, with the option to renew for one additional year, and any additional extensions, if needed.

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

That the City Manager is hereby authorized to purchase concession food items, supplies and equipment from US Foods (Rosemont, IL), by cooperative purchase via Sourcewell (NJPA) Contract Number 112917-USF. The effective contract date commenced on January 22, 2018 through January 22, 2020, with the option to renew for one additional year, and any additional extensions, if needed. Funds are budgeted each fiscal year for this on-going expense: Civic Center Fund – Civic Center – Concessions/Catering – Merchandise for Redistribution; 0757 - 160 - 2800 - CIVC – 6761.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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



**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Transmissions &amp; Transmission Services for Public Works (Annual Contract) – RFB No. 20-0011</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the annual service contract for various types of transmissions with AAMCO of Columbus (Columbus, GA). The Public Works Department anticipates an annual contract value of \$127,000.00, based on prior years' usage and inflation.

Transmission repair and rebuild services are required for Public Works Department – Fleet Maintenance and will be procured on an “as needed” basis. The contract period shall be for two (2) years with the option to renew for three (3) additional twelve-month periods. Contract renewal is contingent upon the mutual agreement of the Contractor and the City.

Bid specifications were posted on the web pages of the Purchasing Division and Georgia Procurement Registry. Two bids were received on October 9, 2019. This bid has been advertised, opened and reviewed. The bidders were:

<i>Description/Vendor</i>	<i>AAMCO of Columbus (Columbus, GA)</i>	<i>Jasper Engines &amp; Transmissions (Jasper, IN)</i>
<b>I. TRANSMISSION REPAIR</b>		
<b>A. FIELD SERVICE</b>	<b>Initial Period - 3 Year Cost</b>	
<b>TRANSMISSION</b>		
<b>1. 4R70W Transmission</b>		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
<b>2. 4R75EW Transmission</b>		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
<b>3. 5R110W Transmission</b>		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
<b>4. 5R55W Transmission</b>		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	



5. 5R55S Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
6. Torque Shift Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
7. A618 Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
8. 42RE Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
9. 48RE Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
10. 5-45FE Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
11. A606 Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
12. 4L80E Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
13. 4T60E Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
14. 4T65E Transmission		
Labor Charge (Per Hour)	\$99.00	NO BID
Mileage Rate (Per Mile)	\$3.00	
Labor Charge (Driver)	\$12.00	
II. TRANSMISSION PRICING		
	COMPLY: YES / NO	COMPLY: YES / NO
1. 4R70W Transmission	Yes / \$400.00	Yes / \$720.00
2. 4R75E Transmission	Yes / \$400.00	Yes / \$720.00

3. 5R110W Transmission	Yes / \$600.00	Yes / \$1,500.00
4. 5R55W Transmission	Yes / \$500.00	Yes / \$600.00
5. 5R55S Transmission	Yes / \$500.00	Yes / \$600.00
6. Torque Shift Transmission	Yes / \$600.00	Yes / \$2,000.00
7. A618 Transmission	Yes / \$600.00	Yes / \$600.00
8. 42RE Transmission	Yes / \$400.00	Yes / \$480.00
9. 48RE Transmission	Yes / \$400.00	Yes / \$2,000.00
10. 5-45RFE Transmission	Yes / \$400.00	Yes / \$500.00
11. A606 Transmission	Yes / \$500.00	Yes / NO BID
12. 4L60E Transmission	Yes / \$500.00	Yes / \$400.00
13. 4L80E Transmission	Yes / \$600.00	Yes / \$800.00
14. 4T65E Transmission	Yes / \$550.00	Yes / \$1,200.00
	*Core charge only applied if transmission is damaged beyond repair.	
<b>B. EXCHANGE PRICES</b>	<b>Initial 3 Year Contract Period - Cost Per Unit</b>	
1. 4R70W Transmission	\$2,000.00	\$2,133.00
2. 4R75E Transmission	\$2,000.00	\$2,133.00
3. 5R110W Transmission	\$2,500.00	\$3,224.00
4. 5R55W Transmission	\$2,300.00	\$2,452.00
5. 5R55S Transmission	\$2,300.00	\$2,452.00
6. Torque Shift Transmission	\$2,400.00	\$3,863.00
7. A618 Transmission	\$2,500.00	\$2,612.00
8. 42RE Transmission	\$2,000.00	\$1,790.00
9. 48RE Transmission	\$2,000.00	\$2,943.00
10. 5-45RFE Transmission	\$2,000.00	\$2,505.00
11. A606 Transmission	\$2,100.00	NO BID
12. 4L60E Transmission	\$2,200.00	\$1,915.00
13. 4L80E Transmission	\$2,500.00	\$2,454.00
14. 4T65E Transmission	\$2,350.00	\$3,434.00
<b>C. LABOR CHARGES</b>	<b>Initial 3 Year Contract Period - Cost Per Unit Flat Rate Hour / Rebuild Time / Valve Body &amp; Governor Test / Dyno Test</b>	
1. 4R70W Transmission	\$99.00 / 8.9 hrs. / \$120.00 / NA	\$85.00 / NO BID
2. 4R75E Transmission	\$99.00 / 8.9 hrs. / \$120.00 / NA	\$85.00 / NO BID
3. 5R110W Transmission	\$99.00 / 8.7 hrs. / \$120.00 / NA	\$85.00 / NO BID
4. 5R55W Transmission	\$99.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
Description/Vendor	AAMCO of Columbus (Columbus, GA)	Jasper Engines & Transmissions (Jasper, IN)
<b>C. LABOR CHARGES (cont.)</b>	<b>Initial 3 Year Contract Period - Cost Per Unit Flat Rate Hour / Rebuild Time / Valve Body &amp; Governor Test / Dyno Test</b>	

5. 5R55S Transmission	\$99.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
6. Torque Shift Transmission	\$99.00 / 7.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
7. A618 Transmission	\$99.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
8. 42RE Transmission	\$99.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
9. 48RE Transmission	\$99.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
10. 5-45RFE Transmission	\$99.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
11. A606 Transmission	\$99.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
12. 4L60E Transmission	\$99.00 / 8.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
13. 4L80E Transmission	\$99.00 / 10.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
14. 4T65E Transmission	\$99.00 / 10.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
Type of Transmission	Option Year One Cost	
1. 4R70W Transmission	\$104.00 / 8.9 hrs. / \$120.00 / NA	\$85.00 / NO BID
2. 4R75E Transmission	\$104.00 / 8.9 hrs. / \$120.00 / NA	\$85.00 / NO BID
3. 5R110W Transmission	\$104.00 / 8.7 hrs. / \$120.00 / NA	\$85.00 / NO BID
4. 5R55W Transmission	\$104.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
5. 5R55S Transmission	\$104.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
6. Torque Shift Transmission	\$104.00 / 7.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
7. A618 Transmission	\$104.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
8. 42RE Transmission	\$104.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
9. 48RE Transmission	\$104.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
10. 5-45RFE Transmission	\$104.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
11. A606 Transmission	\$104.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
12. 4L60E Transmission	\$104.00 / 8.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
13. 4L80E Transmission	\$104.00 / 10.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
14. 4T65E Transmission	\$104.00 / 10.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
Type of Transmission	Option Year Two Cost	
1. 4R70W Transmission	\$109.00 / 8.9 hrs. / \$120.00 / NA	\$85.00 / NO BID
2. 4R75E Transmission	\$109.00 / 8.9 hrs. / \$120.00 / NA	\$85.00 / NO BID
3. 5R110W Transmission	\$109.00 / 8.7 hrs. / \$120.00 / NA	\$85.00 / NO BID
4. 5R55W Transmission	\$109.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
5. 5R55S Transmission	\$109.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
6. Torque Shift Transmission	\$109.00 / 7.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
7. A618 Transmission	\$109.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
8. 42RE Transmission	\$109.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
9. 48RE Transmission	\$109.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
10. 5-45RFE Transmission	\$109.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
11. A606 Transmission	\$109.00 / 9.0 hrs. / \$120.00 / NA	\$85.00 / NO BID
12. 4L60E Transmission	\$109.00 / 8.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
13. 4L80E Transmission	\$109.00 / 10.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
14. 4T65E Transmission	\$109.00 / 10.5 hrs. / \$120.00 / NA	\$85.00 / NO BID
D. PARTS	% REDUCED FROM LIST PRICE	
	20%	NO BID

E. WARRANTY		
1. 4R70W Transmission	Yes / Twelve (12) Months	Vendor provided copy of warranty, but did not provide pricing for this section.
2. 4R75E Transmission	Yes / Twelve (12) Months	
3. 5R110W Transmission	Yes / Twelve (12) Months	
4. 5R55W Transmission	Yes / Twelve (12) Months	
5. 5R55S Transmission	Yes / Twelve (12) Months	
6. Torque Shift Transmission	Yes / Twelve (12) Months	
7. A618 Transmission	Yes / Twelve (12) Months	
8. 42RE Transmission	Yes / Twelve (12) Months	
9. 48RE Transmission	Yes / Twelve (12) Months	
10. 5-45RFE Transmission	Yes / Twelve (12) Months	
11. A606 Transmission	Yes / Twelve (12) Months	
12. 4L60E Transmission	Yes / Twelve (12) Months	
13. 4L80E Transmission	Yes / Twelve (12) Months	
14. 4T65E Transmission	Yes / Twelve (12) Months	
DENSITY LIST OF TRANSMISSIONS		
ESTIMATED NUMBER OF UNITS PER YEAR		
1. 4R70W Transmission	10 Units	10 Units
2. 4R75E Transmission	10 Units	10 Units
3. 5R110W Transmission	10 Units	10 Units
4. 5R55W Transmission	10 Units	10 Units
5. 5R55S Transmission	10 Units	10 Units
6. Torque Shift Transmission	10 Units	10 Units
7. A618 Transmission	10 Units	10 Units
8. 42RE Transmission	10 Units	10 Units
9. 48RE Transmission	10 Units	10 Units
10. 5-45RFE Transmission	10 Units	10 Units
11. A606 Transmission	10 Units	10 Units
12. 4L60E Transmission	10 Units	10 Units
13. 4L80E Transmission	10 Units	10 Units
14. 4T65E Transmission	10 Units	10 Units
Delivery will be made within __ days after receipt of notice to proceed.	3 Days	2 Days

Funds are budgeted each fiscal year for this on-going expense: Various Departments – Auto Parts and Supplies; 6721.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING AN ANNUAL SERVICE CONTRACT FOR VARIOUS TYPES OF TRANSMISSIONS WITH AAMCO OF COLUMBUS (COLUMBUS, GA). THE PUBLIC WORKS DEPARTMENT ANTICIPATES AN ANNUAL CONTRACT VALUE OF \$127,000.00 BASED ON PRIOR YEARS' USAGE AND INFLATION.**

**WHEREAS**, transmission repair and rebuild services are required for Public Works – Fleet Maintenance and will be procured on an “as needed” basis; and,

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

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

That the City Manager is hereby authorized to enter into an annual service contract for various types of transmissions with AAMCO of Columbus (Columbus, GA), for the estimated annual contract value of \$127,000.00. Funds are budgeted each fiscal year for this ongoing expense: Funds are budgeted each fiscal year for this on-going expense: Various Departments – Auto Parts and Supplies; 6721.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

# Columbus Consolidated Government Council Meeting Agenda Item

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Wheel Alignment and Balance Services (Annual Contract) – RFB No. 20-0002</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the annual service contract for wheel alignment and balance services with Columbus Spring Service, Inc. (Columbus, GA). The Public Works Department anticipates an annual contract value of \$29,400.00, based on prior years' usage and inflation.

The contractor will provide wheel alignment and balance services for all types of vehicles utilized by Columbus Consolidated Government on an "as needed basis". The contract period shall be for two (2) years with the option to renew for three (3) additional twelve-month periods. Contract renewal is contingent upon the mutual agreement of the Contractor and the City.

Bid specifications were posted on the web pages of the Purchasing Division and Georgia Procurement Registry. Three bids were received on August 21, 2019. This bid has been advertised, opened and reviewed. The bidders were:

Vendors	Columbus Spring Service, Inc. (Columbus, GA)	Complete Tire & Service (Columbus, GA)	Tires First, Inc. (Columbus, GA)
<b>I. HOURLY LABOR AND REPLACEMENT PARTS FOR WHEEL ALIGNMENTS</b>			
<b>1. WHEEL ALIGNMENT FOR LIGHT DUTY VEHICLES</b>			
<b>List Price</b>	\$80.00		\$89.95
<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	No Parts	25%
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr .9 hrs./axle	\$69.00	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>2. WHEEL ALIGNMENT FOR PICK-UP TRUCKS &amp; CARGO VANS</b>			
<b>List Price</b>	½ ton - \$80.00		\$89.95
<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	No Parts	25%
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr. .9 hrs./axle	\$69.00	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>3. WHEEL ALIGNMENT FOR SCHOOL BUSES</b>		<i>Toe only</i>	
<b>List Price</b>	\$120 - Toe Adj. / \$200 - Complete		\$125.00

<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	No Parts	25%
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr. 1.3-2.2 hrs./align	\$85.00	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>4. WHEEL ALIGNMENT FOR HEAVY DUTY VEHICLES</b>			
<b>List Price</b>	\$120 - Toe Adj. / \$200 - Complete		\$125.00
<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	No Parts	25%
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr. 1.3-2.2 hrs./align	\$225.00	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>II. ADDITIONAL WHEEL ALIGNMENT SERVICES (AS NEEDED)</b>			
<b>1. TRACKING BAR / TORQUE ROD REPLACEMENT</b>			
<b>List Price</b>	\$90.00/ea.	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost	
<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost	
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90/hr. 1 hr.	\$79.95/hr.	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>2. WALKING BEAMS / BUSHING OR BEARING REPLACEMENT</b>			
<b>List Price</b>	R & R - \$350.00 / Press - \$120.00	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost	
<b>% Discount from List Price for Parts</b>	10%	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost	
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr. R & R - 3.9 hrs. / Press - 1.4 hrs.	\$79.95/hr.	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>3. REAR SUSPENSION COMPONENTS</b>			
<b>List Price</b>	<i>Depends on component</i>	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost	



<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost 25%	
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr.	\$79.95/hr.	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>4. BUSHING SHACKLE PIN - REPLACEMENT</b>			
<b>List Price</b>	\$180.00/side	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost ?	
<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost 25%	
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr. 2 hrs./side	\$79.95/hr.	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>5. KING PINS - REPLACEMENT</b>			
<b>List Price</b>	\$360.00-\$495.00 / varies by axle	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost ?	
<b>% Discount from List Price for Parts</b>	10% discount on aftermarket	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost 25%	
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	\$90.00/hr. 4-5½ hrs. per axle	\$79.95/hr.	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	labor - 90 days / parts - 1 year	6 Months/6,000 Miles	90 days
<b>6. BENT FRAMES AND COMPONENTS STRAIGHTENED</b>			
<b>List Price</b>	N/A	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost ?	
<b>% Discount from List Price for Parts</b>	N/A	<b>*Parts Pricing as Follows:</b> \$0-\$100 = 18% Markup from Cost \$101-\$750 = 15% Markup from Cost \$751-\$1,500 = 10% Markup from Cost \$1501-\$ ↑ = 8% Markup from Cost 25%	
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	N/A	N/A	\$105.00/hr.
<b>Warranty in Months or Miles, whichever comes first</b>	N/A	6 Months/6,000 Miles	90 days

<b>III. HOURLY LABOR AND REPLACEMENT PARTS FOR BALANCING</b>			
<b>1. BALANCING FOR LIGHT DUTY VEHICLES</b>			
<b>List Price</b>	\$15/ea.		\$12.95
<b>% Discount from List Price for Parts</b>	N/A	No Parts	There are no parts or other extra labor for Balancing - Flat Rate
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	N/A	\$15.00	
<b>Warranty in Months or Miles, whichever comes first</b>	90 days	6 Months/6,000 Miles	90 days
<b>2. BALANCING FOR PICK UP TRUCKS CARGO VANS</b>			
<b>List Price</b>	\$15/ea.		\$12.95
<b>% Discount from List Price for Parts</b>	N/A	No Parts	There are no parts or other extra labor for Balancing – Flat Rate
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	N/A	\$15.00	There are no parts or other extra labor for Balancing – Flat Rate
<b>Warranty in Months or Miles, whichever comes first</b>	90 days	6 Months/6,000 Miles	90 days
<b>3. BALANCING FOR SCHOOL BUSES</b>			
<b>List Price</b>	\$22/ea.		\$30.00
<b>% Discount from List Price for Parts</b>	N/A	No Parts	There are no parts or other extra labor for Balancing – Flat Rate
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	N/A	\$32.50	There are no parts or other extra labor for Balancing – Flat Rate
<b>Warranty in Months or Miles, whichever comes first</b>	90 days	6 Months/6,000 Miles	90 days
<b>4. BALANCING FOR HEAVY DUTY VEHICLES</b>			
<b>List Price</b>	\$22/ea.		\$30.00
<b>% Discount from List Price for Parts</b>	N/A	No Parts	There are no parts or other extra labor for Balancing – Flat Rate
<b>Labor Rate per Alignment per Axle; include # of Hours Used per Alignment</b>	N/A	\$32.50	There are no parts or other extra labor for Balancing – Flat Rate
<b>Warranty in Months or Miles, whichever comes first</b>	90 days	6 Months/6,000 Miles	90 days
<b>IV. QUESTIONS AND STATEMENTS</b>			
<b>1. List your regular work hours</b>	Monday-Friday 7:30 AM - 4:00 PM	Monday-Friday 7:30 AM - 5:30 PM	M-F 8:00-5:00 / SAT 8:00-12:00
<b>2. Please check YES or NO to the following questions:</b>			
a. Vendor agrees to keep in stock all the parts proposed on for purposes of servicing CCG vehicles in a timely manner.	Yes	Yes	Yes

b. Vendor agrees to address any warranty work within 48 hours from the time the work is sent to the vendor by CCG.	Yes	Yes	Yes
c. Vendor agrees to repair/inspect any CCG vehicle at vendor's place of business. CCG vehicles may not be sent to another unapproved place of business or subcontracted by an unapproved vendor. Doing so is grounds for contract termination.	Yes	Yes	Yes
d. Vendor may not perform any work other than inspection and estimate prior to CCG approval. Failure to follow instructions may cause services rendered without authorization to not be paid by CCG.	Yes	Yes	Yes
<b>IV. WARRANTY</b>			
Length of Warranty on Parts	1 year, except for misuse or abuse	6 Months	90 days
Length of Warranty on Labor	90 days	6 Months	90 days

Funds are budgeted each fiscal year for this on-going expense: Various Departments – Auto Parts and Supplies; 6721.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING AN ANNUAL SERVICE CONTRACT FOR WHEEL ALIGNMENT AND BALANCE SERVICES WITH COLUMBUS SPRING SERVICE, INC. (COLUMBUS, GA). THE PUBLIC WORKS DEPARTMENT ANTICIPATES AN ANNUAL CONTRACT VALUE OF \$29,400.00 BASED ON PRIOR YEARS' USAGE AND INFLATION.**

**WHEREAS**, the contractor will provide wheel alignment and balance services for all types of vehicles utilized by Columbus Consolidated Government on an “as needed basis”; and,

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

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

That the City Manager is hereby authorized to enter into an annual service contract for wheel alignment and balance services with Columbus Spring Services, Inc. (Columbus, GA), for the estimated annual contract value of \$29,400.00. Funds are budgeted each fiscal year for this on-going expense: Various Departments – Auto Parts and Supplies; 6721.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Bucket Truck with Aerial Device – RFB No. 20-0044</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the purchase of one (1) bucket truck cab and chassis (2020 FCA/RAM/4500 DP4L63) from Alan Jay Automotive Management (Sebring, FL) in the amount of \$41,078.00; and one (1) bucket truck with aerial device (Versalift SST-37EIH) from Versalift Southeast (Knoxville, TN) in the amount of \$58,594.00, for a grand total price of \$99,672.00.

The vehicle was approved in the FY20 Budget and will be used by Engineering Department staff to install and maintain traffic signals, school flashers, and intersection flashers. It is a replacement vehicle.

Bid specifications were posted on the web pages of the Purchasing Division and Georgia Procurement Registry. Five bids were received on January 29, 2020. This bid has been advertised, opened and reviewed. The bidders were:

Vendors	Alan Jay Automotive Management (Sebring FL)	Versalift Southeast (Knoxville, TN)	Equipment Technology, LLC (Oklahoma City, OK)	Terex Utilities Inc. (Watertown, SD)	ALTEC (Elizabethtown, KY)
<b>OPTION 1: CAB &amp; CHASSIS ONLY</b>					
Manufacturer/Model	FCA / RAM / 4500 DP4L63	FORD F550	FORD F550 SUPER DUTY	FORD F550 4X2	FORD F550
UNIT PRICE	<b>\$41,078.00</b>	\$47,166.00	NO BID	NO BID	\$44,544.00
<b>OPTION 2: BUCKET TRUCK AERIAL DEVICE ONLY</b>					
Manufacturer/Model	DURALIFT & KNAPHEIDE / DTAX-39 & 6108D58	<b>VERSALIFT SST-37EIH</b>	ETI / ETC37IH / SB108DD96	TEREX UTILITIES LT40	ALTEC AT 37-G
UNIT PRICE	\$77,013.00	<b>\$58,594.00</b>	NO BID	NO BID	\$68,638.00
<b>OPTION 3: COMPLETE UNIT</b>					
UNIT PRICE	\$118,091.00	\$105,760.00	\$102,688.03	\$112,198.00	\$113,182.00

Funds are budgeted in the FY20 Budget: Paving Fund – Engineering – Highways and Roads – Light Trucks; 0203-250-2200-ROAD-7722.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) BUCKET TRUCK CAB AND CHASSIS (2020 FCA/RAM/4500 DP4L63) FROM ALAN JAY AUTOMOTIVE MANAGEMENT (SEBRING, FL) IN THE AMOUNT OF \$41,078.00; AND ONE (1) BUCKET TRUCK AERIAL DEVICE (VERSALIFT SST-37EIH) FROM VERSALIFT SOUTHEAST (KNOXVILLE, TN) IN THE AMOUNT OF \$58,594.00, FOR A GRAND TOTAL PRICE OF \$99,672.00.**

**WHEREAS**, the vehicle was approved in the FY20 Budget and will be used by Engineering Department staff to install and maintain traffic signals, school flashers, and intersection flashers. It is a replacement vehicle.

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

That the City Manager is hereby authorized to purchase one (1) bucket truck cab and chassis (2020 FCA/RAM/4500 DP4L63) from Alan Jay Automotive Management (Sebring, FL) in the amount of \$41,078.00; and one (1) bucket truck aerial device (Versalift SST-37EIH) from Versalift Southeast (Knoxville, TN) in the amount of \$58,594.00, for a grand total price of \$99,672.00. Funds are budgeted in the FY20 Budget: Paving Fund – Engineering – Highways and Roads – Light Trucks; 0203-250-2200-ROAD-7722.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Service Truck – RFB No. 20-0043</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the purchase of one (1) service truck (2020 Ford F350/Reading) from Wade Ford (Smyrna, GA) in the amount of \$40,518.00.

The vehicle was approved in the FY20 Budget and will be used by the Fleet Shop's on-call mechanic to respond to road calls during the day. This vehicle will be equipped with tools, compressors, etc. to do repairs in the field. It is a replacement vehicle.

Bid specifications were posted on the web pages of the Purchasing Division and Georgia Procurement Registry. Four bids were received on January 8, 2020. This bid has been advertised, opened and reviewed. The bidders were:

<b>Vendors</b>	<b>Wade Ford (Smyrna, GA)</b>	Alan Jay Fleet Sales (Fleming Island, FL)	Allan Vigil Ford (Morrow, GA)	Altec Industries, Inc. (Mt. Airy, NC)
<b>Manufacturer/Model</b>	<b>Ford F350/Reading</b>	Ford F350/Reading	Ford F350/Knapheid	Ford F350/Altec
<b>UNIT PRICE</b>	<b>\$40,518.00</b>	\$42,582.00	\$44,498.41	\$57,813.00

Funds are budgeted in the FY20 Budget: General Fund – Public Works – Fleet Management – Light Trucks; 0101-260-2300-VHCL-7722.



**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) SERVICE TRUCK (2020 FORD F350/READING) FROM WADE FORD (SMYRNA, GA) IN THE AMOUNT OF \$40,518.00.**

**WHEREAS**, the vehicle was approved in the FY20 Budget and will be used by the Fleet Shop's on-call mechanic to respond to road calls during the day. This vehicle will be equipped with tools, compressors, etc. to do repairs in the field. It is a replacement vehicle.

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

That the City Manager is hereby authorized to purchase one (1) service truck (2020 Ford F350/Reading) from Wade Ford (Smyrna, GA) in the amount of \$40,518.00. Funds are budgeted in the FY20 Budget: General Fund – Public Works – Fleet Management – Light Trucks; 0101-260-2300-VHCL-7722.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Miscellaneous Equipment, Option 6: Asphalt Hotbox with Infrared Recycler – RFB No. 20-0021</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the purchase of one (1) asphalt hot box with infrared recycler (2020 Spaulding 4-Ton Road Saver) from Wastebuilt Environmental Solutions (Austell, GA) at a unit price of \$39,485.00.

The equipment was approved in the FY20 Budget and will be used by staff of the Street Division to service and repair roads. As well as, provide surplus asphalt for maintenance when contracted vendor is unavailable, allowing for an uninterrupted service/repair schedule. This is new equipment.

Bid specifications were posted on the web pages of the Purchasing Division and Georgia Procurement Registry. Two bids were received on January 15, 2020. This bid has been advertised, opened and reviewed. The bidders were:

<b>Vendors</b>	<b>Wastebuilt Environmental Solutions (Austell, GA)</b>	<b>Mercaterra Atlantic, LLC (Round Rock, TX)</b>
<b>OPTION 6: ASPHALT HOTBOX WITH INFRARED RECYCLER</b>		
<b>Manufacturer/Model</b>	<b>SPAULDING 4-TON ROAD SAVER</b>	<b>K&amp;M INTERNATIONAL ASD-8000TEDD</b>
<b>UNIT PRICE</b>	<b>\$39,485.00</b>	<b>\$48,990.00</b>

Funds are budgeted in the FY20 Budget as follows: Paving Fund – Public Works – Repairs and Maintenance – Other Equipment; 0203-260-3110-REPR-7762.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) ASPHALT HOT BOX WITH INFRARED RECYCLER (2020 SPAULDING 4-TON ROAD SAVER) FROM WASTEBUILT ENVIRONMENTAL SOLUTIONS (AUSTELL, GA) AT A UNIT PRICE OF \$39,485.00.**

**WHEREAS**, the equipment was approved in the FY20 Budget and will be used by staff of the Street Division to service and repair roads. As well as, provide surplus asphalt for maintenance when contracted vendor is unavailable, allowing for an uninterrupted service/repair schedule. This is new equipment.

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

That the City Manager is hereby authorized to purchase one (1) asphalt hot box with infrared recycler (2020 Spaulding 4-Ton Road Saver) from Wastebuilt Environmental Solutions (Austell, GA) at a unit price of \$39,485.00. Funds are budgeted in the FY20 Budget as follows: Paving Fund – Public Works – Repairs and Maintenance – Other Equipment; 0203-260-3110-REPR-7762.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>PI 0011436 - MUSCOGEE COUNTY BUENA VISTA ROAD IMPROVEMENTS AT SPIDERWEB - PHASE I – RFB NO. 20- 0035</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the execution of a construction contract with Robinson Paving Company (Columbus, GA) in the amount of \$5,285,605.85 for Phase I of the Buena Vista Road Improvements at the Spiderweb.

Phase I of the Buena Vista Road Improvements at the Spiderweb includes construction of a new section of Annette Avenue; a roundabout at the intersection of Annette Avenue and Martin Luther King, Jr. Boulevard; installation of a new traffic signal at Annette Avenue and Buena Vista Road; and rough grading and utility relocations to prepare the project site for Phase II of this project.

Specific items included in Phase I are clearing and grubbing, grading, asphalt paving, curb and gutter, sidewalk, water and sewer installations, striping, signage, and traffic signal equipment installation.

Bid specifications were posted on the web page of the Purchasing Division and on the Georgia Procurement Registry. Five (5) bids were received on February 12, 2020. This bid has been advertised, opened and reviewed. The bidders were:

<b>BIDDERS</b>	<b>TOTAL BID</b>	<b>DBE PARTICIPATION</b>
<b>Robinson Paving Company (Columbus, GA)</b>	<b>\$ 5,285,605.85</b>	<b>7.2%</b>
*McMath-Turner Construction Company (Columbus, GA)	5,042,957.42	10%
*Alexander Contracting Company, Inc. (Fortson, GA)	5,099,932.02	4.3%
C. W. Matthews Contracting Company, Inc. (Marietta, GA)	5,454,519.46	9.9%
Southeastern Site Development, Inc. (Newnan, GA)	5,478,104.12	10%

\*All Bidders are required to include a signed copy of the “*Communication Concerning This Solicitation*” form, to indicate their understanding and compliance with the following:

**ALL CONTACT CONCERNING THIS SOLICITATION SHALL BE MADE THROUGH  
THE PURCHASING DIVISION.** BIDDERS SHALL NOT CONTACT CITY EMPLOYEES,

DEPARTMENT HEADS, USING AGENCIES, EVALUATION COMMITTEE MEMBERS, INCLUDING NON-CCG EMPLOYEES, CONTRACTED PERSONNEL ASSOCIATED WITH THIS PARTICULAR PROJECT (I.E. ARCHITECTS, ENGINEERS, CONSULTANTS), OR ELECTED OFFICIALS WITH QUESTIONS OR ANY OTHER CONCERNS ABOUT THE SOLICITATION.

As noted on the form, failure to include a signed copy of the form “*will automatically render vendor’s response non-responsive*”. McMath-Turner Construction Company and Alexander Contracting Company, Inc. failed to include a signed copy of the form. Consequently, the vendors’ bids were deemed non-responsive. The entire form is as follows:

# COMMUNICATION CONCERNING THIS SOLICITATION

**THIS PAGE MUST BE SIGNED AND RETURNED WITH THE VENDOR'S BID/PROPOSAL. FAILURE TO INCLUDE THIS FORM WILL AUTOMATICALLY RENDER VENDOR'S RESPONSE NON-RESPONSIVE.**

ALL QUESTIONS OR CLARIFICATIONS CONCERNING THIS SOLICITATION SHALL BE SUBMITTED IN WRITING. THE CITY WILL NOT ORALLY OR TELEPHONICALLY ADDRESS ANY QUESTION OR CLARIFICATION REGARDING BID/PROPOSAL SPECIFICATIONS. IF A VENDOR VISITS OR CALLS THE PURCHASING DIVISION WITH SUCH QUESTIONS, HE OR SHE WILL BE INSTRUCTED TO SUBMIT THE QUESTIONS IN WRITING.

**ALL CONTACT CONCERNING THIS SOLICITATION SHALL BE MADE THROUGH THE PURCHASING DIVISION.** BIDDERS SHALL NOT CONTACT CITY EMPLOYEES, DEPARTMENT HEADS, USING AGENCIES, EVALUATION COMMITTEE MEMBERS, INCLUDING NON-CCG EMPLOYEES, CONTRACTED PERSONNEL ASSOCIATED WITH THIS PARTICULAR PROJECT (I.E. ARCHITECTS, ENGINEERS, CONSULTANTS), OR ELECTED OFFICIALS WITH QUESTIONS OR ANY OTHER CONCERNS ABOUT THE SOLICITATION. QUESTIONS, CLARIFICATIONS, OR CONCERNS SHALL BE SUBMITTED TO THE PURCHASING DIVISION IN WRITING. IF IT IS NECESSARY THAT A TECHNICAL QUESTION NEEDS ADDRESSING, THE PURCHASING DIVISION WILL FORWARD SUCH TO THE USING AGENCY, WHO WILL SUBMIT A WRITTEN RESPONSE.

THE PURCHASING DIVISION WILL FORWARD WRITTEN RESPONSES TO THE RESPECTIVE BIDDER. IF IT BECOMES NECESSARY TO REVISE ANY PART OF THIS SOLICITATION, A WRITTEN ADDENDUM WILL BE ISSUED TO ALL BIDDERS.

THE CITY IS NOT BOUND BY ANY ORAL REPRESENTATIONS, CLARIFICATIONS, OR CHANGES MADE TO THE WRITTEN SPECIFICATIONS BY CITY EMPLOYEES, UNLESS SUCH CLARIFICATION OR CHANGE IS PROVIDED TO THE BIDDERS IN A WRITTEN ADDENDUM FROM THE PURCHASING MANAGER.

BIDDERS ARE INSTRUCTED TO USE THE ENCLOSED "QUESTION/CLARIFICATION FORM" TO FAX OR EMAIL QUESTION. QUESTIONS AND REQUESTS FOR CLARIFICATION MUST BE SUBMITTED AT LEAST FIVE (5) *BUSINESS* DAYS BEFORE THE DUE DATE.

ANY REQUEST/CONCERN/PROTEST, AFTER A SOLICITATION HAS CLOSED AND PENDING AWARD, MUST ALSO BE SUBMITTED IN WRITING TO THE PURCHASING DIVISION.

-----  
I agree to forward all communication about this solicitation, in writing, to the Purchasing Division. I understand that communication with other persons, other than the Purchasing Division, will render my Bid/Proposal response non-responsive and I will no longer be considered in the solicitation process.

Vendor Name: \_\_\_\_\_

Print Name of Authorized Agent: \_\_\_\_\_

Signature of Authorized Agent: \_\_\_\_\_

**COMPLETE AND RETURN THIS FORM WITH SEALED BID**

Funds are budgeted in the FY20 Budget: T-SPLOST Projects – Capital Projects – T-SPLOST – General Construction – Buena Vista Road Improvements; 0510-660-7000-TSPL-7661-60004-20150.



**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT WITH ROBINSON PAVING COMPANY (COLUMBUS, GA) IN THE AMOUNT OF \$5,285,605.85 FOR PHASE I OF THE BUENA VISTA ROAD IMPROVEMENTS AT THE SPIDERWEB.**

**WHEREAS**, Phase I of the Buena Vista Road Improvements at the Spiderweb includes construction of a new section of Annette Avenue; a roundabout at the intersection of Annette Avenue and Martin Luther King, Jr. Boulevard; installation of a new traffic signal at Annette Avenue and Buena Vista Road; and rough grading and utility relocations to prepare the project site for Phase II of this project; and,

**WHEREAS**, specific items included in Phase I are clearing and grubbing, grading, asphalt paving, curb and gutter, sidewalk, water and sewer installations, striping, signage, and traffic signal equipment installation.

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

That the City Manager is hereby authorized to execute a construction contract with Robinson Paving Company (Columbus, GA) in the amount of \$5,285,605.85 for Phase I of the Buena Vista Road Improvements at the Spiderweb. Funds are budgeted in the FY20 Budget: T-SPLOST Projects – Capital Projects – T-SPLOST – General Construction – Buena Vista Road Improvements; 0510-660-7000-TSPL-7661-60004-20150.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Miscellaneous Equipment, Option 4: Zero-Turn Mowers w/Metal Collection Unit – RFB No. 20-0021</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the purchase of two (2) zero-turn mowers with metal collection units (2020 John Deere Z970R ZTrak w/John Deere 14 Bushel 3-Bag MCS) from Deere & Company (Cary, NC), delivering dealer SunSouth, LLC (Columbus, GA), via Sourcewell (formerly NJPA) per Cooperative Contract #062117-DAC, at a unit price of \$15,209.77, for a total price of \$30,419.54 for two (2) units.

The equipment was approved in the FY20 Budget and will be used by staff of the Beautification Division to mow and bag grass in the Historic District. This is new equipment.

Bid specifications were posted on the web pages of the Purchasing Division and Georgia Procurement Registry. One bid was received on January 15, 2020. This bid has been advertised, opened and reviewed. The bidders were:

<b>Vendors</b>	Moridge Manufacturing Inc. (Moundridge, KS)
<b>OPTION 4: ZERO-TURN MOWERS W/METAL COLLECTION UNIT</b>	
<b>Manufacturer/Model</b>	GRASSHOPPER 735B T/3661PF
<b>UNIT PRICE</b>	\$17,796.75
<b>TOTAL PRICE</b>	\$35,593.00

Per bid specifications, the City reserves the right to make purchases via any comparable Cooperative Contract, if the contract is lower and meets the City's requirements. Sourcewell offers this unit at a lower price than the submitted bid price. Moridge Manufacturing, Inc. (Moundridge, KS) was the only responsive, responsible bidder; however, Deere & Company holds the Sourcewell Cooperative Contract for these vehicles. SunSouth, LLC (Columbus, GA) is the delivering dealer for Deere & Company and has agreed to sell the units at the Sourcewell Cooperative Contract price, which is lower than the bid price.

The purchase will be accomplished via Request for Proposal (RFP) Contract #062117, initiated by Sourcewell, whereby Deere & Company was one of the successful vendors contracted to provide Grounds Maintenance Equipment, Attachments, Accessories, and Related Services. The contract, which commenced August 18, 2017, is good through August 18, 2021. Sourcewell (formerly National Joint Powers Alliance) is a self-supporting government organization, partnering with education, government, and nonprofits to boost student and community success. Created in 1978 as one of Minnesota's nine service cooperatives, they offer training and shared services to central-Minnesota members. Throughout North America, they offer a cooperative purchasing program with over 200 awarded vendors on contract. Sourcewell is driven by service and the ability to strategically reinvest in

member communities. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, cooperative purchasing is authorized per Article 9-101 of the Procurement Ordinance.

Funds are budgeted in the FY20 Budget: Paving Fund – Public Works – Right Of Way Maintenance – Off Road Equipment; 0203 – 260 – 3120 – ROWM - 7725.

## A RESOLUTION

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) ZERO-TURN MOWERS WITH METAL COLLECTION UNITS (2020 JOHN DEERE Z970R ZTRAK W/JOHN DEERE 14 BUSHEL 3-BAG MCS) FROM DEERE & COMPANY (CARY, NC), DELIVERING DEALER SUNSOUTH, LLC (COLUMBUS, GA), VIA SOURCEWELL (FORMERLY NJPA) PER COOPERATIVE CONTRACT #062117-DAC, AT A UNIT PRICE OF \$15,209.77, FOR A TOTAL PRICE OF \$30,419.54 FOR TWO (2) UNITS.**

**WHEREAS**, the equipment was approved in the FY20 Budget and will be used by staff of the Beautification Division to mow and bag grass in the Historic District. This is new equipment.

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

That the City Manager is hereby authorized to purchase two (2) zero-turn mowers with metal collection units (2020 John Deere Z970R ZTrak w/John Deere 14 Bushel 3-Bag MCS) from Deere & Company (Cary, NC), delivering dealer SunSouth, LLC (Columbus, GA), via Sourcewell (formerly NJPA) per Cooperative Contract #062117-DAC, at a unit price of \$15,209.77, for a total price of \$30,419.54 for two (2) units. Funds are budgeted in the FY20 Budget: Paving Fund – Public Works – Right Of Way Maintenance – Off Road Equipment; 0203 – 260 – 3120 – ROWM - 7725.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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



**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Contract Extension For Inmate Food Service Management For Muscogee County Jail (Annual Contract) – RFP No. 13-0032</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize an extension of the annual contract with Trinity Services Group, Inc. (Oldsmar, GA) for inmate food service management for the Muscogee County Jail. The evaluation process has been delayed due to extenuating circumstances of a voting Evaluation Committee member. The extension will allow additional time for the Evaluation Committee to complete its work and award the new RFP. The extension will be until June 30, 2020.

Per Resolution No. 280-13, dated August 27, 2013, Council authorized a five-year contract with Trinity Services Group, Inc. The contract commenced on October 1, 2013 and was set to expire on September 30, 2018; however, in accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through September 30, 2019. Per Resolution No. 289-19, Council authorized the extension of the contract for an additional six-month (6-month) period. Council approval is required for extensions beyond the one-year extension.

Funds are budgeted each fiscal year for this ongoing expense: General Fund – Sheriff – Detention – Food; 0101-550-2600-JAIL-6771.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXTENSION OF AN ANNUAL CONTRACT WITH TRINITY SERVICES GROUP, INC. (OLDSMAR, GA) FOR INMATE FOOD SERVICE MANAGEMENT FOR THE MUSCOGEE COUNTY JAIL. THE EXTENSION WILL BE UNTIL JUNE 30, 2020.**

**WHEREAS**, the evaluation process has been delayed due to extenuating circumstances of a voting Evaluation Committee member and the extension will allow additional time for the Evaluation Committee to complete its work and award the new RFP; and,

**WHEREAS**, per Resolution No. 280-13, dated August 27, 2013, Council authorized a five-year contract with Trinity Services Group, Inc. The contract commenced on October 1, 2013 and was set to expire on September 30, 2018; however, in accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through September 30, 2019. Per Resolution No. 289-19, Council authorized the extension of the contract for an additional six-month (6-month) period. Council approval is required for extensions beyond the one-year extension.

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

That the City Manager is hereby authorized to extend the annual contract with Trinity services Group, Inc. (Oldsmar, GA) for inmate food service management for the Muscogee County Jail. The extension will be until June 30, 2020.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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





**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Tire Leasing Services for City Buses (Annual Contract) – RFB No. 20-0028</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the contract for tire leasing services from Michelin North America, Inc. (Greenville, SC), for the estimated amount of \$31,750.92 for the first year, \$33,359.47 for the second year, \$35,030.45 for the third year, and the total estimated three-year contract value of \$100,140.84. METRA Transit System currently has twenty-seven (27) fixed route buses, and ten (10) Dial-A-Ride buses in service. METRA Transit System will utilize the tire leasing services for the provision and maintenance of tires for the bus fleet.

The term of the contract is for a period of three years. Per FTA regulations, the awarded vendor's yearly prices must remain as originally bid, unless there are EPA, FTA or regulatory legislative guideline changes, requiring bus manufacturers to adhere to the new regulations. The City reserves the right to re-bid the contract, if the vendor does not agree to retain the yearly prices submitted in the original bid.

Bid specifications were posted on the web page of the Purchasing Division, and the Georgia Procurement Registry. Three (3) bids were received on January 29, 2020. This bid has been advertised, opened and reviewed. The bidders were:

			<b>Michelin North America, Inc.* (Greenville, SC)</b>		<b>Bridgestone Americas* (Nashville, TN)</b>		<b>Goodyear Tire &amp; Rubber Co.** (Akron, OH)</b>	
	32 <sup>nd</sup> PER TIRE SIZE	ANTICIPATED MONTHLY TIRE MILEAGE*X MONTHS/YEAR	<u>BASE RATE PER MILE</u>	<u>EST. FIXED ANN. COST</u>	<u>BASE RATE PER MILE</u>	<u>EST. FIXED ANN. COST</u>	<u>BASE RATE PER MILE</u>	<u>EST. FIXED ANN. COST</u>
<b>TIRE LEASING - YEAR 1</b>	275/70R22.5	12 x 24,000	<b>0.00592</b>	<b>\$10,229.76</b>	0.005922	\$10,233.22	0.044988	\$12,956.54
	255/70R22.5	12 x 2,000	<b>0.00565</b>	<b>\$813.60</b>	0.006562	\$944.93	0.061896	\$1,485.50
	305/70R22.5	12 x 54,000	<b>0.00493</b>	<b>\$19,167.84</b>	0.005272	\$20,497.54	0.053724	\$34,813.15
	LT225/75R16	12 x 4,700	<b>0.00455</b>	<b>\$1,539.72</b>	0.003185	\$1,077.80	0.032484	\$1,832.10
<b>YEAR 1 SUB-TOTAL:</b>			<b>\$31,750.92</b>		<b>\$32,753.49</b>		<b>\$51,087.29</b>	
<b>TIRE LEASING - YEAR 2</b>	275/70R22.5	12 x 24,000	<b>0.00622</b>	<b>\$10,748.16</b>	0.00604	\$10,437.12	0.044988	\$12,956.54
	255/70R22.5	12 x 2,000	<b>0.00593</b>	<b>\$853.92</b>	0.006693	\$963.79	0.061896	\$1,485.50
	305/70R22.5	12 x 54,000	<b>0.00518</b>	<b>\$20,139.84</b>	0.005377	\$20,905.78	0.053724	\$34,813.15
	LT225/75R16	12 x 4,700	<b>0.00478</b>	<b>\$1,617.55</b>	0.003248	\$1,099.12	0.032484	\$1,832.10
<b>YEAR 2 SUB-TOTAL:</b>			<b>\$33,359.47</b>		<b>\$33,405.81</b>		<b>\$51,087.290</b>	
<b>TIRE LEASING</b>	275/70R22.5	12 x 24,000	<b>0.00653</b>	<b>\$11,283.84</b>	0.006282	\$10,855.30	0.044988	\$12,956.54
	255/70R22.5	12 x 2,000	<b>0.00623</b>	<b>\$897.12</b>	0.006961	\$1,002.38	0.061896	\$1,485.50

- YEAR 3	305/70R22.5	12 x 54,000	0.00544	\$21,150.72	0.005592	\$21,741.70	0.053724	\$34,813.15
	LT225/75R16	12 x 4,700	0.00502	\$1,698.77	0.003378	\$1,143.12	0.032484	\$1,832.10
YEAR 3 SUB-TOTAL:			\$35,030.45		\$34,742.50		\$51,087.29	
TOTAL PRICE FOR THREE (3) YEAR CONTRACT:			\$100,140.84		\$100,901.80		\$153,261.87	

\*Estimated Fixed Annual Cost = base rate per mile multiplied by six (6) tires.

\*\*The base rate per mile provided is a vehicle rate.

Funds are budgeted each fiscal year for this ongoing expense: Transportation Fund - Transportation- FTA – METRA FTA - Tire Leasing; 0751-610-2400-MFTA-6545.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE ANNUAL CONTRACT FOR TIRE LEASING SERVICES FROM MICHELIN NORTH AMERICA, INC. (GREENVILLE, SC), FOR THE ESTIMATED CONTRACT VALUE OF \$31,750.92 FOR THE FIRST YEAR, \$33,359.47 FOR THE SECOND YEAR, \$35,030.45.45 FOR THE THIRD YEAR, AND THE TOTAL ESTIMATED THREE-YEAR CONTRACT VALUE OF \$100,140.84.**

**WHEREAS**, Metra Transit System currently has twenty-seven (27) fixed route buses, and ten (10) Dial-A-Ride buses in service; and,

**WHEREAS**, the tire leasing services will be utilized by METRA Transit System for the provision and maintenance of tires for the bus fleet; and,

**WHEREAS**, the term of the contract is for a period of three years. Per FTA regulations, the awarded vendor's yearly prices must remain as originally bid, unless there are EPA, FTA or regulatory legislative guideline changes, requiring bus manufacturers to adhere to the new regulations. The City reserves the right to re-bid the contract, if the vendor does not agree to retain the yearly prices submitted in the original bid.

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

That the City Manager is hereby authorized to procure tire leasing services from Michelin North American, Inc. (Greenville, SC), for the estimated contract value of \$31,250.92. Funds are budgeted each fiscal year for this ongoing expense: Transportation Fund - Transportation- FTA – METRA FTA - Tire Leasing; 0751-610-2400-MFTA-6545.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Cleaning Services for Architectural Facades and Monuments at Ft Benning Gateway – RFP No. 20-0010</b>
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the execution of a contract with The Business Transformation Company (Columbus, GA) to provide cleaning services for two architectural facades and monuments located at the Ft Benning Gateway (I 185/Ft Benning & Columbus). The vendor's cost proposal is within budget for this project.

The Business Transformation Company will provide all equipment, labor and materials to clean the architectural facades and monuments on either side of the Columbus/Ft Benning Gateway located at I 185-Hwy 27 cloverleaf.

**RFP Advertisement and Receipt of Proposals:**

RFP specifications were posted on the web pages of the Purchasing Division and the Georgia Procurement Registry on November 6, 2019. This RFP has been advertised, opened and evaluated. One proposal was received on December 6, 2019.

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) firms were surveyed:

1. Business Top Cleaner Services: Vendor expressed interest, but did not indicate ability to perform the work identified.
2. NSI Clean Hire: No response.
3. Renewal Renovations, LLC: No Response
4. A&A Cleaning Services: No Response
5. A Action Cleaning Service: No Response

Based on the response to the survey, the Purchasing Division determined that revisions to the specifications were not required. The Purchasing Division opened the one (1) proposal received from the following firm:

**The Business Transformation Company (Columbus, GA)**

The following events took place after receipt of the proposal:

<b>RFP MEETINGS/EVENTS</b>		
<b>Description</b>	<b>Date</b>	<b>Agenda/Action</b>
Proposals Distributed	12/18/2020	Committee members picked up their proposal copies from the Purchasing Division.
Pre-Evaluation/1 <sup>st</sup> Evaluation Meeting	1/6/2020	Due to only receiving one proposal, the Pre-Evaluation and First Evaluation committee meetings were combined. The

		Purchasing Manager advised evaluation committee members of the RFP rules and process. The sole submission was reviewed and discussed by the Committee. The Committee determined clarifications were needed from the vendor.
Clarification & Meeting Requested	1/17/2020	Clarifications were requested in regard to the vendor's proposal and a meeting request letter was sent.
1 <sup>st</sup> Meeting with Vendor	1/23/2020	Vendor presented the clarifications which were requested via letter. Vendor stated they would be meeting with staff at Ft Benning on 2/4/2020, to discuss issues that may affect traffic operations on/near Base. A second meeting was agreed upon, to occur after 2/4. Following the meeting, the Committee remained to review and discuss the materials presented. Further clarifications were indicated.
Informational	2/7/2020	Vendor forwarded notes from their 2/4/2020 meeting with Ft Benning staff. This information was forwarded to the Committee for review. Committee was asked to forward any additional clarifications to Purchasing via email.
Additional Clarifications & 2 <sup>nd</sup> Meeting Requested	2/12/2020	Letter sent to vendor with additional clarifications and a request for a second meeting. Vendor was also asked to ensure subcontractor would be present at the meeting.
Clarifications Received	2/14/2020	Clarification information received via email and forwarded to the Committee.
2 <sup>nd</sup> Meeting with Vendor	2/23/2020	2 <sup>nd</sup> meeting with vendor and introduction to representative from sub-contractor. After meeting with the vendor, the Committee requested additional clarifications.
Clarifications Requested	2/26/2020	Letter to vendor requesting additional clarifications.
Clarifications Received	2/27/2020	Vendor response to final clarification request received and forwarded to committee.
Evaluation Ballots Sent to Committee	3/2/2020	Evaluation ballots forwarded to voting committee members.
Recommendation Received	3/3/2020	Via ballot, the committee members unanimously voted to award to the sole responsive firm.

#### **Evaluation Committee:**

The proposal was reviewed by the Evaluation Committee, which consisted of one (1) voting member from Facilities Maintenance, one (1) voting members from Forestry and Beautification and one (1) voting member from Traffic Engineering. One representative from Public Works served as a non-voting advisor.

#### **Award Recommendation:**

The Evaluation Committee unanimously recommends award of the contract to The Business Transformation Company, the sole responding firm, as reflected by their comments provided below:

- Cost of the project is well within our budget.
- Timeline to get the work done is reasonable.
- BTC and their subcontractor's response to our request has been positive.
- The contractor is local.

#### **Vendor Experience/Qualifications:**

- The Business Transformation Company (BTC) is a Service Disabled Veteran Owned Small Business established in 2011.

- The BTC's clients include the U.S. Department of Veterans Affairs, Federal Aviation Administration, National Parks Service, U.S. Department of Defense, and others.
- The BTC provides secure management solutions to federal, state and local government installations by specializing in administrative support, logistics, IT development and facility management services.

#### **Client Work History**

- ***FAA Western – Pacific Region (North California): Contract initiated 2016***
  - Provide interior and exterior window cleaning for fifteen (15) facilities for the Air Traffic Control Tower windows and administrative building throughout Northern California.
- ***U.S. Department of Veterans Affairs VA San Diego Healthcare System (San Diego, CA): Contract initiated 2018***
  - Provide semi-annual interior/exterior window cleaning service for glass, screens and entrance (including door glass, transoms and side windows on a one-time basis for twenty (20) buildings).
- ***U.S. Department of Veterans Affairs Jesse Brown VA Medical Center (Chicago, IL): Contract initiated 2019***
  - Provide management, supervision, labor, materials, supplies and equipment necessary to perform window cleaning services. Exterior windows to be cleaned semi-annually and frames to be cleaned once per year, both sides including exterior doors with window, Admin building is a five (5) story building with basement and penthouse.

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

The vendor's cost proposal is within budget for this project. Funds are budgeted in the FY20 Budget as follows: Paving Fund – Public Works – Right of Way Maintenance – Contractual Services; 0203-260-3120-ROWM-6319.



**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH THE BUSINESS TRANSFORMATION COMPANY (COLUMBUS, GA) TO PROVIDE CLEANING SERVICES FOR TWO ARCHITECTURAL FACADES AND MONUMENTS LOCATED AT THE FT BENNING GATEWAY (I 185/FT BENNING & COLUMBUS). THE VENDOR’S COST PROPOSAL IS WITHIN BUDGET FOR THIS PROJECT.**

**WHEREAS**, an RFP was administered (RFP No. 20-0010) and one (1) proposal was received; and,

**WHEREAS**, the proposal submitted by The Business Transformation Company met all proposal requirements.

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

That the City Manager is hereby authorized to enter into a contract with The Business Transformation Company to provide cleaning services for two architectural facades and monuments located at the Ft Benning Gateway (I 185/Ft Benning & Columbus). The vendor’s cost proposal is within budget for this project. Funds are budgeted in the FY20 Budget as follows: Paving Fund – Public Works – Right of Way Maintenance – Contractual Services; 0203-260-3120-ROWM-6319.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Electronic Validating Fare Boxes for METRA</b>
<b>INITIATED BY:</b>	Finance Department

---

It is requested that Council approve the purchase of two (2) Odyssey electronic validating fareboxes from Genfare – A Division of SPX Corporation (Elk Grove Village, IL), in the amount of \$30,944.00 (\$15,367.00 each, plus \$210.00 Freight), to be installed on two (2) METRA Dial-A-Ride buses.

The new fareboxes accept a wide variety of bus fare payment options, (i.e. cash, swipe card, and credit card) and improve operations and security. The new equipment will be used in conjunction with the GFI Genfare Odyssey electronic validating farebox system, which was purchased in 2009, per Resolution #386-09. Consequently, the vendor is considered the only known source to provide the new equipment.

Funds are budgeted in the FY20 Budget: Transportation Fund – METRA Transportation –T-SPLOST Capital - Capital Expenditures over \$5,000; 0751 – 610 – 2500 – MTSP – 7761.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) ODYSSEY ELECTRONIC VALIDATING FAREBOXES FROM GENFARE – A DIVISION OF SPX CORPORATION (ELK GROVE VILLAGE, IL), IN THE AMOUNT OF \$30,944.00 (\$15,367.00 EACH, PLUS \$210.00 FREIGHT), TO BE INSTALLED ON TWO (2) METRA DIAL-A-RIDE BUSES.**

**WHEREAS**, the new fareboxes accept a wide variety of bus fare payment options, (i.e. cash, swipe card, and credit card) and will improve operations and security; and,

**WHEREAS**, the new equipment will be used in conjunction with the GFI Genfare Odyssey electronic validating farebox system, which was purchased in 2009, per Resolution #386-09. Consequently, the vendor is considered the only known source to provide the new equipment.

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

That the City Manager is hereby authorized to purchase two (2) Odyssey electronic validating fareboxes from Genfare – A Division of SPX Corporation (Elk Grove Village, IL), in the amount of \$30,944.00 (\$15,367.00 each, plus \$210.00 Freight), to be installed on two (2) METRA Dial-A-Ride buses. Funds are budgeted in the FY20 Budget: Transportation Fund – METRA Transportation –T-SPLOST Capital - Capital Expenditures over \$5,000; 0751 – 610 – 2500 – MTSP – 7761.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Repair Services for Al Jon Compactor for Public Works</b>
<b>INITIATED BY:</b>	Finance Department

---

It is requested that Council approve payment to Flint Equipment Company (Columbus, GA location), in the estimated amount of \$39,856.59, for the repair services required for an Al Jon Compactor, vehicle #10916.

The John Deere engine in the compactor has completely shut down and is no longer working. It was diagnosed with a cracked cylinder head, which allowed the engine oil to contaminate the coolant system.

The only available known source for the replacement engine is John Deere, who has a unit in their warehouse in Canada. Once the repair is approved by Council, Flint Equipment Company, the authorized dealer for John Deere in this area, will remove the existing engine, order the new engine and install it once it arrives from Canada. Therefore, the vendor is considered an only known source for this purchase, per the Procurement Ordinance 3-114.

This equipment is critical to the daily operations of the Pinegrove Landfill in that it handles all compaction of the landfill waste.

Funds are available in the FY20 Budget: Integrated Waste Management Fund – Public Works – Pine Gove Landfill – Auto Parts and Supplies; 0207-260-3560-PGRO-6721.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE PAYMENT TO FLINT EQUIPMENT COMPANY (COLUMBUS, GA LOCATION), IN THE ESTIMATED AMOUNT OF \$39,856.59, FOR REPAIRS REQUIRED FOR AN AL JON COMPACTOR, VEHICLE #10916.**

**WHEREAS**, the John Deere engine in the compactor has completely shut down and is no longer working. It was diagnosed with a cracked cylinder head, which allowed the engine oil to contaminate the coolant system; and,

**WHEREAS**, the only available known source for the replacement engine is John Deere, who has a unit in their warehouse in Canada. Once the repair is approved by Council, Flint Equipment Company, the authorized dealer for John Deere in this area, will remove the existing engine, order the new engine and install it once it arrives from Canada., Therefore, the vendor is considered an only known source for this purchase, per the Procurement Ordinance 3-114.; and,

**WHEERAS**, this equipment is critical to the daily operations of the Pinegrove Landfill in that it handles all compaction of the landfill waste.

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

That the City Manager is hereby authorized to make payment to Flint Equipment Company (Columbus, GA location), in the estimated amount of \$39,856.59, for the repair services for an Al Jon Compactor vehicle #10916 repaired. Funds are available in the FY20 Budget: Integrated Waste Management Fund – Public Works – Pine Gove Landfill – Auto Parts and Supplies; 0207-260-3560-PGRO-6721.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>Repair Services for the Natatorium PoolPak® System</b>
<b>INITIATED BY:</b>	Finance Department

---

It is requested that Council approve the repair services from Hesco HVAC Equipment Services Company (Roswell, GA), in the estimated amount of \$125,787.00, for the Natatorium PoolPak® System.

The PoolPak® System has three units that work collectively as one unit. This system dehumidifies the air, cools the building and heats the water to accommodate the swimmers. With the assistance of the manufacturer's mechanical engineers and Public Works staff, it has been determined that the three units in this facility need various repairs in order to get them in line and working cohesively.

Due to the complexity of these three systems, Public Works will be using HESCO to perform the repairs. Hesco is the service entity for the Hill Company. Hill Company is currently and has been the PoolPak® authorized dealer in Georgia since 1987, and Hesco is certified and trained to repair the system. Consequently, this company will be able to provide OEM Parts to complete the repairs of replacing the coils in two units, replacing the dryer shell in one unit and replacing 8 dryer coils. The vendor is considered an only known source for this purchase, per the Procurement Ordinance 3-114.

Without these needed repairs, the Parks and Recreation Department will be unable to schedule sanctioned swim meets in this facility, which will result in a major loss of use and possible revenue.

Funds are available in the FY20 Budget: LOST Infrastructure Fund – Public Works – Infrastructure LOST Building Maintenance and Repairs – Aquatic Center PoolPak® Repairs; 0109 – 260 – 9901 – LOST -6521 - 96067 – 20200.

## A RESOLUTION

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

### **A RESOLUTION AUTHORIZING THE REPAIR SERVICES FROM HESCO HVAC EQUIPMENT SERVICES COMPANY (ROSWELL, GA), IN THE ESTIMATED AMOUNT OF \$125,787.00, FOR THE NATATORIUM POOLPAK® SYSTEM.**

**WHEREAS**, the PoolPak® System has three units that work collectively as one unit. This system dehumidifies the air, cools the building and heats the water to accommodate the swimmers. With the assistance of the manufacturer's mechanical engineers and our Public Works staff, it has been determined that the three units in this facility need various repairs in order to get them in line and working cohesively; and,

**WHEREAS**, Due to the complexity of these three systems, Public Works will be using HESCO to perform the repairs. Hesco is the service entity for the Hill Company. Hill Company is currently and has been the PoolPak® authorized dealer in Georgia since 1987, and Hesco is certified and trained to repair the system. Consequently, this company will be able to provide OEM Parts to complete the repairs of replacing the coils in two units; and,

**WHEREAS**, without these needed repairs, the Parks and Recreation Department will be unable to schedule sanctioned swim meets in this facility, which will result in a major loss of use and possible revenue.

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

That the City Manager is hereby authorized to procure repair services from Hesco HVAC Equipment Services Company (Roswell, GA), in the estimated amount of \$125,787.00, for the Natatorium PoolPak® System. Funds are available in the FY20 Budget: LOST Infrastructure Fund – Public Works – Infrastructure LOST – Building Maintenance and Repairs – Aquatic Center PoolPak® Repairs; 0109 – 260 – 9901 – LOST - 6521 - 96067 – 20200.

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

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

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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



# SHERIFF AND MARSHAL OFFICE CONSOLIDATION

Columbus Consolidated Government

March 10, 2020



# WHAT DOES IT MEAN AND HOW WILL IT WORK?




**Muscogee County  
Sheriff's Office**



*Similar Missions*

# LEGISLATION SIGNED BY GOVERNOR

- ▶ On February 28, 2020, Gov. Brian Kemp signed legislation to consolidate the Marshal's office into the Sheriff's Office.
  - ▶ Effective January 1, 2021, HB 967, Entitled Act No. 325
- 
- Three parallel white lines of varying lengths are positioned in the bottom right corner of the slide, angled upwards from left to right.

# QUESTIONS & ANSWERS

- ▶ *Q1. What does it mean for Marshal Office personnel to be consolidated or merged with the Sheriff's Office?*
- ▶ *A1. Consolidation of the Marshal's Office with the Sheriff's Office means that the services currently provided by the Marshal's Office will continue to be provided to the citizens of Columbus; however, they will be provided under the umbrella of the Sheriff's Office only, using Sheriff's Office vehicles, uniforms and equipment.*
- ▶ *Q2. Will any Marshal employee lose their job as a result of consolidation?*
- ▶ *A2. No. Their responsibilities may change somewhat, but their job will remain mostly the same.*

# QUESTIONS & ANSWERS

- ▶ Q3. *Will pay for those in the Marshal's Office remain the same or will it change?*
- ▶ A3. Under no circumstance will law enforcement or non-law enforcement employees in the Marshal's Office make less as a result of consolidation with the Sheriff's Office. The Sheriff's Office has adopted Pay Reform. All law enforcement employees in the Marshal's Office will likely receive a pay increase if the merger becomes effective (based on Sheriff's Office Pay Reform).
- ▶ Q4. *What about employee rights and benefits such as retirement, membership in the merit system?*
- ▶ A4. No change. All full-time regular employees in the Marshal's Office are in the merit system. Employees will not have to reapply for their jobs nor take any type of examination to be transferred to the Sheriff's Office. All full-time regular employee rights and retirement benefits will remain the same, nothing will be changed.

# QUESTIONS & ANSWERS

- ▶ Q5. *Will the hours of operations or work schedule change?*
- ▶ A5. The hours of operations and work schedule will be determined by the Sheriff.
- ▶ Q6. *Will employees from the Marshal's Office be required to work weekends and rotate shifts?*
- ▶ A6. The hours of operations and work schedule will be determined by the Sheriff.

# QUESTIONS & ANSWERS


- ▶ Q7. *Who will the Marshal employees report to in the Sheriff's Office?*
- ▶ A7. The Marshal's Office is expected to have a similar chain of command organization structure in the Sheriff's Office as it currently does.
- ▶ Q8. *Will public functions and services be disrupted during the change-over period?*
- ▶ A8. No. Special care will be taken to provide for the unimpaired continuation of all governmental functions during the change-over period. Every effort will be made to establish procedures that will insure the continued efficiency of this government in providing day-to-day functions and services.

# QUESTIONS & ANSWERS

- ▶ *Q9. How will the proposed consolidation be an improvement over the present system?*
- ▶ **A9. Any duplication of services and facilities provided by the Sheriff's Office and Marshal's Office will be eliminated, since such services and functions would be administered by one agency. The combined agencies will produce greater efficiency, economy and savings to the taxpayers.**
- ▶ *Q10. How will consolidating the Marshal's Office into the Sheriff's Office impact the Municipal Court Clerk's Office and/or the Municipal Court/Magistrate Court Judge's Office?*
- ▶ **A10. No change. The Clerk of Municipal Court's Office and Municipal Court/Magistrate Court/Judge will be dealing with the Sheriff's Office instead of the Marshal's Office. Transition is expected to be seamless.**



# QUESTIONS & ANSWERS

- ▶ *Q11. Why is consolidation of the two offices being considered at this time?*
  - ▶ *A11. The current Marshal has indicated he will not be running for re-election for Marshal of Muscogee County. Therefore, there will be no incumbent and consolidation would not displace a person holding office.*
  - ▶ *Q12. When will the Marshal's Office and Sheriff's Office consolidation become effective?*
  - ▶ *A12. The consolidation will become effective January 1, 2021.*
- 
- A series of three parallel white diagonal lines are located in the bottom right corner of the slide, extending from the right edge towards the bottom left.

# SHERIFF PAY REFORM

YEARS OF SERVICE	BASE PAY INCREASE
After 3 Years	\$1,000
After 5 Years	\$1,300
After 7 Years	\$1,500
After 10 Years	\$1,500
After 15 Years	\$1,500
After 20 Years	\$1,500
After 25 Years	\$1,500
After 30 Years	\$1,500

Marshal Office Sworn Employees					
TITLE	GRADE	ANNUAL SALARY EFFECTIVE JANUARY 1, 2020	YEARS OF SERVICE	REFORM PAY AMOUNT	ADJUSTED ANNUAL SALARY
CHIEF DEPUTY MARSHAL	G23	\$77,525.73	6	\$1,300.00	\$78,825.73
DEPUTY MAR CAPTAIN	G22	\$71,563.32	33	\$1,500.00	\$73,063.32
DEPUTY MAR CAPTAIN	G22	\$68,265.56	30	\$1,500.00	\$69,765.56
DEPUTY MAR LIEUTENANT	G20	\$54,011.85	31	\$1,500.00	\$55,511.85
DEPUTY MARSHAL SERGEANT	G18	\$47,004.21	17	\$1,500.00	\$48,504.21
DEPUTY MARSHAL CORPORAL	G16	\$45,373.94	18	\$1,500.00	\$46,873.94
DEPUTY MARSHAL CORPORAL	G16	\$42,876.90	16	\$1,500.00	\$44,376.90
DEPUTY MARSHAL	G14	\$51,559.55	30	\$1,500.00	\$53,059.55
DEPUTY MARSHAL	G14	\$47,103.19	19	\$1,500.00	\$48,603.19
DEPUTY MARSHAL	G14	\$43,155.85	9	\$1,500.00	\$44,655.85
DEPUTY MARSHAL	G14	\$42,535.51	13	\$1,500.00	\$44,035.51
DEPUTY MARSHAL	G14	\$41,286.99	12	\$1,500.00	\$42,786.99
DEPUTY MARSHAL	G14	\$40,961.36	8	\$1,500.00	\$42,461.36
DEPUTY MARSHAL	G14	\$40,038.47	30	\$1,500.00	\$41,538.47
DEPUTY MARSHAL	G14	\$39,137.85	12	\$1,500.00	\$40,637.85
DEPUTY MARSHAL	G14	\$39,137.85	5	\$1,300.00	\$40,437.85

# MARSHAL OFFICE EMPLOYEES

Civilian Employees			
TITLE DESCRIPTION	GRADE	ANNUAL SALARY EFFECTIVE JAN 1, 2020	YEARS OF SERVICE
COMMUNICATION TECHNICIAN III	G10	\$29,553.89	20
ADMINISTRATIVE ASSISTANT	G12	\$32,630.21	13

Reserve Deputies	
RESERVE DEPUTIES (NUMBER VARIES)	

# FY20 BUDGET DATA

## MARSHAL'S OFFICE AND SHERIFF'S OFFICE

Marshal FY20 Adopted Budget	Amount	Marshal's Office Authorized Positions	# of Employees
General Fund	\$1,059,171	Sworn (excludes the Marshal)	16
OLOST Fund	\$316,787	Civilian	2
<b>Budget Total</b>	<b>\$1,375,958</b>	<b>Total Positions</b>	<b>18</b>
Sheriff FY20 Adopted Budget	Amount	Sheriff's Office Authorized Positions	# of Employees
General Fund	\$25,990,590	Sworn (excludes the Sheriff)	326
OLOST Fund	\$2,742,055	Civilian	28
<b>Budget Total</b>	<b>\$28,732,645</b>	<b>Total Positions</b>	<b>354</b>

# QUESTIONS?





# Streets Division

ASPHALT REPAIR AND  
VENDOR INFORMATION

KYLE MCGEE  
MARCH 9, 2020



# HOW TO MAKE A POTHOLE

Main Ingredients

**CRACKS**

**WATER**

**COLD**

**TRAFFIC**

**REPEAT**





# HEAVY RAINFALL LEADS TO MORE POTHOLES

Rainfall Comparison	CY 2017	CY2018	Increase
September-December	12.07"	24.54"	103%
Annual Rainfall	50.99"	66.43"	30%

December Pothole Comparison	#pothole repaired
December 2017	141
December 2018	205
% Increase	45%

45% Increase in potholes for the month of December can be attributed to increased precipitation.

January 2020 – Present = 24"  
Historical Average Jan 3.86" Feb 4.45"  
188% Increase



# POTHOLE REPAIR

## Two Methods of Repair

1. Permanent Repair
  - Hot asphalt with tack
2. Temporary Repair
  - Cold patch (less preferred but necessary)

Repairs are made using pothole truck (pic above) or manually using 7yd dump truck (pic below)



# Temporary Vs. Permanent Repairs

## Cold Patch (Temporary)

- ▶ Used in hazardous situations
- ▶ Damage causing potholes
- ▶ When temperatures are below average for an extended period
- ▶ During the rainy season
- ▶ Does not perform well during cold/rainy season. Hot mix is ideal but cannot be applied during cold/wet conditions.
- ▶ Also used as a temporary repairs during holidays, while hot mix is not made available due to vendor plant maintenance and or temperatures below 35 degree.

## Hot Asphalt Mix (Permanent)

- ▶ Used to replace cold patch with a more permanent repair
- ▶ Used for large areas of asphalt maintenance
- ▶ During the instillation of driveway aprons
- ▶ Only available if the temperatures are above 35 degrees
- ▶ Secondary vendor will run for us if another big project is running and they already have the plant in operation

# Asphalt Vendors:

**Robinson Paving  
Company  
(Primary)**

**C.W. Matthews  
Contracting  
Company, Inc.  
(Secondary)**



# Being proactive:

- ▶ We asked for and received approval during the 2020 budget cycle for a Hot Box, Infrared Table, we are currently awaiting this purchase.
- ▶ During this budget cycle (2021) we have requested an additional asphalt truck as well as additional employees to man this equipment.
- ▶ This spring we will be dedicated to Crack Sealing to avoid further issues in smaller areas of concern. (must be 40 degree or warmer to apply)



# Cold patch Vs. Hot Mix Asphalt

Washed out cold patch  
repair



Completed repair with Hot  
Mix repair





# Temporary Cold Patch repair:

THIS IS A TEMPORARY PATCH  
THAT WILL NEED TO BE  
ADDRESSED WITH HOT  
ASPHALT MIX IN THE NEAR  
FUTURE.





# Permanent Hot Mix Asphalt repair:

IDEAL REPAIR WITH HOT MIXTURE/CUT  
AND CONDITIONS WITH A GOOD  
BASE.





# Proactive crack sealing: Spring project 2020

Process:



Finished Product:



# QUESTIONS



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

**March 11, 2020**

**1. Oil & Lubricants for Public Works (Annual Contract) – RFB No. 20-0027**

**Scope of RFB**

Provide various types of oil & lubricants on an “as needed” basis to the Columbus Consolidated Government (the City) to be utilized by Public Works Department. The term of this contract shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**2. Dumpster/Roll Off Container Rental and Servicing (Annual Contract) – RFB No. 20-0053**

**Scope of Bid**

Provide dumpsters/roll off containers on a rental basis, to include servicing the equipment as needed. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

**3. Sports/Uniform Active Apparel (Annual Contract) – RFB No. 20-0006**

**Scope of Bid**

Provide sports/uniform active apparel to include: Tee shirts, sweatshirts, polo shirts, hats, caps, jackets, etc. to the Public Works Department, Columbus Fire & EMS Department, Parks & Recreation Department, METRA Transportation Department and other Departments. The items will be purchased on an “as needed” basis. The term of the contract shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**4. Portable Toilet & Rental Service (Re-Bid) (Annual Contract) – RFB No. 20-0054**

**Scope of Bid**

The Columbus Consolidated Government of Columbus, Georgia (the City) is seeking vendors to provide portable toilets, hand washing stations and grey water collection containers at various City location sites. The contract term will be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

**March 13, 2020**

**1. Integrated Transit System (Annual Contract) – RFP No. 20-0015**

**Scope of RFP**

Columbus Consolidated Government invites qualified vendors to submit proposals to provide and support an Integrated Transit System (ITS) for the fixed-route fleet of Metra Transit System.

**Option:** Columbus Consolidated Government reserves the option of including on-board, passenger Wi-Fi for *all* fleet vehicles, including vehicles in its demand response/paratransit fleet.

The term of this contract shall be for three (3) years.

**March 18, 2020**

**1. Heating & Refrigeration Supplies (Annual Contract) – RFB No. 20-0047**

**Scope of RFB**

Provide heating and refrigeration supplies on an “as needed basis” to be picked up or delivered to Columbus Consolidated Government. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

**March 25, 2020**

**1. Tree Removal & Stump Grinding/Removal Services (Re-Bid) (Annual Contract) – RFB No. 20-0051**

**Scope of RFB**

Provide Columbus Consolidated Government with professional services on as “as needed basis” for the following options:

Option 1) Remove trees (and all related debris) throughout the City on an “as needed” basis.

Option 2) Provide stump grinding/removal services throughout the City on an “as needed” basis.

Vendors may bid on either or both options. The contract term will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

RESOLUTION

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

A Resolution excusing Councilors absence.

-----

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES:

Pursuant to Section 3-103(6) of the Charter of Columbus, Georgia, Councilor Evelyn "Mimi" Woodson is hereby excused from attendance of the Council Meeting of February 25, 2020 for the following reasons:

Personal Business:

-----

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 10<sup>th</sup> day of March 2020 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

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

\_\_\_\_\_  
Sandra T. Davis  
Clerk of Council

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

**MINUTES AT THE REGULAR MEETING OF THE COLUMBUS AIRPORT  
COMMISSION HELD AT THE COLUMBUS AIRPORT  
WEDNESDAY, NOVEMBER 20, 2019 AT 9:30 AM**

The following Commission members were present for the entire meeting.

<u>NAME</u>	<u>EXPIRES</u>
Mr. Carl Rhodes, Jr., Chairman	December 31, 2019
Mr. Thomas G. O. Forsberg, Treasurer	December 31, 2020
Mr. James Barker	December 31, 2023

The following Commission members were absent:

Ms. Tana McHale, Vice Chairwoman	December 31, 2021
Mr. Donald D. Cook, Secretary	December 31, 2022

Staff members present:

Amber Clark, C.M., Airport Director  
W. Donald Morgan, Jr., Legal Counsel  
Monica Stone, Human Resources Manager  
Garry Parker, Maintenance Manager  
Sonya Overton, Marketing Manager  
Michele Renfroe, Flightways Columbus Manager  
Andre’ Parker, Public Safety Chief  
Roy Hightower, Finance Director  
Daniel M. Thomas, Sr., Airfield Operations Supervisor  
Lillian Pevitt, Public Safety  
Adrian Sellers, Public Safety

Others present:

Brian Thompson, RS&H; Phil Cannon, WK Dickson; Bill Tudor, Holt Consulting; Robert Boehnlein, Columbus Aero Service; Dan Dawson, River City Aero Club; Greg Russell, Pezold Air Charters, LLC; Mike VanWie, Michael Baker International; Terry Wiggins, GA Committee; Richard DesPortes, Austin Edwards, Speedbird Aero; John Stark, Stark Avonics; John Walden, III., Marty Flournoy

**BUSINESS OF THE MEETING**

Mr. Carl Rhodes, Jr., welcomed everyone to the November 20, 2019 Commission Meeting, prior to calling the meeting to order.

Motion by Mr. Don Cook to approve the minutes for the October 23, 2019 Columbus Airport Meeting; seconded by Mr. Thomas Forsberg and unanimously approved by the Commission.  
Ayes: 3 / No: 0

**CONSIDER APPROVAL OF LEASE WAIVER RECOMMENDATIONS**

Ms. Clark stated that Ms. Michele Renfroe will be providing the information for the Lease Waiver Recommendations.

Ms. Renfroe stated during our lease update process this year we had several tenants asking for waivers for insurance, registrations and purchasing aircraft. Amber, James and I being appointed by the Commission as the Lease Policy Wavier committee met to go over the waivers to submit to the Commission for approval.

Mr. Charles Duke in 17G requested 2 years to get a registration and insurance liability coverage. We are recommending approval for waiver of 3 months.

Mr. Gary Kunday in 18B & 21F requested 3 years to complete experimental aircraft build. We are recommending a one-year waiver on both with a 6 month check in for progress.

Dr. Fred Flandry in 1A requested 3-6 months to get insurance coverage. We are recommending approval for waiver of 3 months.

Mr. Dan Attaway in 1C requested 3-6 months to get insurance coverage. We are recommending approval for 6 months.

Mr. Richard Knapp in 3A requested 3-6 months to purchase new aircraft. We are recommending approval for 6 months.

Mr. Calvin Kelly in 3E requested 2 years for children to get registration and insurance. We are recommending approval for 6 months.

Mr. Lance Dorman in 18E requested 1 year to purchase aircraft. Looked at several aircraft purchases that have fallen through. We are recommending approval for 6 months to review for progress.

Mr. Tommy Giles in 5G requested 2 years to get insurance coverage. We are recommending approval for 3 months.

Mr. Al Pickens in 6A requested 6 months to purchase aircraft. Has had several pre-buys fall through. We are recommending approval for 6 months to review for progress.

Mr. Forsberg thanked Ms. Renfroe for providing all this information in detail. Generally, he is supportive of all of this but, wants like to know if there are specific situations or circumstances why certain individuals wouldn't be given consistent treatment? He stated Ms. Renfroe had referenced that Mr. Attaway is going through and asking for a period of six months of time on his aircraft for insurance coverage, while Dr. Flandry is only receiving a three-month time period given.

Ms. Renfroe stated yes there are, some of the tenants do not have a current registration and insurance. Some of them have already applied for their registrations and they are in route so she shortened their time where it would only take three months or less to get their insurance. The only other instance would be if with insurance coverage, if they have an experimental aircraft, they may not be able to get certain types of policies. She has followed up with a couple of insurance companies, asking them about the liability portion of a grounded aircraft. Some of them may not have their flight time, their aircraft might be going through their annual. There should be no issues for them to get a ground policy for their aircraft. We want to make sure we are giving them enough time in bringing this information to you.

Mr. Forsberg stating that is fine, what the Commission is trying to achieve consistently across everybody in treatment. So, if there are specific reasons why they'd need more time or exceptions to policy, we need to understand that.

Mr. Cook asked Ms. Renfroe if the timelines work for the people requested? Has she had a discussion with them at all?

Ms. Renfroe stated yes, she has the lease waivers with her, they filled them out themselves as their particular request, when they signed their new leases signed, back in August and September 2019. She has already given them the time they requested, now she extending their time a little bit further.

Mr. Cook inquired if the tenants come up on the end of that time, and still need more time?

Ms. Renfroe said she would bring it back to the Commission Board, give the progress that has been made along with the issues at that time. Then we will bring it back through this process again if they are asking for an additional waiver for more time.

Mr. Cook thanked Ms. Renfroe.

Mr. Barker said this took a lot of time with this, we normally meet for an hour, this took two hours. We made some calls to industry professionals that we rely on for information regarding hangar leasing and insurance requirements. They gave us the necessary information to make these decisions. We did our due diligence on this and he feels comfortable for the decisions they made in time given to each individual party for accomplishing what they needed to accomplish.

Mr. Rhodes stated with the proposal and the recommended amount of time, the folks that have applied, do they know what will be considered?

Ms. Renfroe said they do not, so that's why we will go back through the process, it is based on what they were asking. It will go back for their approval whether they asked for between three months and two years to do certain things to their aircraft, it will go back to them now with the approval, none of their time was shortened. Once the Commission says yes, we are in agreement to this or if they have any issues on this, at that time we will bring it back to the table.

Mr. Rhodes thinks this a good point to be clear, we want to be reasonable to both ways, right?

Ms. Renfroe answered correct.

Ms. Rhodes if something is not going to work, for reasons that are obvious, or if is something that is not going to work, like building an aircraft and it will take longer than you think., we need to know that. No other questions than like the registration and insurance for Mr. Duke, he has three months to do that, and he already has his registration?

Ms. Renfroe said yes.

Mr. Rhodes, said with the timing on the request, Mr. Attaway has six months for his request? He asked Ms. Renfroe if these questions were what was addressed with Mr. Forsberg, correct?

Ms. Renfroe agreed, that is correct. The difference between the two tenants, having conversations with the tenants, knowing what they are asking for? Mr. Attaway is getting his annual and trying to get his flight hours back into the process so he needed the more time for the mechanic to do that.

Mr. Cook added to that, make sure someone is tracking this really well. If we get right up on the ninety days, and we have a meeting, cancel a meeting, or something happens we can put them out with warning. He thinks this should happen in sixty days, to make sure they have the warning to make sure everything is going okay? Because if not it will be on us not them.

Ms. Renfroe agreed.

Mr. Barker said here again, they are not here to put anybody out, or be a hard line, we are just to keep people accountable so they are not just utilizing the hangar for storage, that they are here to actively trying to engage with the GA Committee. We are here to work with you is the bottom line.

Mr. Rhodes thanked Mr. Barker for his guidance and leadership on this as it is important to all of us across the board to all of us. We have to have reasonable standards for all to follow in all instances where people need more time, and to understand that too.

Mr. Richard DesPortes asked if he could ask Ms. Renfroe a question concerning this matter?

Motion by Mr. Thomas Forsberg to approve the Lease Waiver Recommendations; seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 3 / No: 0



Mr. Richard DesPortes asked Mr. Rhodes if he could ask Ms. Renfroe a question pertaining to hangars at this time.

Mr. Rhodes stated yes if it pertains to this matter. Go ahead and ask her now.

Mr. DesPortes said as Mr. Forsberg said, in being fair about the waiver. He was inquiring that both of Mr. Gary Kunday's hangars currently are holding vehicles. He has nothing against Mr. Kunday himself but, for those that who do have aircraft that need a hangar this needs to be addressed. If someone has an airplane to come here and be commerce for the airport and cater to them. You, are you familiar both of his hangars are used for car storage?

Ms. Renfroe stated that she had visited Mr. Kunday's hangars and has pictures of those hangars. She had a discussion with Mr. Kunday, and made it well understood that we are going to do a six-month progress review, that he has to show progress with both of his aircraft. In one of his hangars he has a fully function aircraft, has a problem with one of the wings in hangar 18. In hangar 21 basically has two aircraft pieces leaning against the hangar. The conversation Mr. Kunday and I had was he was moving some of his cars out, and he would show progress for that review. If he does not show progress, we will bring it back and let you know he has not shown progress with those aircraft.

Mr. DesPortes asked how many years has Mr. Kunday rented the Hangar 21?

Ms. Renfroe said she did not know how many years he has rented Hangar 21.

Mr. DesPortes stated he is not beating up on Mr. Kunday, I think you should rent the hangars and get the income if they are sitting there empty. The point he was trying to make was that you got a 1930's wing off of Buker Young Meister leaning against the wall on one side and maybe took it down before Ms. Renfroe went over there. I have no problem with that Mr. DesPortes stores stuff in his hangar around his airplane. The point he is trying to make was Mr. Kunday never had any intent to get the airplane going. He is not trying to beat up on Mr. Kunday, if we are going to make policies like Mr. Forsberg said, and they are going to be fair to everybody, let's have a real look at things. Did you see any progress or a wood saw or anything that would make you think there was a progress was attempted at all? He realizes he may know more than he should about this matter. He reinstated he has no intent honestly and thanked the Commission for listening.

Mr. Barker thanked Mr. DesPortes for bringing this up, in the spirit of trust and building that trust with the GA Committee moving forward. We have to get this new process, and start with our best foot forward and let people see we are going to slam the door on them and to give them a chance. Recently, Mr. Kunday had an injury, he fell, we were going to give him less time than six months, because of that we are giving him a little extra time.

Mr. DesPortes thinks that is understandable, as long as you are not keeping a person with an airplane out of a hangar. Again, he is not beating up on Mr. Kunday.

Mr. Barker told Mr. DesPortes he did not think he was. He just wanted to explain the why and why we are doing it. We have the best of intentions for everybody involved!

Mr. Rhodes stated it is a balancing act, trying to make sure everybody is accountable for each other, and for the Commission at the same trying to be reasonable with what everybody's relationship is. He thanked Mr. Barker again for your leadership across the board on this along with Ms. Renfroe. He asked Ms. Renfroe to let them know when it comes time, watching the deadlines, how they are doing, checking up on them, if we need to change things one way or another, as this is very important. Let us know when the deadlines are getting close and other any information concerning this matter.

Ms. Renfroe said she would.

**CONSIDER APPROVAL FOR THE AVIATION ENGINEERING CONSULTANT  
SELECTION RECOMMENDATION**

On October 3<sup>rd</sup> the Columbus Airport solicited proposals from qualified aviation consulting firms to provide professional planning, engineering, architectural, and construction administration services in connection with the Airport Capital Improvement Plan.

The Commission received nine bid packages. Bids were submitted by: Alfred Benesch & Company, Crawford, Murphy & Tilly (CMT), Croy Engineering, Goodwyn, Mills Cawood (GMC), Holt Consulting Company, LLC., Michael Baker International, Pond, RS&H, & WK Dickson.

A selection committee was formed to review the submitted proposals based on the following criteria: Firm Qualifications and Experience, Key Personnel Qualifications and Experience, Relevant Project Experience, Time Management, Planning & Budget Management, Geographical Location, References, Performance on Past Similar Projects, Familiarity with the FAA and GDOT Aviation Programs, Workload, & Responsiveness to the RFQ.

The top three scoring firms, Holt, Pond, & WK Dickson, were invited to give a presentation and be interviewed by a panel consisting of Commissioners and the Airport Director. All firms presented and interviewed tremendously well.

Based on results of the presentation & interview I recommend the approval of awarding the five-year contract for CSG's aviation engineering consulting services to Holt Consulting Company, LLC.

Motion by Mr. Thomas Forsberg to approve the Aviation Engineering Consultant Selection Recommendation; seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 3 / No: 0

Mr. Cook asked where Holt Consultant Company is located?

Ms. Clark said the main office is in South Carolina, the gentleman we will be working with is out of Newnan, Georgia.

Mr. Forsberg added and commended Ms. Clark on this forum for building this process, historically the Commission has developed great relationships with our engineering consultants, and we have done that differently, leaning on the relationship that the director has had directly with firms, the Commission has been involved in this process. He thanked Ms. Clark for organizing this process, totally agreed with the relationships with old consultants, specifically with these three consultants that really showed extremely well. This was an organized process including many other people, it was great opportunity for you which you achieved in leaning on our staff and having them weigh in on this process, which was really important because the consultants will be dealing with everyone at the airport.

Ms. Clark agreed on the staff participating and thanked the Commission.

Mr. Rhodes as Mr. Forsberg said the process was good, it is important that the team weighs in because they beat on the ground too.

Mr. Barker stated a great job!

### **DIRECTORS REPORT**

Ms. Clark stated there would not be a Finance Report this month due to training, the reports will be provided in December 2019. Ms. Clark called on Ms. Renfroe for Flightways Columbus updates.

### **FLIGHTWAYS COLUMBUS**

Ms. Michele Renfroe provided the following update.

- **Volume Report:**

We pumped a little over 63,001 gallons of fuel in October. Our total volume increased moderately year over year. We had a moderate decrease in Avgas which can be attributed to

a decrease in transient as well as home-base traffic this year compared to last year. There was a significant increase in our Justice fuel of 7,633 gallons compared to last year and a slight increase in Retail, Government Jet fuel and contract fuel had a moderate decrease. The Airline uplifts had a significant increase as well.

- **Hangars:**

We have several tenants on the field that will be vacating their hangar at the end of this month and beginning of next month. We will be calling customers on the waiting list to fill these hangars as they come available. We have added two new customers that are requesting single hangars to the waiting list this month. We have also called 2 new tenants on the waiting list to move into the 2 hangars that are available on the southwest side of the airport.

- **Self-Serve:**

Self-serve had a significant increase this year compared to last year. We have had increased activity this last month compared to last year at this same time. Home base tenants can attribute to 353 gallons of the 889 gallons sold.

- **Volume Report:**

We pumped a little over 62,000 gallons of fuel this September. Our total volume increased by 19%, year over year. We had a significant increase in Avgas this year compared to last year. The volume increase was a combination of having 49 aircraft from Aviator College at our facility during the hurricane as well as a significant increase in self-serve and flight training with Airventure and River City Aero Club. We had a slight decrease in Jet fuel sales due to several of our home base Jet Aircrafts being in maintenance over this last month. The Airlines had a 5,000-gallon increase year over year.

- **Self-Serve:**

We are at the quarter mark for the self-serve pump pricing decrease. Over this quarter we have seen increased activity for home base as well as transient aircraft. The fuel gallon increase year over year is 3%. Tracking fuel volume by customers show that transient uplift was 326 gallons compared to last year's sales of 195 gallons and home base uplifts were 458 of the total 784 gallons pump this month.

Comparative Airport List:

November 12th, 2019					
Airport ID	Name	FBO	Jet A +	100LL FS	100LL SS
FFC	Atlanta Regional Airport	Falcon Field	\$4.82	\$4.92	-
VPC	Cartersville Airport	Phoenix Air	\$4.50	\$5.75	-
DHN	Dothan Regional Airport	Aero-One Aviation	\$5.33	\$5.42	-
MDQ	Huntsville Executive	Executive Flight Center	\$4.80	\$5.26	-
HSV	Huntsville International	Signature	\$6.07	\$6.00	-
GVL	Lee Gilmer Memorial	Lanier/Champion	\$5.74	\$5.85	\$4.99
CHA	Lovell Field Airport	Wilson Air Center	\$5.99	\$6.06	\$5.12
MCN	Middle Georgia Regional	Lowe Aviation	\$4.58	\$5.19	\$5.04
ECP	NW Florida Beaches Intl	Sheltair	\$5.85	\$6.39	-
CSG	Columbus Airport	Flightways Columbus	\$5.31	\$5.61	\$4.35
Average			\$5.30	\$5.65	\$5.05

PIM	Pine Mountain	3.89	4.5	4.2
EUF	Eufaula	4.3	~	4.98

Hangar Waiting List

CSG Hangar Waiting List			
Upated 11/14/19			
CSG Tenant Priority Move			
CSG Tenants Hangar to Hangar Requested			
Richard Knapp	10/27/2016	Single	Velocity
Roland Aut	10/14/2017	Twin	Stearman
Skip Williams	4/15/2019	Single	182
Chris Badcock	7/14/2019	Single	Cherokee
Greg Auten	7/29/2019	Single	Bonanza
Single Hangar Requested			
Steve Culpepper	2/27/2019	Single	Cherokee 180
Hiram Figueroa-Cruz	5/20/2019	Single	Cherokee 150
2LT Samuel Evans	8/20/2019	Single	Silvaire 8E
Frank Arnold	8/29/2019	Single	Airborne Outback
Flying Horse/Nelms	9/16/2019	Single	Maule
Richard Bailey	10/27/2019	Single	Cherokee 180
Earl Ingram	11/13/2019	Single	Mooney 20R
Tyler Freyburgher	11/13/2019	Single	172
Twin Hangar Requested			
Doug Evenson	7/15/2019	Twin	Stinson/Sorrell
Customers Waiting To Purchase Aircraft			
Bill Buck	4/7/2016		
Paul Watson	4/11/2016		
Will Foley	10/10/2017		
Omar McCants	4/30/2018		
Reed Hovie	11/19/2018		
David Lewis	3/25/2019		
Elijah Figueroa	10/28/2019		

## MAINTENANCE

Mr. Garry Parker provided the following update.

- We are excited to welcome our newest team member, Mr. Jose Aviles to the Maintenance Department. Jose joins us as a Facilities Maintenance Technician, and he will be focusing heavily on hangar repairs as well as the terminal facilities. Mr. Aviles is a recent graduate of Columbus Technical College and holds both welding and HVAC certifications.
- Hangar Refurbishment update: During the month of November, we focused heavily on bird mitigation and lighting issues. A number of measures have proven successful in preventing birds from landing and roosting, including gel, spikes, and netting. Several light fixtures have been replaced and upgraded, with more fixtures ordered and scheduled to be delivered this week for exterior LED upgrades with photocells for hangars 11, 12, (2 each), 21, (two each) and 57.
- Hangar roof leak update: This past week, Harrison Weller Roofing conducted a complete assessment of all hangar roofs. We anticipate receiving the assessment report so that we can select the best course of action and move forward with roof repairs.
- Finally, we would like to recognize Mr. Richard Rosado as the November employee of the month. Richard has distinguished himself by going above and beyond his regularly assigned duties, volunteering to work overtime to tackle hangar repairs, and eagerly cross-training to learn new skills.

Mr. Barker stated he got to see at the airport firsthand the upgrades being done with the bird netting and lights on Hangar 13. He was watching the bird netting and we have to be thorough to do the job right the first time. Thanking Mr. Parker and his staff for getting things done and taking the time to get it right.

Mr. Rhodes asked Mr. Parker on a similar vein, on the timing and where we are on the schedule? I know sometimes when you are on a schedule, sometimes you have a hiccup, and have to recess, how do you feel, that we are good and staying on schedule/track?

Mr. Parker said they are even though they have had some hiccups, and we all want it done yesterday. Some of the issues initially addressed, we found them to be more complex, some lighting issues we thought to be a bulb or transformer, several lightning strikes out here that wiped out, so we have spent a little more than anticipated. With the upgrades on the hangars as mentioned previously, feel strongly that no one should fly in at night and have to feel their way around. To me that is unacceptable and it is unacceptable to you all. We are working hard to get everything back to minimum standards and beyond that.

Mr. DesPortes asked if there is an example of a hangar that has the work done and finished that you can show to somebody.

Mr. Parker not that we are finished with yet. We are four months into our eighteen-month refurbishment. If you want to let me show you a refurbishment also published on the website.

Mr. DesPortes so the website shows specific hangars.

Mr. Parker said no sir only on the work orders.

Ms. Clark reported we are not going through and finishing one hangar at a time with all the issues. So basically, we are trying to address some of the priority things, and they are really all a priority, so that is really hard to do. We are trying to focus on some of the doors, obviously the roof leaks, we have determined we needed someone to come out and give us a really good assessment and maybe will have to contract some things out. The pigeons, has been a big issue, so we are addressing that. So, we have not completed one particular hangar or the next hangar, pieces of certain issues we have with all the hangars.

Mr. DesPortes do you know the amount that a consulting company is going to charge you for them to come out and look at the overall condition of the hangars.

Mr. Forsberg stated this is a good question, you want to talk about the procedures and the process.

Ms. Clark said she does not have the total for that particular amount. When I got the hangar study quote the total was 20,000.00. That would include going to ten airports in our region, look at different economic factors, such as size of the city, demographics, GDP, population, operations, the same information that we used for ours, they did the same thing that we did. We did not pursue having them to give us a recommendation on the hangars, due to the price. So, we are kind of piece milling that right now where we feel we cannot do it in house, like the roofers giving us estimates, we will probably have to do this for the doors as well.

Mr. DesPortes do we have any hangars available right now for people to bring airplanes in.

Ms. Clark stated we do have some open hangars. Those will be filled with those on the Hangar Waiting List.

Ms. Renfroe stated right now the only hangars she has to rent are 6-D, 7-F. She said they have talked about the process of being able to work on the hangars, we need an empty hangar to put aircraft in so they can move out everything, to complete a hangar to one hundred percent, move the others in the empty hangar, continuing to use the empty hangar until all the hangars are refurbished, one at a time.

Ms. Clark stated that is especially important for some of the hangars is not a roof leak, but leaking up from the bottom, some of the sheet metal is rusted, or come loose, we have to pull everything out from against the walls to be able to see and access it.

Mr. Forsberg said so you are asking for a temporary hangar to put stuff while we complete work like that.

Ms. Clark yes, and we will put the tenant right back in their hangar, then move on to the next one.

Mr. Rhodes thanked Ms. Clark.

Mr. Greg Russell asked for a time line by hangar for repairs as he said there is four months into eighteen months. Does that mean I have fourteen months?

Ms. Clark stated it is going to depend how the work is going. Again, we have prioritized, we have been out there repairing some of the things are some of the doors. We have been out there working on the work order list. I don't want to specify the certain number of months as we work through the work orders, as she doesn't really have an accurate number. If you have specific concerns please address those with us and we will let you know where you stand on the work order list. We can notify you when you will be next.

Mr. Russell needs a date is all he needs to know. He said the hangar refurbishment program is what he keeps hearing. Is it a month or when exactly? He needs to know because too leave a \$3,400,000.00 airplane in water is not a good thing and you can't always be there to move it.

Ms. Clark but we are in the process of doing that, she understands what Mr. Russell is asking and his concerns.



Mr. Forsberg said we hear you loud and clear, we are all committed to fixing the problem. He thinks the question on the table from you is to give you an exact date. He is not inclined to overprice.

Mr. Russell doesn't want to be overpriced, just asking for a ballpark time.

Mr. Forsberg stated this will be a total of eighteen months.

Ms. Clark said the program for repairs started in July.

Mr. Forsberg stated we are working through it, this is an important relationship, we want to take care of these problems, please give us a little grace as we work with our employees and teams, without saying Mr. Russell a certain date at this time.

Mr. Russell believes they are working hard at this time, some of the stuff on his hangar work orders, will be somebody beyond Mr. Garry Parker., will require someone to be brought in.

Mr. Parker said sounds like Mr. Russell's contracting will be with a roofing company, which is one of the biggest problems on the field.

Ms. Clark stated they are waiting to get back from them of what the assessment was?

Mr. Parker stated the assessment was done last week, and he will continue to work closely with Mr. Russell's.

Mr. Russell believes Mr. Parker is trying very hard, contact is one thing, completing repairs is another. He gives Mr. Parker kudos for staying in touch.

Ms. Clark said that Mr. Parker has fixed some of the items Mr. Russell has addressed.

Mr. Russell small things, the roof, doors and other things are big things.

Ms. Clark said agreed, and that is why contractors are being hired for the big work orders, and those work orders will be addressed.

Mr. John Walden, III, stated in eighteen months.

Mr. Forsberg said Mr. Walden it is a big airfield.

Mr. Walden, III said you have already gone up on the rent by one hundred and forty-five percent. We needed parity across the airfield, and we have had low rent for a really long time, repairs cost money.

### **PUBLIC SAFETY**

Chief Parker provided the following update.

#### Community

- Public Safety took part in the funeral procession for Columbus Fire EMS's Captain Eugene Hull. Captain Hull trained most of us who attended Rookie School here in Columbus and he was a champion for cancer awareness. He will be missed.

#### Fort Benning

- Chief Parker and Officer Keeler met with the Fort Benning Fire Department command & training staff. They would like to partner with our ARFF station to conduct joint training and information sharing. This will provide us with an amazing opportunity to train and build stronger relationships outside of our airport community.
- We have been invited to participate in a live burn training on November 25<sup>th</sup> and December 17<sup>th</sup> through 21<sup>st</sup>.

- We will conduct joint training classes here at CSG and Fort Benning.

#### ARFF Equipment

- Public Safety took delivery of the new vehicle, F-150. It will soon be outfitted with markings and lighting package.
- New SCBA (Self Contained Breathing Apparatus) have been ordered and we look forward to putting the new equipment in service.

#### Training

- Officers Richard Baran and Jason Brimhall completed Aircraft Rescue and Firefighting (ARFF) training course in Atlanta on November 1<sup>st</sup>. Both officers passed the (NPQ) National Board on Fire Service Professional Qualifications and State Exam. We are extremely proud of their accomplishments.
- Annual Live Burn was held at the Columbus EMS training facility on October 23<sup>rd</sup> and 25<sup>th</sup>. Staff attacked fires with Crash 2 and utilized handlines.
- Public Safety staff received training for Trauma Kit use in the event of an incident. These kits will soon be available and issued to officers.

Mr. Rhodes thanked Chief Parker for all his hard work, for all he and his staff are involved in with training, in continuing to keep all that going on.

#### **OTHER MATERS**

Mr. Rhodes said his commitment of the Commission term is ending and it is time for a renewal on that process, asking Mr. Don Morgan to speak on the process.

Mr. Don Morgan said the process submitting names to fill the vacancies on the Commission. One of the things that happens with regard to filling Commission vacancies is that names are submitted to city council. The process for submitting names and filling vacancies on the Commission was actually created in 1968 Constitutional Amendment that creates the Commission. He realizes he is going back a long way but, he is not sure everyone had this explanation, and surely has had it in for a while. The Commission was originally created by the old county, and he does not know why the county chose to create the process as it did. It is a little different from what happens with other Columbus, Georgia Boards, because most of those were created by the old city before consolidation. The process for the airport Commissions is that the airport Commission itself determines who it wishes to add to the Commission and submits names to the governing body, formerly the county commission, now the council of Consolidated Government, and the Consolidated Government basically ratifies your choice. In the past, Consolidated Government passed the resolutions. One of the resolutions was they required three names, but the reality of it is because they want three names not just one name, so there is no reason to get into a fight over that. So, historically and by your own by-laws, three names are sent to council. Council then may choose from one of those three names, or reject all three even though that has never happened before. A time or two, when one name has been sent down so they would come back through the clerk of council. Then the Commission would send three names back. There was a resolution, and he is not sure if the resolution is still in effect. There was a resolution that requested parity between board members being from said district 16 and from said district 15, he believes the district lines have moved since then, he is not sure Council would even consider that, the whole point was that Council wanted to ensure there was diversity on all the boards. This Commission has always been sensitive to that requirement by trying to make an effort to have diverse people on this Commission. Back to where we were going though, historically though when there has been a Commissioner who is eligible to repeat a term, one name has been sent, not always, more often than not. It is my understanding, the council has asked for three names this time, and his understanding three names have been sent I believe.

Mr. Barker said that is correct, last week on Monday, City Council decided to delay the vote as there was only one day as to when the names were sent prior to the vote.

Mr. Morgan stated they have pushed it now to December 3, 2019?

Mr. Barker reported that was correct.

Mr. Morgan reported this is where we are on the process. It all comes from you the Council does not get to pick a name, their involvement is to choose from the three names you send down. The old county Commission in their wisdom assumed the best place for commission members to be chosen was by people sitting on the Commission, and that is the way they asked it to be done, and that is the process that is still in place. By the way, it is a process that cannot be changed because this was a local constitutional amendment, the constitution has been rewritten a couple of times since 1968, in local amendments when carried forward as this one was carried forward it cannot be amended.

Mr. Barker stated in talking for the future, he knows a lot of people put their name in the hat this year. He encourages anybody who wishes to serve on this voluntary Commission, we encourage you too. Please reach out to us, develop a relationship with us, so when it is time for names to be sent in again, we will have a relationship, we will know what intentions are, and we will know what you will bring to the board. We have to have a well-rounded group, each of us bring our own strengths from our professional careers to this board, that brings a lot of value to the board. So, we encourage you to have a relationship, people can submit names directly to us and have no relationship with us, that is perfectly legal, at the end of the day, as all of us that sit up here, have to get along.

Mr. Cook inquired how many terms can a Commissioner serve?

Mr. Morgan reported one five-year term for two terms. The constitutional amendment does not have term limits in it. The Council will not appoint anybody for a third term on any board. So that is fine. This Commission has honored that.

Mr. Cook added we did have a lot of interest in this board. At the end of the day I am all about Columbus, I love this city, and I love the community, and the people that are here in it. We want everyone to serve, so, if we receive your name and we have it in, there will be an honest assessment, how can we do that, if your name was submitted. If your name was submitted, so we do have your name, and you are interested next year, reach out to us early next year. We do have open when someone is leaving the board after serving ten years, we will reach out to you next year, and reach out to us and let us have your interest along the way. Don't think it is closed out, it is not the case, anyone who comes before the board, we will seriously consider anyone who comes before the board, in the sense of how you serve the community? Each of us bring different value to the board and that you are a good fit. We will seriously consider you, focus on leadership, value, lot of times, we do care! He encouraged those interested to stay in contact. A lot of us spend a lot of time doing this. We need legal people, people from the GA Committee that can really give us their expertise, if we are doing this right or wrong? If you look at the value as an advisory board, the pressure can really get up there. If we don't get it right, we will try to fix it, we want your input, we need you on the board, your input is needed, and we want you on the board. If your name was submitted, there is an opportunity for you, and we are interested and we want you to be part of the board. The names submitted were all considered.

Mr. Patrick Steed stated on the names that were submitted to Council, the Council was explicit they wanted an option of a pilot from the GA Community, who had vested interest in the airport. You all only one name, was a pilot that has a hangar at the Columbus Airport, why wasn't there more names submitted.

Mr. Barker stated we sent that name down that name out of respect from what we were hearing from the GA Committee. Some of them had a relationship with Mr. Clint Thomas in regards to his intention of wanting to serve. When Council sent back, requesting they wanted three names we included his name. As far as the Commission is concerned, we think it is our due diligence to support Mr. Carl Rhodes, Jr., he is an attorney and he brings a lot of value to our Commission. With him we have an attorney on the counsel that is free, awesome! He has served honorably and well and that is why we support him but, we wanted to serve you all respectfully and so we sent

down Mr. Vincent Woodward, you had a chance to send down another pilot, so why was Mr. Vincent Woodward's name was submitted.

Ms. Clark stated that Mr. Vincent Woodward was recommended to us by a city counselor. He is a retired pilot and had vested interest in the airport. That is why his name was chosen and submitted.

Mr. Barker said they also, had conversation with them prior to submitting the names, we had a relationship who he was and what he was about. That is the important conversation going forward, if you all want to serve, let us know personally that you want to sell, and what you will bring to the table.

Mr. Walden asked what is the legality as far as at the airport doing a job at the airport and getting paid by the airport. Is that what you would call a conflict of interest?

Mr. Morgan the conflict if you vote on a contract, that is in the code. Example was if there is a vote and a Commissioner has a connection with a company, that person could not vote.

Mr. Cook said that happens a lot, if you are involved in certain conflicts of interest, to make sure, and there are some binding things that we have to accept and sign all those forms to complete being sworn in. After ten years when someone has served on the board, then you can submit the three names as chosen on the Commission Board.

Mr. Forsberg, said they take this type of thing as a conflict of interest. This type of conflict we would take very seriously, he was glad Mr. Walden brought this matter up.

Mr. Morgan provided former information as when a loan with Synovus came up, because Mr. Forsberg pulled his self out due to him being a banker. Same things happened in discussion years back when Mr. Sanders Griffith was on the Commission when Synovus came up and Mr. Jack Pezold when contracts with the FBO came up, and he resigned with the Commission as he expressed at the time because he was owner of the FBO.

Mr. Forsberg said he was not aware that the council were explicit that they wanted a pilot on the Commission. We are very proud to have Mr. Barker on the Commission.

Mr. Steed stated Mr. Barker is not as vested in the airport as they are.

Mr. Walden, III., said his rent did not go up one hundred and forty-five percent.

Mr. Steed said his rent went up ninety-eight percent. This whole process the rent is going up thirty percent, three times, I express that is not a representation that your rent goes up that much. It was not a discrepancy in that aspect of it, he feels you all thought the price needed to go up so it was raised up. He is glad the Commission is pushing in going forward to sit on the Commission that has a hangar at the airport. But, sending out only one name, there should have been more than one name, was a little out there.

Ms. Clark stated regarding the rent increases the information Mr. Steed provided was not correct.

Mr. Walden, III said they should have done very much better for these activities out here to what they are doing.

Mr. Cook stated he openly disagreed, because he gives up his time and his expertise, holds his MBA and is almost finished with his doctorate, he knows business and understands how it works. The second piece he wants to make sure he is very clear on, no one here to hurt anyone or to do something wrong by someone. You are able to come in here and voice your opinion and you are able to look at that and take at that and need five different people to see what is best today. If you put someone on the board you need two more people to agree with him. One individual does not change it, it changes because we work together, listen to one another, and we do the best outcome for one another. These gentlemen, have given their best shot at it, can't think of tell you how many times, tell me what is best, give me your advice. In the past, if we were looking it up, he looks at how we pay our employees, he looks at the expenses, he makes sure we are not over inflating anyway that would have to take any some more money from any tenant here on the ground. He does feel we owe the tenants a better hangar for the pricing they

are paying, that is something we have to do. We are also, a government agency and we just can't move the moneys around and get it done as if you could in a private agency, where you own the money, you control it, so you throw it in a pile and fix it. We can't do that, we have to work through an eighteen-month period, we have to work through this process, even the city government works through that process. He shared speaking to the gentlemen if you tell me, this is what you need to be doing, he is going to try to do it he will not fight you in any way, that wall is not there. We do have some hard facts that we have to deal with, they have to make sure those things are in line. He apologizes the hangars are not in line, he feels for all tenants, and he said they will do everything they can to get them in line, he will do all he can for everyone. He will hold every employee accountable if they don't do something that they can do, that we should have done, there are things we can't do but, if we can do it, we will do it. If one person doesn't make it, any citizen in this community should be able to serve on this board, that is what it is all about. The make-up of this board to include this gentleman here, it is solid, its strong, they do not have to serve on this board to get their opinion in, in the long term, if you got the best idea, I will support it. If you have a better way to do this, we will implement it. Nobody is not going to do that. We are trying to get the funding to do that.

Mr. Steed said this is not directed at the hangar right now, not saying you all are making good or bad decisions right now, we are all human, and we have to make the best decisions we can. All he was simply saying that he feels, there needs to be someone that is paying for a hangar to sit on the Commission Board. You don't have anyone paying for a hangar, needs someone on the Commission board to voice what is going on there and someone to be able make decisions too and vote.

Mr. Cook said so he can agree to disagree, because if you are not on this board, if you tell me a better way to do it, I will ensure you I will instruct Ms. Clark to look at it to see if we can implement it whether you are on this board or not, we owe you that. I don't know if you see the fine point, his frustration with the statement that someone has to be on this board. He believes someone has to stand up and tell us, they have to present it to them a way they can do it, and we owe them an answer back why we couldn't do it that way. He feels this is the process, not that it requires it, he respects Mr. Steed's opinion and where he was coming from, he feels a board just has to have good people that use common sense.

Mr. DesPortes asked how Mr. Clint Thomas name come about?

Ms. Clark said at the last GA Committee meeting, we were discussing Minimum Standards, he was in attendance with lots of other people. A conversation came up, he expressed interest in the Commission and that conversation continued to further along.

Mr. DesPortes thanked Ms. Clark.

Mr. Cook asked what would be a better way or another way to do this?

Mr. DesPortes said look at your numbers, he can agree and disagree, he has been here on the airport for forty-four years, he has watched it, and you do have to be a smart person to see what has happened. The GA people have been running around, now we are beat up on with raising the rent on the hangars, now it's how to fix the hangars eventually. It is not Ms. Clark or Ms. Renfro's fault, it was a long time coming, it just seems very harsh how it was done. My particular hangar rent in hangar 11 Bay 5, my rent was going up two hundred and seventy-nine percent in twenty-four months. Now he cannot put a PC12 here, the one place I had, I moved out of because of the increase. He believes it is hurting economy.

Mr. Forsberg said that was awesome and appreciates what Mr. DesPortes just identified as it marries up with his view. Everybody is talking about the percentage the hangars went up. His view is that we haven't addressed that we had really low rent across the market for you guys. Part of our issues with this terminal and hangars, we have not had the income available to make the needed repairs, so we have had to make financial decisions in order to produce the cash flow to pay for the repairs.

Mr. DesPortes asked if Mr. Forsberg if he was aware of the scale of how much you have gone up on the hangars in the last five years except for this past year. Because for ten years before that, it

takes a long time. Guess what is going on out there with economy, every single year the cost becomes more expensive to do everything.

Mr. DesPortes asked Mr. Forsberg he believes he has more or less GA Tenants out here?

Ms. Clark said we have a waiting list.

Mr. Forsberg believes we have a waiting list.

Mr. DesPortes asked if Mr. Forsberg believes we have more or less GA Tenants this year compared to last year.

Ms. Clark all of our hangars are full. To address the fact the statement you made in other Commission meetings that this airport is on the decline. She does not see this since she has been here personally, our operations have increased every year, they have increased sixty-five percent in five years, we have also had our enplanements increased thirty-four percent the last five years, fuel has increased by eight percent, and it is continuing to grow. We have Mr. Robert Boehnlein at Columbus Aero Service who is continuing to pursue different certifications for maintenance. We also have, River City Aero Club who is looking to expand here, and now has three airplanes here we are continuing to grow. We have our terminal project that is going to address some of the disrepair here, and we have also, started a hangar refurbishment project. These are all things we have achieved over the years; she doesn't see the airport declining she sees it growing.

Mr. DesPortes said the GA Committee has declined.

Mr. Cook was chair he created GA Committee about seventeen years ago because we were dealing with this type of issues. The goal was that the GA Committee would be presenting goals to the Commission. We were missing the GA Committee voice we changed some rules to create that. In his mind people do business with people they know, like, and trust. He believes there is a trust issue, because when we tell you we will have your hangar complete in eighteen months, we owe you that to build trust with you. We need to show you that we are genuinely going to fix it if we are going to raise up your rent, he can see your frustrations with this. Previously you had let downs in the GA Committee where Mr. Russell and I would talk realizing things would not be done for the GA Committee. We owe you, he is coming from the bottom of his heart, to find a way to build your trust! He shared with everyone in the case as professionals, we genuinely get it and the GA Committee needs to give us some formal plans, and if that is no long working, tell us it is not working. We have an empty seat coming up next year, build your longer relationships, show us how that is going to work. He has no problem with having someone from the GA Committee, he openly commits, to that if they can make the airport better, he will lobby those people as much as he can for the three votes.

Mr. Barker said to speak of this, if the GA Committee has a voice, asked Mr. Flournoy to back him up on this, when ya'll asked us to stagger the rent increases by thirty-three percent over a three year period, did we not listen and recommend that?

Mr. Flournoy said we on the GA Committee, the rent increases were brought to us as a full-blown conclusion. One of the inputs they gave, rents in Columbus, GA in many cases have been stagnate for over 10 years. There are new problems that have come up where their rents are one hundred percent more than I have in my portfolio. To arbitrarily decide that we are going to raise the hangar rents that are forty plus years old, in need of repair, you can't do that in the real world. We men gated the impact, we had no idea people were going to incur a hundred percent increase.

Mr. Barker you all asked us to lower the fuel, we listened, and made those changes in lowering the price. That was a positive change.

Mr. Flournoy said that was great.

Mr. Barker we listen to you all, in the GA Committee, we had a relationship with Mr. Clint Thomas, a business owner, pilot, rents a hangar on the airfield, he showed interest so we recommended him to council for the Commission. All of you that want things changed in the GA Committee, be active on the GA Committee.

Ms. Clark added and come to the GA Committee Meetings.

Mr. Cook asked Amber, because he gets the pain now from the discussion for the GA Committee and that is what family does, he needs to know what if we did not raise the rent this high? He stated he does not want to pay for something that is not the way I want it to be. He really needs to know why and what is the impact financially?

Ms. Clark, we have not raised the rent for the repairs, that is not why we raised the rents. She has a whole presentation that she will be glad to present it to everyone when it is convenient for their schedule and she has shown it to several others. We went to fourteen different airports, Harris County, Auburn has some nice hangars where Albany's hangars are falling down and Valdosta's hangars are in disrepair. When we came to the rates for the hangars, we did not go to the highest we went to middle or lower ground. The price is not based off of, the price was based off the condition of the hangars of the viewed airports and she has all the information and pictures that anyone can look at, as the decision has already been made.

Mr. Cook has another question, on the top end as it graduates up, is that part of how we are going to repair that up to it? The pricing has nothing to do with it? This is what we feel is far market value for this piece of property in this city.

Ms. Clark said that is correct.

Mr. Terry Wiggins, chairman of the GA Committee, the main concern that he has heard from everybody, when we raise the rates why did we arbitrarily go all the way up? He doesn't think the money comes in or breaks even then why go up on the rent, see where the progress is. Our biggest thing we want you as a board to know, see what it cost, and use our side to pay for nothing else but, our side.

Ms. Clark this is not an arbitrary number, we did take into account that, we look at the fair market value, everybody has got cost to hangars. We want to make sure we are at a rate to fix the hangars as they are now and keep them fixed as we go along.

Mr. Wiggins does not disagree he would like them to go year to year, review it each year.

Mr. Roy Hightower, Director of Finance at the Columbus Airport stated he wanted to speak to the point the revenues from the Hangars and Tie Downs were \$25,746.00, the salaries at the FBO, which most of them are \$10.00 or so per hour, their overhead was a total of \$26,498.00. The misconception is that we are trying to make revenue, is not the case, and that is just from one month. The total percent of revenue for hangars and tie downs is four percent.

Mr. Wiggins if you all could provide us a break down to let us see ourselves on the rents, after time we have some money, maybe you won't have to go up again.

Ms. Clark said the next GA Committee will be held on December 17, 2019 and she will be glad to present the whole presentation at that meeting if Mr. Wiggins and the GA Committee would like her too?

Mr. Cook said we have had some lovely discussion today, if any of you have better ways to do things, he wants to see it, and he will fight for you and your ideas, he will read it, we should break even, send it to me and you show me how to make it better, anyone that has been out here for years, you have a love for this place and somewhat has an ownership too, I will fight for you and respect you! I will definitely bring it before this committee anytime. We are going to make sure, we are breaking even but, that should not be off the back of anyone particular part of our organization, if we are doing that, we are wrong. We should find a way as a government enterprise to generate income for this organization not from one group of people here on the operations. He hopes we leave here as friends, no malice or intent to be wrong in anyway today at this meeting. He will be here for you and if there is a way to get better, we want to do it. He wants to leave an open invitation to anybody here and interested in filling a vacancy seat on the Commission Board.



Mr. Russell said other than Mr. Clint Thomas, what about the others that are interested in being on the Commission. Why didn't we send a pilot for forty-four years, mechanic for forty-four, and a business owner for forty-four years, why over a young pilot.

Ms. Clark there will be a vacancy next year, so we are putting the word out there right now. Everyone is welcome.

Mr. Forsberg said if we make for passive, am I going to sit back, waiting for a vote, if they need a reminder they are not interested. He prefers someone to be pro-active. We have someone here that has done a fantastic job in Mr. Rhodes has led many hard and longer meetings than several of us has never had to do when we were the Chairman. Therefore, we did submit Mr. Rhodes for another term.

Mr. Cook has seen this thing work many different ways. We do owe to the public to put it out when a vacancy on the Commission Board is coming available. He thinks we need to mirror that in August and September so it is already out there by October. We need to formalize what we are sending down, we got to at least put the three-month vote time to go through the process. Going back, I would start six months out, to talk to people interview them, then come in as we should be announcing in advance the three names that would be submitted. Everyone needs to have a fair evaluation.

Mr. Forsberg said we have a policy and a Nominating Committee in place already. If someone is interested to fill the vacancy, we want to know. Mr. Barker we talked to a couple years prior to him becoming a Commissioner. Ms. McHale was voted as a Commissioner after some years, who works at Pratt Whitney and a perfect candidate as of Commissioner with her career.

Mr. Austin Edwards asked if the Commissioners would be willing to go out on the ramp with some of the GA Community to see some of the repairs been done. I think you will have some of the distrust some of us have when you view the repairs.

Mr. Rhodes said prior to the next GA Committee Meeting, we would like to go with Mr. Edwards and look at the repairs he is referring to.

Mr. Barker agreed to go out and see the repairs and any other hangars or any things of concern from the GA Community.

Ms. Clark announced Wednesday December 18, 2019 will be the next Commission Meeting at 9:30 A.M. and the GA Committee Meeting and the Minimum Standards will be discussed on Tuesday, December 17, 2019 at 5:30 P.M.

Mr. Cook would like us to leave on a high note! Mr. Rhodes is a positive person, he doesn't look for the dark side, has had to make tons of decisions. He thanked him for his service, his input, has been a good legal scholar, a hardworking chairman, and presented him with a positive leadership coin.

Motion to adjourn the meeting by Mr. Thomas Forsberg was made: seconded by Mr. James Barker and unanimously approved by the Commission. Ayes: 3 / No: 0

There being no further business the meeting was adjourned at 12. 17 P. M.

APPROVED:

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Mary Scarbrough, Secretary

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Mr. Carl Rhodes, Jr.,  
Chairman

**MINUTES AT THE REGULAR MEETING OF THE COLUMBUS AIRPORT  
COMMISSION HELD AT THE COLUMBUS AIRPORT  
WEDNESDAY, DECEMBER 18, 2019 AT 9:30 AM**

The following Commission members were present for the entire meeting.

<u>NAME</u>	<u>EXPIRES</u>
Mr. Carl Rhodes, Jr., Chairman	December 31, 2019
Ms. Tana McHale, Vice Chairwoman	December 31, 2021
Mr. Donald D. Cook, Secretary	December 31, 2022

The following Commission members were absent:

Mr. Thomas G. O. Forsberg, Treasurer	December 31, 2020
Mr. James Barker	December 31, 2023

Staff members present:

Amber Clark, C.M., Airport Director  
Ashton Lyle, Legal Counsel  
Sonya Overton, Marketing Manager  
Michele Renfro, Flightways Columbus Manager  
Garry Parker, Maintenance Manager  
Andre’ Parker, Public Safety Chief  
Roy Hightower, Finance Director  
Monica Stone, Human Resources Manager  
Adrian Sellers, Public Safety

Others present:

Jacob Redwine, Holt Consulting; Robert Boehnlein, Columbus Aero Service; Greg Russell, Pezold Air Charters, LLC; Austin Edwards, Speedbird Aero; Brian Thompson, RS&H; Terry Wiggins, GA Committee; Len Harris

**BUSINESS OF THE MEETING**

Mr. Carl Rhodes, Jr., thanked all attendees to the December 18, 2019 Commission Meeting, prior to calling the meeting to order.

First on the agenda is to approve the minutes from the November 20, 2019 Columbus Airport Meeting.

Motion by Ms. Tana McHale to approve the minutes for the November 20, 2019 Columbus Airport Meeting; seconded by Mr. Don Cook and unanimously approved by the Commission.  
Ayes: 3 / No: 0

**CONSIDER ACCEPTANCE OF THE FISCAL YEAR (FY) 2018 AUDIT REPORT  
FROM ROBINSON, GRIMES & COMPANY, P. C.**

Ms. Clark reported our auditor, Robinson, Grimes & Company, has completed the FY 2019 audit. The attached document contains the audited financial statements for the Columbus Airport Commission. The representation letter, which is contained in the attached document, explains that the airport has complied with the generally accepted accounting principles of the United States, that we have supplied the auditors with all information to the best of our knowledge and summarizes Robinson, Grimes & Company, P. C.’s responsibilities and conclusions.

Ms. Clark introduced Mr. Steven S. Voynich, Jr., CPA to present a summary of the completed audit.

Mr. Voynich introduced Mr. Eric Tydings, Manager of this audit from Robinson, Grimes & Company, P.C. Mr. Voynich reported what we have is the 2019 fiscal year audit, it is in accordance with the uniform guidance. That varies, depending on the total expenditures with federal awards, if you are over 750, an audit in a uniform guide is necessary, this is what you have here this year with your audit. With unmarked partitions in accordance with GAAP, which is what you want to hear. He asked the Commission to turn to page 7, balance sheet, couple of items to point out here, at the top of the page, cash and cash equivalents is up to about \$340,000.00 over the prior year. Halfway down on page 7 construction payable project is up about \$340,000.00 as well, related to the ongoing projects. The receivables are up as well, includes federal grant reimbursements that you expected to receive, or you have or will receive. Deposits, a little over a year ago you all were required to make a deposit with the FAA for one of the projects and as the construction cost were incurred, this deposit increases so that is what occurred there. Restricted assets on cash and cash equivalents is made up of PFC's and your CFC's, good numbers there. The pension liability, portion of share is up about \$235,000.00 from the prior year based on the actual assumptions. The net position is like entity in a typical commercial identity, \$32,315,000.00 which is up from last year of \$3,984,000.00. As far as the income statement and the cash flows it is easier to look at the five-year summary that you are used to seeing on cash flows. Rental income continued to increase, good year for rental income, landing and fuel flowage fees were up, escrow revenues and FBO expenses, net income from the FBO was about \$623,000.00 less operating expenses compared to \$454,000.00 last year, good year for the FBO. Operating losses at \$1, 659,000.00 is lower than last year, keep in mind that you do have about \$2,300,000.00 of depreciation expenses in that number, next to depreciation you have about a \$700,000.00 net operating income every year, good news there. There are some cash flow adjustments to give back to your net cash flow before working on capital changes in the amount of \$423,000.00, that takes into account things like grant revenues, capital asset expenditures. Couple things to point out in the foot notes are the disclosures for the pension plan, sensitivity of the Commissions nationwide ability to change the discount rate. The discount rate is actually determined off of market expectations, inflations, expected future benefit cost, current discount rate of 6.14% you have a liability of \$1,500,000.00. A one percent decrease or increase can have a significant impact on the net connection of liability. At the back on the packet there is several letters from us relating to uniform guidance, unified correspondence. In discussing our schedule of findings, we did make some recommendations and provided some enhancements regarding IT. The only finding we are required to report, is the fact that the auditor prepares the financial statements which is typical for an entity of this size. With nothing unusual to report there, obviously management does not need any improvements with journal entries. He expressed his appreciation for the required communication with the board and staff.

Ms. McHale asked Ms. Clark if she had any questions/comments with the audit report?

Ms. Clark stated no.

Management recommended the acceptance.

Motion by Mr. Don Cook to accept the Fiscal Year 2018 Audit Report from Robinson, Grimes, & Company for the Columbus Airport; seconded by Ms. Tana McHale and unanimously approved by the Commission. Ayes: 3 / No: 0

### **CONSIDER ACCEPTANCE OF THE APOINTMENT OF THE COLUMBUS AIRPORT COMMISSION OFFICERS FOR THE YEAR OF 2020**

Mr. Carl Rhodes announced the slate of officers for the Columbus Airport Commission Board for 2020 as follows.

Ms. Tana McHale, Chairman

Mr. Don Cook, Vice Chairman

Mr. James Barker, Secretary

Mr. Thomas G. O. Forsberg, Treasurer

Ms. Amber Clark, C.M., Assistant Secretary and Assistant Treasurer

Ms. Mary Scarbrough, Assistant Secretary

Mr. Roy Hightower, Assistant Treasurer

Motion by Mr. Don Cook to accept the appointment of the Columbus Airport Commission slate of officers; seconded by Ms. Tana McHale; seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 3 / No: 0

**CONSIDER APPROVAL OF AMENDMENT 2 OF WORK ORDER NO. 24 RUNWAY 13-31 OBSTRUCTION MITIGATION – PHASE 3**

Ms. Clark stated during this tree removal process additional trees were identified as being similar heights as the ones being removed. A survey was completed to validate the trees were considered obstructions, the work was bid out, and contracts were drafted.

Amendment 2 to work order 24 reflects these completed services for an additional \$8,670.00. I request the Commission approve amendment 2 to work order 24.

Motion by Ms. Tana McHale to approve Amendment 2 of Work Order No. 24 Runway 13-31 Obstruction Mitigation – Phase 3; seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 3 / No: 0

**CONSIDER APPROVAL OF AMENDMENT 2 OF WORK ORDER NO. 23 RUNWAY 6-24 OBSTRUCTION MITIGATION – PHASE 3**

Ms. Clark reported during this tree removal process additional trees were identified as being similar heights as the ones being removed. A survey was completed to validate the trees were considered obstructions, the work was bid out, and contracts were drafted.

Amendment 2 to work order 23 reflects these completed services for an additional \$6,980.00. She requests the Commission approve amendment 2 to work order 23.

Motion by Mr. Don Cook to approve Amendment 2 of Work Order No. 23 Runway 6-24 Obstruction Mitigation – Phase 3; seconded by Ms. Tana McHale and unanimously approved by the Commission. Ayes: 3 / No: 0

**CONSIDER APPROVAL OF WORK ORDER NO. 1: CSG TERMINAL REHABILITATION PROGRAM – CONSTRUCTION SERVICES**

Ms. Clark reported that RS&H had submitted Work Order 1 for the Terminal Rehabilitation Project. Work order number 1 reflects the construction administration services and resident project representative services during the completion of this project. An independent fee was assessed, as required by FAA, the estimate came in at \$1,072,623.00.

Work order 1 associated costs were \$621,000.00 for Construction Administration and not to exceed \$410,700.00 for the resident project representative services. For a maximum total of \$1,031,700.00.

Ms. Clark requested that the Commission approve work order 1.

Mr. Rhodes asked Ms. Clark if she had any concerns pertaining to the project?

Ms. Clark stated no.

Motion by Mr. Don Cook to approve Work Order No. 1: CSG Terminal Rehabilitation Program – Construction Services; seconded by Ms. Tana McHale and unanimously approved by the Commission. Ayes: 3 / No: 0

## **DIRECTORS REPORT**

Ms. Clark called on Ms. Michele Renfroe to give a report on behalf of Flightways Columbus.

### **FLIGHTWAYS COLUMBUS**

Ms. Michele Renfroe provided the following update.

- **Volume Report:**

We pumped a little under 80,000 gallons of fuel in November. Our total volume increased significant year over year. We had a moderate increase in Avgas which can be attributed to an increase in transient traffic as well as home-based fueling this year compared to last year. There was a significant increase in Justice fuel of 15,504 gallons compared to last year which was due to work being done on the runway. We had a decrease in Contract fuel but a significant increase in government and retail jet fuel. The Airline uplifts increased as well with a difference of 4,224 gallons year over year.

- **Hangars:**

We have several tenants on the field that have vacated their hangars. The reason the tenants vacated was due to moving and selling their aircraft. The hangars that have been vacated do have water issues that are being addressed before we rent them out to new customers. Work orders were put in on these hangars and will be addressed by maintenance.

- **Self-Serve:**

Self-serve had a significant increase this year compared to last year. Year over year comparison in 2018 was 168 gallons sold and 2019 was 914 gallons sold. Home base tenants attributed to 551 gallons of the 914 gallons sold in November.

Mr. Cook asked when the Tenants get ready to move into the new hangars that are vacated right now, will the potential renter have an opportunity to go through and do a head list before we actually do it?

Ms. Renfroe said yes, we have a move in and move out inspection form, that ask about the roof, doors, water, any issues that the previous tenant had., that had work orders in the system, so those will be done before a new tenant moves in.

Mr. Cook wanted to make sure a walk through to make sure we fix everything before the new tenant gets into the hangar. Mr. Cook said he knew you were doing it just wanted to make sure.

Ms. Renfroe said yes there will be a walk through.

Mr. Rhodes thinks this is a good point. When we did the walk through the hangars, it showed more about liability, what was already there, as opposed to what was fixed. A lot of the things revolved around door issues which Ms. Renfroe knows about. Some of it was angle iron, metal, stuff coming loose at the end of the doors, caulking or whatever was hanging at the bottom, allowing water to get under the doors into the hangar. Is all that going to be fixed before new people go into the hangar, or is it going to be documented?

Ms. Renfroe they are looking to fix those issues before the new tenant moves into the hangar. So, in that process we may have hangars stay empty until Maintenance can get to it, it may be a short period or longer period of time. We want to make sure we are giving our diligence to get those items fixed before the tenant moves in.

Ms. Renfroe reported that there are a couple of tenants that moved out recently. We have 8-D and 5-D. The tenant in 5-D just moved out this month and there is a little issue on the outside wall. That water issue on the outside wall the ground is elevated a little bit above the hangar. She

has pictures of the water in the hangar and wants to address those before the new tenant moves in. We want to address those issues before the new tent moves in. So those are items that we are looking at for repairs.

Ms. Clark so we talked about this last time, if a tenant moves in, they are going to have stuff against the walls things like that, not putting someone in there before fixing it which will make it much easier than having all their items in the hangar and having to move it out to make the repairs is our plan on that.

Mr. Rhodes that is a good plan, he just wanted to make sure, there are some things such as roofing may take a bigger plan to fix. It is a good start. It may be different than the work order priority as going on as people are moving out and in making sure these hangars are up to our standards is great. It starts the process of hangars of not getting to the process of the hangars not being like they are now. Taking a little bit of time, is good thank you all for doing it that way. He knows it is tough now, and he thanked them for doing this that way.

Mr. Cook stated to Ms. Renfroe that she said it takes time once a tenant moves out?

Ms. Renfroe said correct, some of it is an issue like the angel iron, or doing something to the outside of the hangar, these are new leases and we are fixing these issues around the hangars.

Mr. Cook said he is one of those timeline people? When someone moves out will it take sixty or ninety days?

Ms. Clark stated that would be a question for Mr. Garry Parker.

Ms. Renfroe agreed that is a question for Mr. Parker.

Mr. Parker said he would speak to that, he said Ms. Renfroe is speaking regarding time, we have an excess of one hundred and twenty work orders right now. This is about prioritizing, if we have something that is leaking on an angle iron, we are going to fix that, if no lights are working to get in a hangar that is a higher priority. To answer Mr. Cook's question directly, if we can fix it within sixty days? Yes.

Mr. Cook wants to make sure he is very clear on this, what he wants you to do, because employees will try to do and stay within the rules, we know you guys are out there doing the hard stuff, but if there is something you need to move it up faster. He knows you are following that, feel free to come and let us know if we need to fund you better or do something to let you do your job better. If we need to do something better, so you can do your job better. I don't want you to live within these rules, or feel you can't come to say, tell us if you need more funds, that you were reserved to ask for, feel free to do that.

Ms. Clark stated another good point to is prioritizing, we have hangars we need to fix with airplanes in it first. Yes, we do have a hangar waiting list, yes, we want to get somebody in that hangar, but if we have someone with a leak or something of that nature, those will be the things taken care of first, the others may have to sit open a little bit for those that do have aircraft in the hangars repaired first.

Mr. Cook said absolutely, he just doesn't want them waiting on something we could authorize as well. He told Ms. Clark he knows she is on reference these repairs on the hangars. He thanked Ms. Clark, Ms. Renfroe, and Mr. Parker.

Comparative Airport List:

December 10th, 2019					
Airport ID	Name	FBO	Jet A +	100LL FS	100LL SS
FFC	Atlanta Regional Airport	Falcon Field	\$4.82	\$4.92	-
VPC	Cartersville Airport	Phoenix Air	\$4.50	\$5.75	-
DHN	Dothan Regional Airport	Aero-One Aviation	\$5.28	\$5.42	-
MDQ	Huntsville Executive	Executive Flight Center	\$4.79	\$5.24	-
HSV	Huntsville International	Signature	\$6.09	\$6.00	-
GVL	Lee Gilmer Memorial	Lanier/Champion	\$5.04	\$5.97	\$4.99
CHA	Lovell Field Airport	Wilson Air Center	\$6.00	\$6.05	\$5.11
MCN	Middle Georgia Regional	Lowe Aviation	\$4.58	\$5.19	\$5.04
ECP	NW Florida Beaches Intl	Shelter	\$5.83	\$6.30	-
CSG	Columbus Airport	Flightways Columbus	\$5.21	\$5.64	\$4.30
Average			\$5.21	\$5.65	\$5.05

PIM	Pine Mountain	3.89	4.15	3.89
EUF	Eufaula	4.3	~	4.98



CSG Hangar Waiting List			
Upated 12/09/19			
CSG Tenant Priority Move			
CSG Tenants Hangar to Hangar Requested			
Richard Knapp	10/27/2016	Single	Velocity
Roland Aut	10/14/2017	Twin/Box	Stearman
Skip Williams	4/15/2019	Single	182
AJ Jain	5/9/2019	Twin/Single	Bonanza
Chris Badcock	7/14/2019	Single	Cherokee
Greg Auten	7/29/2019	Single	Bonanza
Al Picken	11/19/2019	Twin	Purchase Bonanza
Flying Horse/Nelms	12/1/2019	Single	Maule
Single Hangar Requested			
Steve Culpepper	2/27/2019	Single	Cherokee 180
Hiram Figueroa-Cruz	5/20/2019	Single	Cherokee 150
Richard Bailey	10/27/2019	Single	Cherokee 180
Earl Ingram	11/13/2019	Single	Mooney 20R
Tyler Freyburgher	11/13/2019	Single	172
Twin Hangar Requested			
Doug Evenson	7/15/2019	Twin/Box	Stinson/Sorrell
Customers Waiting To Purchase Aircraft			
Bill Buck	4/7/2016		
Paul Watson	4/11/2016		
Will Foley	10/10/2017		
Omar McCants	4/30/2018		
Reed Hovie	11/19/2018		
David Lewis	3/25/2019		
Elijah Figueroa	10/28/2019		

## MAINTENANCE

Mr. Garry Parker provided the following update.

- Work orders update: During the month of December, 43 work orders have been opened and 25 work orders completed to date. To provide more detailed information of the types of maintenance issues incurred, a work orders are being provided by category:

The percentage of work orders open:

- Hangars 75%
- Terminal 16%
- Airfield 6.3%
- Flightways 1.6%

Sub-categories of work orders include:

- Lighting 42.9%
- Roofs 7.9%
- Wildlife 4.8%
- Facilities 6.3%
- Doors and gates 17.5%
- HVAC 7.8%
- Electrical 1.6%
- Plumbing 4.8%
- Other 6.3%

While work is being steadily completed, the pace may seem slower than usual; this is due to the complexity of many of the hangar lights fixtures that are outdated and have been replaced with LED upgrades and the time consumption required of HVAC and plumbing work orders.

- Hangar Doors and Roofs Update: We recently received assessments from professional roofing and industrial door contractors. As many of the issues require a specialized skillset, we will be composing and posting RFQ and RFP to invite local companies to bid on the work.
- The Terminal roof has an aging membrane structure that was failing and required emergency repairs in two sections. One area was causing a large leak over baggage claim that damaged ceiling tiles. Our maintenance team repaired the roof quickly with a spot repair, but the entire roof will be replaced during the terminal renovation that begins next month.
- Employee of the month for December is Mr. Marshall Upshaw! Mr. Upshaw was nominated for going above and beyond his normal duties by volunteering to work overtime to work on hangar repairs, including LED light replacements and upgrades in Hangar 13.
- In November, I attended a certification course to become certified as a Stormwater MS4 (Municipal Separate Storm Sewer Systems) Enforcement Compliance Inspector. This will allow me to train our staff and educate our tenants on State EPD and Federal EPA mandated regulations in regards to proper practices to reduce the contamination of stormwater and illicit discharges near stormwater drains, as well as regulations that prevent erosion and pollution of our drinking water via stormwater runoff.

Mr. Parker thanked Mr. Cook saying he can provide more funding because we are going to need that for some of these positions.

Mr. Rhodes told Mr. Parker he knows in essence, he has a lot going on, he saw that from the walk through the airfield recently, you are doing a great job! Some priorities change like with the opportunity on these lights, you were out looking for our and everybody's best interest at heart, as with the change on the lights, you saved good money on those. Less things cost you, less it will cost everyone else here. If you need more necessities, more help, or something like more bodies or funds to get things done. We have a source, within reason, as metal work that is time consuming, we have to source it, think about what we need, let Ms. Clark know, we will facilitate those things within reason. Let us know.

Congratulate Mr. Marshall Upshaw for his years of service.

### **MARKETING**

Ms. Sonya Overton provided the following update.

- We have sent out press releases to the media concerning the two grants that we have received for infrastructure improvements. WRBL covered the stories and the info has been sent to the American Association of Airport Executives to be featured in the next national newsletter.
- We have met with the Columbus Film Commission as we are starting to receive several calls from Directors and producers concerning filming at the Columbus Airport. I have reached out to several airport Marketing peers who currently uses this resource for non-aeronautical revenue for their airports. I am currently in the process of putting together a filming media kit for the airport which will include location availability, rates, etc. to be submitted and reviewed by the commission.
- Our second promotion for the 75<sup>th</sup> Anniversary has been completed. A schedule was running on WRBL and posted on their social media and website for entries the last week of November and first week of December. We had a total of 28 submissions. In 75 words or less tell us why we should send your nominee home for the holidays. Our winners were: Sgt. Joe Walker & Ms. Cynthia White. Our next promotion begins in January 2020 for the Grammy's.

Mr. Rhodes asked Ms. Overton to tell us the method for the record the two things of importance. Tell us about the Send the Soldier Home for the Holidays?

Ms. Overton, said we asked community members to submit one male soldier and one female soldier who would like to come home for the holidays in seventy-five words or less. We had several interesting entries, some very heart felt, haven't been home in eight years were in Germany now in California. The whole idea was to not only give them the experience of using the Columbus Airport but also to send them home for the holidays. We had some interesting submissions, Sgt. Joe Walker has not been home in eight years, stationed in California, to see his wife and children who are here in Columbus, Georgia.

Mr. Rhodes this is a great idea and promotion, amazing wonderful thing for people who certainly deserve it. Does he know or does his wife know?

Ms. Overton said yes, they do know. Their neighbor submitted Sgt. Joe Walker, she was not sure if he was going to win or not. Once she found out he did win it, she told his wife. They were ecstatic and were very excited! Now he is trying to get his leave approved, they are so excited.

Mr. Rhodes on the other thing he asked Ms. Clark if she could speak in reference to grant money?

Ms. Clark reported to clarify, we have received all the funding we are eligible for the Terminal project. We received \$9,700,000.00 from the FAA as far as the discretionary funding, received \$650,000.00 from State GDOT, just was announced that we will be receiving \$3,500,000.00 from the Department of Transportation. Our total received was \$13,850,000.00. We are super excited about receiving this money, it is a big win for us! She said it is hard to advocate for that money, you are competing against all the other airports. Terminals are not projects that are high priority projects, runways, pavement, anything to do with safety is going to be number one. Ms. Clark thanked RS&H, it was a very long process, we spoke to a lot of people, we had some transitions changes at the FAA level, so we had to repeat the process several times. Supplemental funding is a very limited pot. There is only so much of it, this is the third round, we had previously applied for other rounds, and were not successful. This is a huge win for us and for our community! It is a big deal!

Mr. Rhodes stated this is major, he echoed thank you this to Ms. Clark as this is a huge deal to all that was involved to receive this funding. This funding is meant to help airports, that is less to come out of pocket for, helping to keep things more affordable. As basic and simple as you can get. We are two years into this now so this is major news and huge for the Commission and for huge for everybody here at the airport.

### **OTHER MATERS**

Mr. Rhodes asked if there were any matters from the floor at this time.

Mr. Greg Russell stated he wanted to clarify something as he has already sent this earlier in the week to Mr. Cook, he thinks maybe what he said in last month's meeting got taken out of context. He told Mr. Rhodes, after talking with the GA Committee or anybody out there, no one dislikes you, they you just have the seat that they want, and that is all they want. It wouldn't matter if one of the other Commissioner's were in the Chairman seat as Mr. Rhodes holds. He commended Mr. Rhodes since the last meeting that he was out there on the airfield with suit and hard shoes walking hangar to hangar looking at everything. That says a lot to you! You were the one guy that stayed out there, and made sure. He wanted to clarify, they love you in a lot of ways, no one disrespects you. If it was taken that way we apologize. Because you are in the seat the GA folks think we need somebody that is more of an advocate. Mr. Russell asked Mr. Rhodes to please don't take this personally.

Mr. Rhodes appreciated Russell for his kind words.

He has been at the airport twenty-two years, been in aviation and building aircraft for forty-five years. The best thing you could do for Mr. Parker in his opinion is hire someone to take care of the sheet metal on the hangars, tracks, nothing against him. Does he have a welder, have people that can cut metal. He said back when we had the airport hangars, we learned to call someone to do certain work at the airport. He said one thing to do, you make one call, they take care of it. pretty reasonable, then his staff can focus on all the other stuff to do at the airport. Get folks out here, make one call that is all, he was just trying to help. Wishing everyone a Merry Christmas and thanked the Commission.

The Commission and Ms. Clark thanked Mr. Russell.

Mr. Cook thanked Mr. Russell for coming up and explaining these things to them. Stating that is what he was eluding to. Sometimes you got to know when to farm out. When to ask for additional help, so you can stay focused on the things you are doing, that is not taking away for you. Again, he doesn't know if you ever felt that before bring a crew in, knock it out for us and move on. He feels it is better to spend that money. He asked them to take a look at that, bring those up and bring it back to the Commission.

Mr. Cook stated he has been here since 2001, he has seen everybody get gray hair. He feels this is the better staff than we have had in the past. We have all improved and we have all grown.

He sees Mr. Parker's personal growth, see your professionalism, how hard he is growing that is not going unnoticed, personally he sees your growth and how hard he is trying.

Mr. Cook stated when the Commission called on Ms. Clark and told her what they needed in her position. This young lady he has watched her grow, she is a top professional, she was always a professional! He said I have seen a lot of people grow professionally he is so sincerely taken back by the amount of professionalism he sees her grow. She has a great future, is going to do great things in this community. He wants to take this moment of time in her career, to tell her she is spot on! She is growing the right way and learning how to work with different people, when you are young like her, and you have to make decisions like, who do I need to let go, who to stay, who is the right person, the best fit, it is a lot when you don't have a lot of years of life, when you get older it gets easier because you have seen it and know what it is. Her wisdom and knowledge have certainly been a part of this board, he said they are going to reward her for that. He wants to make sure you know from his heart and assumes all the Commission's hearts they are so impressed with who she is as a person and as a professional.

Ms. Clark thanked them very much, and could not do it without them.

Mr. Robert Boehnlein wanted to mention the fuel sales, every single report and study boils down to the price and that has been proven right here with what we have done. He believes the more and more we have a competitive price we have our fuel, the greater amount of traffic, we will see come into the airport. The income generated from the traffic not including the potential people moving over here even to our tie downs he feels is fantastic. With the new terminal project, what are the real plans, he has heard rumors and does not want to speculate on those, what are we doing, and how are we promoting the growth of the terminal, with more activity, are we actively pursuing new careers coming here?

Ms. Clark stated good questions! She was glad that Mr. Boehnlein brought this up. A lot of what we are doing in the terminal, is basically completely gutting it and redoing it. Many of you know we have had different issues with our systems as mechanical, electrical, plumbing, HVAC, and a lot of those things you don't see issues. As far as cosmetics such as new flooring, new counters, improvements with larger restrooms, improvements to TSA checkpoint, breach control door, automated series of doors, lot of improvements to gates downstairs, transition from upstairs to downstairs. We will have a third gate for ground loading. The upstairs will be closed off, that will be how people walk and enter to Administration. Now the restaurant will be torn down, come around and go up the boarding area, for the entry to Administration, and have a sitting area for loved ones to watch their loved ones as they fly out. We will have a new restaurant, and have an area to have space to rent out. This will add new non-aeronautical funds as well. Colors of wood laminate, blues, greens, focusing on the beauty of our city. Our gate area will be dedicated to our servicemen and women. We will have different displays, we have had some interest from Ft. Benning on wall wraps and things to advertise, good opportunity for us to showcase our community.

Ms. Clark reported we have been contracting with a company to get air service data. We actually have a heavy tourism percentage. That is a great opportunity to have these things in our airport. We are working really hard on this front. We are working hard on extending our small community air service development grant we currently have, expires at the end of December. We are working hard with DOT to extend that grant it will help support a route. If a new route comes in it might be hard for the new route to sustain the prices they need, the grant is there to help them during the transition time. We have received a support letter from a carrier, they are very interested, we are excited, hoping to have a headquarters meeting with them in the first quarter. We will not announce the name at this time due to not knowing how this will go. We are making progress for sure. Delta has announced they are adding a fifth flight in June, you can book tickets now. We have a new consultant with air service development. Planning to do some community visits very soon to speak to some of our leaders, to get some support letters, travel data, collect information, building relationships and showing our community will support our airport and airlines. We feel we will be very successful in doing that.

Mr. Cook reported after reading the letter from the airline, he knows them and that is not something that they would normally do. Kudos to all of the folks are working on that. He was here yesterday, the flights have been great, Delta Air Lines cheers people on. The people flying with us, including basic training soldiers, which was great to have young soldiers fly out of here.

Which was the first time in a lot of years. The more we do in making good memories, if we make this good for them, they will continue to fly out here through their military career and when they are senior leaders. This we do today yes, we could always improve but I wish we had done eight years ago. We are doing great things!

Mr. Boehnlein said you would make a great commercial for using an airplane.

Ms. Clark yes said he does.

Mr. Cook said this is home.

Mr. Rhodes told Ms. Clark to not sell herself short here, much of the discussion about air service, is the one area that made him personally feel so lucky for you to take control, we knew what your experience was, and it was that she would cut her teeth for general aviation. That was a refocus that this is not all this airport does but, general aviation is an important part, we want it to get back to that. The air service piece with Ms. Clark, and her team of Ms. Overton and others, including hangar lease pricing, which is a dirty word sometime, like with the fourteen airport study, as far as the air service piece ya'll dug in, Ms. Clark does the work. Ms. Clark and Ms. Overton has had training now. Ms. Clark figured out that we weren't getting what we needed to get with the people that were helping us in the past. Ya'll could go be an Air Service Consultant somewhere. The boots are on the ground leadership style of what upper management is what we want, because we want someone to vet outside folks. We are now seeing real changes and real potential successes there as far as the air service piece you have asked about. One of the reasons general aviation is important, tomorrow we can go out and make it better. The air service piece Ms. Clark and team have done as good of a job of bringing that to our control as could have done. That piece you see Delta adding flights, stating Love Delta, Love Delta, they know what we are doing and a lot is going on here. This is an attractive place to start and stop from with many reasons. With this new terminal in place it will only be more attractive. Mr. Rhodes thanked Mr. Boehnlein for his question, and if you have more questions, you know who to talk to if you have more questions, talk with Ms. Clark, she knows it all.

Ms. Clark reported there are a couple other opportunities, she doesn't want to speak yet as it may be too early in the process. We might have an opportunity to look at in leading some traffic of neighboring airports. She will be meeting with them starting in January and she will follow up on that and will provide on how that goes.

Ms. Clark reported another opportunity we are going to start our master planning here very soon, which will be a twenty-year outlook basically. What we will be looking at the airport, what our current assets are, the conditions they are in, what is our future plan for growth and what are our opportunities. That is not going to be done with me just sitting here, it will be done with our consultant, general aviation, community leaders, economic development department, getting everybody together and say how can this airport help support this community and how can we grow together? This will be a super exciting process that will be happening over this next year and we are really looking forward to that.

Mr. Cook stated Ms. Clark will continue to need the community support.

Ms. Clark said absolutely.

Because all airlines live by one rule, "We go where we can make the most money." It is not that we cannot make money on that route, we go where we can make the most money. Who can prove that to us, that is how you will get them? It is there formula, if you can prove they can make money, they will say yes that is profitable.

Ms. Clark agreed and reported ninety-four percent of our community is going to Atlanta to fly. It is important for you all to let people know. Ms. Clark stated Mayor Henderson made a comment, buy local, fly local, and that is important. When you are going to Atlanta, you are not supporting this community, that money is going to Atlanta. When you are flying out of here, some of the prices are very comparable, if you think about the convenience of parking, of not having to show up two hours early for your flight to go through security, all the factors, our personnel staff. Every time I see a staff member, all I hear is they are great and say hello and welcome me, the

personal touch, they are all worth the extra fee. Sometimes it is even cheaper, you have to check well in advance. Ms. Clark asked everyone to please spread the message to everyone you talk to. We do that every day. When someone says the price is so expensive, give the elevator speech, because it is true. That is how we are going to get the airlines to come, is to show hey our community is going to support this route, this airport and we have to be able to show these numbers.

Mr. Rhodes stated the important piece on the Marketing side and through the community development side, the buy in from or a lot of times, supporters are shaming that, this is not that at all. He said Ms. Overton has done a good job in developing and getting in touch with key stakeholders and starting in that process. The Terminal is a natural reason for us to get back in touch with the total community about what is going on here. The buy is more to him, for people to do things for their own benefit. Like the city giving a recycling bin, and they don't have to buy one, great, then people will say sure we'll be glad to recycle. In the long run supporting this airport, getting more routes, means it is cheaper to fly out of here period. We have people who are competing, we love Delta, the people competing, fares are going to go down. There will be more routes to serve, more activity, bigger planes holding more fuel to be sold. On the operational side of the airport there will be more people flying in and out of here, which will put less of a strain on any other business segment that the airport has, cost to roll to everybody doing everything else, to run this place. That to him, he calls his own utter speech to those that are self-interested like everyone is, who is to say being honest, being a stakeholder in the community, it helps those of us that fly, those that are here, it helps him personally. This is good to the community we need to get all the folks. He thanked everyone for their questions, for those addressing the questions, this helps us all and him personally.

Mr. Austin Edwards asked how many empty hangars we have right now available?

Ms. Renfro said empty hangars that we have are 8-D has a water issue we are addressing, 5-D came open this month, has a water issue they are looking at, 6-D is a twin, 21-G they are waiting on paperwork as that hangar will be filled soon, 7-F is the twin we will be utilizing now to move Dr. A. J. Jain into while repairs are made to 4-C.

Mr. Rhodes said so how many hangars is that open now?

Ms. Renfro said a total of five hangars.

Mr. Rhodes asked Mr. Edwards if his work order was submitted and if water issue, pipe has been handled?

Ms. Renfro said yes, the work order has been submitted.

Mr. Parker said that the work order has been opened.

Mr. Rhodes thanked Mr. Edwards for chaperoning and specifically driving him around, walking with us, and showing us a leak that was in a tricky spot, and identifying some things.

Mr. Edwards thanked Mr. Rhodes for coming out, he appreciated it.

Mr. Rhodes expressed and thanked everyone for being in the meeting.

Motion to adjourn the meeting by Ms. Tana McHale was made: seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 3 / No: 0

There being no further business the meeting was adjourned at 10:47 A. M.

APPROVED:

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Mary Scarbrough, Secretary

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Mr. Carl Rhodes, Jr., Chairman



**MINUTES AT THE REGULAR MEETING OF THE COLUMBUS AIRPORT  
COMMISSION HELD AT THE COLUMBUS AIRPORT  
FRIDAY, JANUARY 24, 2020 AT 9:30 AM**

The following Commission members were present for the entire meeting.

<u>NAME</u>	<u>EXPIRES</u>
Ms. Tana McHale, Chairman	December 31, 2021
Mr. Donald D. Cook, Vice Chairman	December 31, 2022
Mr. Thomas G. O. Forsberg, Treasurer	December 31, 2020
Mr. James Barker, Secretary	December 31, 2023
Mr. Carl Rhodes, Jr., Past Chairman	December 31, 2024

The following Commission members were absent: None

Staff members present:

Amber Clark, C.M., Airport Director  
W. Donald Morgan, Jr., Legal Counsel  
Sonya Overton, Marketing Manager  
Garry Parker, Maintenance Manager  
Roy Hightower, Finance Director  
Monica Stone, Human Resources Manager  
Ben Kiger, Restaurant Manager  
Kelvin Mullins, Public Safety

Others present:

Jacob Redwine, Holt Consulting; Robert Boehnlein, Columbus Aero Service; Jonnell Carol Minefee, Solar Tyme USA, LLC

**BUSINESS OF THE MEETING**

Ms. Tana McHale welcomed everyone to the first Commission Meeting on January 24, 2020, prior to calling the meeting to order. She extended to all attendees that she hoped all had enjoyed their holidays.

Ms. McHale stated that Ms. Mary Scarbrough had distributed a copy of the meeting’s minutes for the December meeting and asked for a motion to approve those minutes.

Motion by Mr. Thomas Forsberg to approve the minutes for the December 18, 2019 Columbus Airport Meeting; seconded by Mr. Don Cook and unanimously approved by the Commission. Ayes: 5 / No: 0

**CONSIDER APPROVAL OF THE NEW POSITION FOR ENTRY LEVEL FACILITIES  
TECHNICIAN**

Mr. Garry Parker stated the Columbus Airport Commission has committed to address and repair hangars, and to bring the facilities back up to minimum standards and beyond. The Hangar Refurbishment Initiative was introduced in July 2019, and hangar issues have been corrected as quickly as possible with the limited staff in the Maintenance Department.

A full-time Facilities Technician joined the Maintenance staff in November 2019 and has been working energetically to complete work orders. The backlog of work orders continues to grow due years of neglect to facilities and having inadequate staff to handle the increasing volume of work orders in a timely manner. Additionally, the scope of work that was initially assessed during the creation of the Hangar Refurbishment Initiative has changed dramatically as we have uncovered more complex issues during the Hangar inspection process.

In order to address these maintenance issues in a timely manner and to provide our tenants the minimum standards to which we're committed to providing, I request the addition of one dedicated Facilities Technician to the Maintenance Department Staff. This will be an entry level position with potential to grow, learn new skills, and provide improved service for our tenants.

This position will provide a clear path of progression within the Maintenance Department, and we have identified Columbus Airport Commission employees that may meet the criteria. Once approved, we would post the job internally first; if none of the candidates who apply are determined qualified, we will then open the position to the public.

The salary listed above is the annual range with projected benefits included for a full-time employee. The position has been submitted to the HR Manager for review, has been submitted and discussed with the Finance Director for confirmation of adequate funding within our current budget, and Airport Director for approval for recommendation.

Mr. Cook was glad to hear that Mr. Parker had submitted this to both the Human Resources Department and Finance Department for review before submitting this position before the Commission today.

Ms. Clark stated yes this had been covered.

Ms. McHale asked Mr. Parker if this new position will help Mr. Parker meet what we have said we would do with our tenants on hangar repairs, is that right?

Mr. Parker said yes.

Mr. Forsberg just from the budget stand point he knows Mr. Parker closed in referencing budget. Where are we and how does it relate on this role to our current budget or in the budget in the future? So, this new position is in our budget?

Ms. Clark stated this was not anticipated and was not planned for, however, it is in our budget due to previous consolidation of positions and positions remaining vacant for periods of time. Now that we have a full staff in the Maintenance Department, we have to make sure that we are addressing the total salary for the Maintenance Department next year during budget.

Mr. Forsberg was glad to hear that.

Mr. Roy Hightower reported there is one situation that we were dishing out overtime and we had an agreement that by reducing the number of outsource contractors that would in fact balance out and adjust the budget verses the actual so we worked that out.

Mr. Forsberg said excellent and thanked all.

Mr. Cook stated he really likes this new process, HR, Finance, and managers that actually gives everyone confidence in what they and doing is right. It has been a lot of years to get it all right, balancing, he appreciates it and it feels good.

Motion by Mr. Don Cook to approval of new position for Entry Level Facilities Technician; seconded by Mr. Thomas Forsberg and unanimously approved by the Commission.

Ayes: 5 / No: 0

### **CONSIDER APPROVAL FOR HANGAR 19 LEASE**

Ms. McHale stated they have received a request to consent to the extension of the existing lease at Hangar 19 from Mr. Richard DesPortes. Do we have a motion to approve that?

Motion by Mr. James Barker to approve the extension of the existing lease of Hangar 19 to Mr. DesPortes; with no second to the motion, it was not approved.

### **DIRECTORS REPORT**

Ms. Clark began the monthly report updates by providing the following report for Flightways Columbus in the absence of Ms. Renfroe.

**FLIGHTWAYS COLUMBUS**

**• Volume Report:**

We pumped a little over 56,500 gallons of fuel in December. Our total volume increased moderately year over year. We had a moderate increase in Avgas which can be attributed to an increase in transient traffic as well as home-based fueling this year compared to last year. There was a significant increase in Justice fuel of 13,011 gallons compared to last year which was due to increase in flights. We had a decrease in Contract fuel but a moderate increase in government and retail jet fuel. The Airline uplifts increased moderately as well with 17,611 gallons pumped this year.

**• Employee of the Month:**

We are pleased to announce that Stephanie Salter was awarded with the employee of the month award for December. Stephanie has recently come back to work at Flightways and since her return has had great customer comments on a job well done by multiple customers. We are excited to have Stephanie back has part of the airport CSG Jet team.

**Hangars:**

We have several open hangars on the field. We are in the process of contacting the customers that are on the waiting list. We have had several customers that are not ready to move into the hangars yet so they are staying on the list and will be contacted the next time we have available hangars. Some of the hangars that are open are still open waiting for water issues to be taken care of. Some of them have water coming up from the ground and some are roof leaks. I have been contacted by customers that have opened work orders on their hangars which are being addressed by the maintenance department.

**• Self-Serve:**

Self-serve had a moderate increase this year compared to last year. Year over year comparison in 2018 was 447 gallons sold and 2019 was 684 gallons sold. Home base tenants attributed to 336 gallons of the 684 gallons sold in December.

Update on our self-serve 6-month price reduction. Gallons pumped from July 18 to December 2018 was 1,488 gallons compared to this year from July 19 to December 2019 there was a significant increase to 5,028 gallons sold. Our home base customers contributed to 2,400 gallons of the 5,028 gallons sold within this time frame. With the significant increase we do believe that the decrease in price has driven new customers to our location as well as increased our home base tenants that were flying and fueling elsewhere to purchase their fuel. We have seen a few home base customers go to self-serve to fuel, but the number is very small.

**Comparative Airport List:**

January 21st, 2020					
Airport ID	Name	FBO	Jet A +	100LL FS	100LL SS
FFC	Atlanta Regional Airport	Falcon Field	\$4.82	\$4.92	-
VPC	Cartersville Airport	Phoenix Air	\$4.50	\$5.75	-
DHN	Dothan Regional Airport	Aero-One Aviation	\$4.90	\$5.26	-
MDQ	Huntsville Executive	Executive Flight Center	\$4.79	\$5.19	-
HSV	Huntsville International	Signature	\$6.19	\$6.00	-
GVL	Lee Gilmer Memorial	Lanier/Champion	\$5.54	\$5.97	\$4.99
CHA	Lovell Field Airport	Wilson Air Center	\$6.04	\$6.02	\$5.08
MCN	Middle Georgia Regional	Lowe Aviation	\$4.58	\$5.19	\$5.04
ECP	NW Florida Beaches Intl	Sheltair	\$5.81	\$6.32	-
CSG	Columbus Airport	Flightways Columbus	\$5.21	\$5.64	\$4.30
		Average	\$5.24	\$5.66	\$5.03

PIM	Pine Mountain	3.89	4.29	4.15
EUF	Eufaula	4.3	~	4.98

CSG Hangar Waiting List			
Upated 01/15/2020			
CSG Tenant Priority Move			
CSG Tenants Hangar to Hangar Requested			
Richard Knapp	10/27/2016	Single	Velocity
Roland Aut	10/14/2017	Twin/Box	Stearman
Skip Williams	4/15/2019	Single	182
AJ Jain	5/9/2019	Twin/Single	Bonanza
Chris Badcock	7/14/2019	Single	Cherokee
Greg Auten	7/29/2019	Single	Bonanza
Al Picken	11/19/2019	Twin	Bonanza
Flying Horse/Nelms	12/1/2019	Single	Maule
Single Hangar Requested			
Steve Culpepper	2/27/2019	Single	Cherokee 180
2LT Samuel Evans	8/20/2019	Single	Silvaire 8E
Richard Bailey	10/27/2019	Single	Cherokee 180
Earl Ingram	11/13/2019	Single	Mooney 20R
Tyler Freyburgher	11/13/2019	Single	172
Twin Hangar Requested			
Doug Evenson	7/15/2019	Twin/Box	Stinson/Sorrell
Customers Waiting To Purchase Aircraft			
Bill Buck	4/7/2016		Single
Paul Watson	4/11/2016		Single
Will Foley	10/10/2017		Single
Omar McCants	4/30/2018		Single
Reed Hovie	11/19/2018		Single
David Lewis	3/25/2019		Single
Elijah Figueroa	10/28/2019		Single
Daniel Holley	1/10/2020		Single

Mr. Carl Rhodes stated so we have added more non home-based gallons pumped than we had total gallons pumped last year (referring to self-serve)?

Ms. Clark reported that is correct.

**MAINTENANCE**

Mr. Garry Parker provided the following update.

In recent weeks, we have worked closely to re-assess needs of the current Hangar Refurbishment Initiative. We’ve found that some modification of the original plan is necessary to complete this project.

The following report details which items can realistically be completed in-house by Airport Staff, with our current resources, time constraints and manpower.

## IN HOUSE

- Electrical repairs including switches, receptacles, transformers, and lighting fixture replacements to include LED retrofits and upgrades.
- Minor roof repairs including small leak repairs, skylight and panel sealing, gutter repairs and replacement.
- Minor door repairs including track and roller adjustment, small roller replacement, pavement leveling, minor welding and sheet metal repair.
- Interior waterproofing and sealing where concrete demolition are not required.
- Minor welding including door stop fabrication and repairs, support beams, anchoring structures i.e. angle iron and flat bar supports.
- Bird netting, and mitigation device application and installation.

A key component to ensure this level of service is provided will be the addition of an additional Facilities Technician. This position will be entry level/experienced with a strong mechanical aptitude and proven work ethic.

The following phasing revision to the hangar refurbishment timeline is being implemented:

### TIMELINE

Jan-June 2020:

- In-House Roof Repairs
- In-House Door Repairs
- Welding/Sheetmetal Repairs
- Bird Netting /mitigation device installation
- Lighting Repairs and Upgrades.

Jul-Dec 2020:

- Lighting Repairs and upgrades continued
- Major roof repairs and replacement (Contract)
- Major door repairs and replacement (Contract)
- Concrete repairs and resealing

Jan-Dec 2021:

- Hangar siding replacement and repair
- Hangar siding and Door repainting.
- Electrical Circuitry Upgrades (additional power receptacles.)

While this revision extends the Hangar Refurbishment Initiative by 12 months, the priority repairs required to meet minimum standards are still projected to be completed within the initial eighteen months. The additional twelve months will be focused on upgrades beyond minimum standards.

### EMERGENCY WORK ORDERS

Priorities of work may change and be addressed immediately regardless of phasing schedule. Emergencies include but are not limited to: Severe roof leaks, Hangar door damage, unsafe electrical issues, structural hazards.

A Request for Proposal (RFP) is being processed for major roof repairs. Once executed this RFP will enable us to hire roofing contractors to quickly address major roof repairs. Additionally, Assessments have been received for immediate door repairs by a local company; repairs are expected to begin this month on Hangars 1, 2, 11, 12, 13, and 57.

Ms. McHale asked Mr. Parker if he had reached out to Knox Exterminating?

Mr. Parker said yes and he will be meeting with them tomorrow mid-morning for an assessment. He thanked the Commission very much for the approval of the new position in the Maintenance Department.

Mr. Barker wanted to follow up from back in November after the walk through and around the hangars, some issues were found where work orders that were submitted for a completion on the work orders we found some of those had not been done, we discussed how the work order software has the ability to photo submission for your approval, to see if that work has been completed. He asked Mr. Parker if he has been utilizing that, how has that been working out and has it been helpful for him?

Mr. Parker said it is working out great and now there is an extra step of accountability in the process, so it is fantastic, he thanked Mr. Barker for that.

Mr. Rhodes stated that some of the work orders are for repairs they saw on the walk through, have those specific repairs on submitted work orders, met up to your standards? Some of the places pointed out where they required fixes, have those specific things been fixed?

Mr. Parker said they have.

Mr. Rhodes inquired there was some substantial metal work to be done on Mr. Perry Thomason's hangar. In regard to the metal work, if the materials are ready, have some of those problem's been done. Will we be doing this type work in the future or is it in the process of being or should it have been done?

Mr. Parker said he is having trouble in gaining access to do some substantial work in Mr. Thomason's hangar. He said they have the materials ready but, have not been able to gain access to Mr. Thomason's hangar.

Mr. Rhodes stated if they cannot get access, we can't get access. He asked if other tenants helped out Mr. Thomason.

Mr. Barker said he thinks that Mr. Austin Edwards and Mr. DesPortes helps out Mr. Thomason a little bit.

Mr. Rhodes asked about the water and gutter issues and inquired if there were any quick fixes or updates on any of that with the gutters?

Mr. Parker said yes, some of the portions of the gutters, were rusted out and falling and apparently need repairs. The repairs were made with brackets and installing sections of the gutters.

Mr. Rhodes wanted to know if there was another way the water was falling to allow the water potentially to go back another way?

Ms. Clark asked if that was the down spout part?

Mr. Rhodes stated yes, the down spout part where it comes out?

Mr. Parker said those were addressed the day after the walked through.

Mr. Rhodes told Mr. Parker he has got it.

Ms. Clark said Mr. Parker is on it.

Mr. Cook wanted clarification as to what Mr. Parker means when he said the work order has been repaired. To make sure he has the right picture on it, he asked when Mr. Parker said it has been repaired, is that temporary repaired or is that a final repair?

Mr. Parker asked on which?

Mr. Cook wanted to know on any of Mr. Parker's projects, he wants to make sure he understands when he tells them something is finished. Sometimes you may want to complete something in the Summer, so when you say something is repaired what exactly does that mean? Does that mean a temporarily fixed until a later date to come back, done with patch work, or if it has been completed to standard, because that makes a difference when talking to a tenant.

Mr. Parker said the standard was changed after the walk through that they don't want to do a temporary repair, they want to do it right the first time.

Mr. Rhodes thinks part of it too, you may be doing roof patch work, which may be short term, but when there is a different phase of the work in long term to replace the roof.

Mr. Parker said that is a good example.

Mr. Rhodes thanked Mr. Parker for all the hard work, there's a lot going on.

Mr. Parker thanked them all and said it is his team out there doing all the hard work it is not him its them and he will pass the information along to his team.

## **MARKETING**

Ms. Sonya Overton told the Commissioners it was great to see all of them here prior to providing the following update.

- On behalf of the Airport Commission and Staff, Christmas Cards were sent out to all our vendors and contractors. 2020 Calendars are in and are being distributed to tenants and guests. Calendars are available at the Admin office and Flightways.
- Fundraising items are on sale in the terminal in support of Relay for Life 2020. Proceeds to benefit ACS and are available at Propeller's.
- In celebration of our 75<sup>th</sup> Anniversary the Columbus Airport partnered up with CBS to send a winner and a guest to the Grammy Awards in Los Angeles. This was promoted on our website, in the terminal, on our social media pages, WRBL social media pages, website and on air. We had over 1,000 entries and over 5,200 Page Views on our website in the past 30 days per Google Analytics. Next promotion will be the PGA Golf Championship Fly Away which will be in San Francisco, California.
- We are currently in the process of putting together the educational presentation for Air Service Development for speaking engagements throughout our community. We are compiling our stakeholders target list and working with UBM as we wait for the results of the Catchment Analytics Study and the Corporate Catchment Profile Study.
- Designs are in the works for the banners for the Terminal Rehabilitation Project. They will be vinyl and versatile so that they can be moved from one location to the next as walls go up and down during the construction phases.

Mr. Rhodes asked who won the tickets to attend the Grammys?

Ms. Overton said Ms. Janice Thornton won, she was excited, and they were surprised, she said it is an experience of a life time to leave from the Columbus Airport. She asked a lot of questions concerning air service development. She was excited and really engaged.

Mr. Rhodes said he has seen the commercial on WRBL, local station, he watches that channel a lot. It is prime time in related times, great job, good exposure and it is great that someone is getting to go and have a good time.

Mr. Barker wanted to know if she would be caught before she flies out this morning.

Ms. Overton said yes.

Mr. Cook said if she takes any video that you could look at it and post back up with her story and experience. It would be a great story and would be nice for social media.

Ms. Overton stated sure, and she will ask for it immediately after this meeting.

Mr. Barker stated if she texted the photos that would be great.

Mr. Cook said that would be the first step.

Ms. Clark said Ms. Overton's report was awesome.



Mr. Cook added excellent to the Marking update.

### **PROPELLERS**

Mr. Ben Kiger provided the following update reports.

We have been working diligently with Gallery Carts in Denver, Colorado on the design of our eTuk electric food vehicle. Gallery's National Accounts Director, Mr. Jeff Bingham, and I have had ongoing discussions on what would best fit our needs during, and after, the airport's remodel phase.

As you can see on the current drawings in front of you, on pages one and two, our eTuk will be complete with a panini grill, warming drawer, countertop cold storage unit, steam wells, reach-in refrigeration, hot holding cabinet, numerous storage areas, and an onboard hand washing sink (with fresh and waste water tanks, water heater, water pump, paper towel, and soap dispensers).

Although the POS (point of sale) station is shown on page two, after these drawings were completed, we designed a stand-alone cart for the POS station that will have electrical running from the eTuk with a four-plug outlet. You can see the design for this unit on page four. This will free up room in the area (see on page two, item number six). This area will house our napkin holder and other condiment items. By using a stand-alone cart this will provide the customer with more room to stand and collect what they need.

On page three, which shows the rear of the vehicle, you will see what looks like lines running down. These are known as merchandising clips, or chip clips. With these on the rear, it provides a nice display for the customer to easily choose what they'd like.

Also, not shown here in the drawings, and currently in the design phase, is a four-compartment wash sink, which will be used for washing, rinsing, and sanitizing all of the pans, utensils, and other items used to prepare food, and also a sink separated with a divider, which will be used for washing all of our fresh produce.

In short, everything we need to operate within the health code will be right in arms reach, mobile, and easily moved during the different remodel phases of the terminal.

The eTuk drawings are attached hereto and made a part of these records, as was presented to the Commissioner's.

Mr. Forsberg said he was traveling with his family in Jacksonville, stumbled over an eTuk sales team that was there so he got to see first-hand, it was awesome. We believe in the vision and now we see it first hand, this is going to be cool!

Mr. Kiger said he would be serving six to eight panini's, hot sandwiches, wraps, sandwiches, we do not want to sell pre wrapped sandwiches, which would be boring. You can go to a gas station and buy pre wrapped sandwiches, we want better foods and service than that type option. We can cook chicken and hold it and keep it hot for four hours, that will work out nice.

### **PUBLIC SAFETY**

Officer Kelvin Mullins provided the following update reports for Public Safety in the absence of Chief Parker.

#### Fort Benning/Training

- Last month Public Safety officers took part in a three-day ARFF course provided by Ft. Benning's Fire Department. In addition to the classroom training, Public Safety officers traveled to Ft. Benning and took part in a live fire exercise utilizing Crash 2. Our new partnership with Ft. Benning has quickly proven to be an invaluable asset in training and building upon our ARFF readiness.

#### Training

- January 1<sup>st</sup> is the beginning of our 2020 training cycle, and we are looking forward to what the new year brings. Public Safety Staff had a total of 1,560 training hours for 2019. We are extremely proud of the work and efforts of our Public Safety officers and staff.

- We are working on holding a full-scale exercise here at CSG in coordination with Ft. Benning. We hope to utilize some of mobile aircraft training aids that Ft. Benning has in their toolbox.

Mr. Cook said he saw a clip on the local news that mentioned the Columbus Airport participated in the ARFF course held at Ft. Benning, and ask Ms. Overton to get a copy and post it on social media for the Columbus Airport website

### **OTHER MATERS**

Ms. McHale stated she had driven by the airport and saw them working on the fence that was damaged on December 25, 2020, has it been completed.

Ms. Clark said yes it was.

Mr. Garry Parker reported the fence has been installed and the barbed wire has been added, the fence is completely repaired now.

Ms. McHale asked for confirmation that from now on there will be extra fencing on the property, should it be needed in the future for fence repairs.

Ms. Clark stated yes, and that she will be contacting Mr. Isaiah Hugley and Ms. Pam Hodge about getting some guard rails installed further down the street. On this particular case with the damaged fence, the car was airborne, so guard rail may not have helped. In the future when going around the curve the guard will serve as a safety measure.

Mr. Barker said with all points the roads go by say may be fifty yards, especially with the turns.

Ms. Clark sated she will get as much as possible on the guard rails.

Ms. McHale reported it has been discussed recently that we should establish a minimal change order approval of process and level. Her suggestion is to set a \$25,000.00 approval level for Ms. Clark with a \$200,000.00 cap. Any discussion on this matter?

Mr. Forsberg asked if this is specific to the terminal rehab project?

Ms. McHale agreed it is for the terminal rehab project.

Ms. McHale asked Ms. Clark is okay with this approval process and level she said it sounds good.

Mr. Forsberg stated this is a big project, things are going to happen, we want to move things around, he said okay.

Motion to approve the minimal change order approval process to set at \$25,000.00 with a \$200,000.00 cap by Mr. Don Cook was made: seconded by Mr. Thomas Forsberg and unanimously approved by the Commission. Ayes: 5 / No: 0

Ms. McHale announced with no further business the meeting was adjourned to closed session to discuss personal matters at 10.14 A.M.

Motion to go into closed session by Ms. Tana McHale was made: seconded by Mr. James Barker and unanimously approved by the Commission. Ayes: 5 / No: 0

Motion to return to open session Ms. Tana McHale was made: seconded by Mr. James Barker and unanimously approved by the Commission. Ayes: 5 / No: 0

Action was taken by the Commission on the items presented.

There being no further business the meeting was adjourned at 10:33 A. M.

APPROVED:

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Mary Scarbrough, Secretary

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Ms. Tana McHale, Chairman

**BOARD OF HISTORIC AND ARCHITECTURAL REVIEW**  
**MINUTES**  
**November 12, 2019**  
**Government Annex Building, 1<sup>st</sup> Floor Conference Room**  
**3:30 P.M.**

**I. CALL TO ORDER / ESTABLISH QUORUM**

Tyler Allen, Libby Smith, Katie Bishop, Cathy Williams (Chairperson), Claire Berry, Robert Anderson and Brian Luedtke were in attendance.

**II. APPROVAL OF MINUTES AND STAFF REPORT – October 21, 2019 Minutes**

Brian Luedtke motioned to approve the September and October minutes with one correction and Libby Smith seconded; the motion carried unanimously. Libby Smith moved to approve the staff report and Claire Berry seconded; the motion carried unanimously.

**III. NEW CASES:**

- 1. 10-19-006719 627 Broadway:** Paul Beggs, applicant, intends to construct new garage structure in rear of property, add 6 foot addition to master bedroom and bath, and enclose and insulate existing screened porch to create a sunroom according to specifications provided. The chairperson read the staff report and the applicant presented their case. Tyler Allen asked what size the skylights would be; the applicant stated they would be 2' by 4'. The board also inquired what is the total height of the building in the back; the applicant indicated it would 27-28 feet. The board reminded the applicant that fencing/gating was not in the application and would require another board appearance. Tyler Allen moved to approve the application as presented and Brian Luedtke seconded; the motion carried unanimously.
- 2. 10-19-006720 448 Broadway:** Sia Etemadi, applicant, intends to construct a storage room addition according to specifications provided. The chairperson read the staff report and the applicant presented their case. The board asked why the storage was not in the back of the house; the applicant indicated the facility uses the area for parking. Katie Bishop moved to approve the application as presented and Tyler Allen seconded; the motion carried unanimously.
- 3. 10-19-006721 721 1<sup>st</sup> Avenue:** Sia Etemadi, applicant, intends to remove existing back deck and porch, construct addition to back with laundry room, closet, half bath and screened in porch and construct two car garage addition with office above according to specifications provided. The chairperson read the staff report and the applicant presented their case. Tyler Allen asked how far back the driveway would go; the applicant indicated it would extend to the property line. Tyler Allen asked if the railing would be wood and the applicant responded in the affirmative. Claire Berry moved to approve the application as presented and Katie Bishop seconded; the motion carried unanimously.
- 4. 10-19-006718 1907 18<sup>th</sup> Avenue:** Don and Theresa Johnston, applicants, intend to remove old front porch railing in disrepair and replace it with new, taller wrought iron railing measuring 36 inches in height. The chairperson read the staff report and the applicant presented their case. Brian Luedtke indicated the

proposed work was not in accordance with the design guidelines but may be an appropriate situation for a waiver. Libby Smith moved to approve the case as presented and Katie Bishop seconded; the motion carried with Libby Smith in dissent.

#### **IV. NEW BUSINESS**

##### **1. Approval of Absences**

Tyler Allen moved to approve prior absences and Libby Smith seconded; the motion carried unanimously.

##### **2. Information from Columbus Water Works regarding cleaning and lining of water mains in Downton Historic District.**

The Columbus Water Works gave a short presentation regarding a cleaning and lining project in the Downtown Historic District and took questions from the board/audience.

##### **3. Girl Scout Building**

The Columbus Girl Scout group gave a presentation with preliminary information on proposed renovations/additions to the girl scout building in Lakebottom.

##### **4. Request information from Inspections and Code**

The board sought information from Inspectiosn and Code staff on the old YMCA building downtown and the "Green Monster" (2903 10<sup>th</sup> Ave) renovation progress.

#### **V. ADJOURNMENT**

Cathy Williams adjourned the meeting.

**BOARD OF HISTORIC AND ARCHITECTURAL REVIEW  
MINUTES  
December 9, 2019  
Government Annex Building, 1<sup>st</sup> Floor Conference Room  
3:30 P.M.**

**I. CALL TO ORDER / ESTABLISH QUORUM**

William Bray, Libby Smith, Tyler Allen, Leslie Ann Heard, Brian Luedtke, Claire Berry were in attendance for the meeting.

Tyler Allen as acting chair called the meeting to order

**II. APPROVAL OF MINUTES, STAFF REPORT AND 2020 SCHEDULE**

Brian Luedtke moved to approve the minutes, staff report and 2020 BHAR schedule and Libby Smith seconded; the motion carried unanimously.

**III. NEW CASES:**

1. **11-19-006855 743 2<sup>nd</sup> Ave:** Marian Taber, applicant, intends to lower existing back deck by 18 inches and install appropriate steps for access. Tyler Allen read the staff report and the applicant presented their case. William Bray got clarity about the height difference on the back porch and Libby Smith asked if the applicant was installing railings; they indicated they will. William Bray moved to approve the application as presented and Libby Smith seconded; the motion carried unanimously.
2. **12-19-006875 14 5<sup>th</sup> Street:** Sia Etemadi, applicant, intends to construct office addition and one car garage in rear of property. Tyler Allen read the staff report and the applicant presented their case. The board discussed the appropriateness of various window materials in the historic district. Brian Luedtke moved to approve the application with the amendment the applicant use metal clad windows; Leslie Ann Heard seconded and the motion carried unanimously.

**IV. NEW BUSINESS**

**1. Approval of Absences**

Libby Smith moved to approve prior absences and Claire Berry seconded; the motion carried unanimously.

**2. Request information from Inspections and Code**

The board requested more information from Inspections and Code about the YMCA building and a few other residential structures.

**V. ADJOURNMENT**



# Columbus, Georgia, Board of Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

City Services Center  
3111 Citizens Way  
Columbus, GA 31906

Mailing Address:  
PO Box 1340  
Columbus, GA 31902

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

## Board Members

Chester Randolph  
Chairman

Pat Bettis Hunter  
Assessor

Trey Carmack  
Assessor

Todd A. Hammonds  
Assessor

Jayne Govar  
Vice Chairman

Chief Appraiser  
Suzanne Widenhouse

## MINUTES #05-20

CALL TO ORDER: Vice Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Monday February 17, 2020, at 9:00 AM.

### PRESENT ARE

Chairman Chester Randolph  
Vice Chairman Jayne Govar  
Assessor Patricia Hunter  
Assessor Todd Hammonds  
Assessor Trey Carmack  
Chief Appraiser/Secretary Suzanne Widenhouse  
Deputy Chief Appraiser Glen Thomason  
Recording Secretary Michele Reynolds

APPROVAL OF AGENDA: Assessor Hammonds motions to accept Agenda with one addition and one deletion. Assessor Hunter seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Carmack motions to accept the Minutes #04-20. Assessor Hunter seconds and the motion carries.

Chief Appraiser Widenhouse updates the Board on the following

- Carmen Hood, Commercial Appraiser, received her BA in Business Administration
- Chrystal Phillips, Residential Appraiser, elected to the City Manager's Millennial Roundtable.

At 9:15, Personal Property Division Manager Stacy Pollard enters the meeting and presents the following:

- 2 Closed Business Adjustments

Chief Appraiser Widenhouse offers an update on 3 appeals that went to settlement conference with no resolution.

At 9:18, Residential Division Manager Jeff Milam and Residential Appraiser Carol Toole enter the meeting and present the following:

- 3 Map Splits presented, approved and signed.
- Parcel 181 014 002 approved for 2017, 2018, 2019 retro.

At 9:43, Chief Appraiser Widenhouse calls an Executive Session. After consultation with Board of Assessors' attorney, Board votes on the request by Mr. Wiggin, and with a 3-2 vote in favor, approves correcting the digest for the years 2017, 2018, 2019. Mr. Wiggin will be advised to petition City Council for years prior to 2017.

*"An Equal Opportunity / Affirmative Action Organization"*

MEMBERS: Georgia Association of Assessing Officials, International Association of Assessing Officials

At 10:36, Commercial Division Manager Tanya Rios and Commercial Appraiser Kelly Nalls enter the meeting and present the following:

- 6 Maps Splits presented, approved and signed.
- Parcel 099 022 005 value change for 2019; Vice Chairman Govar motions to accept. Assessor Hunter seconds and the motions carries. Waiver and Release signed.
- Parcel 003 009 003 value change for 2019; Assessor Carmack recuses himself. Assessor Hammonds motions to accept. Vice Chairman Govar seconds and the motions carries. Waiver and Release signed.
- Parcel 003 008 007 value change for 2019; Assessor Carmack motions to the accept. Assessor Hammonds seconds and the motions carries. Waiver and Release signed.
- 1 Waiver and Release rejected.


At 12:02, Board requests an Executive Session with no votes taken.

At 12:27, Chairman Randolph adjourns the meeting without any objections.

Suzanne Widenhouse  
Chief Appraiser/Secretary

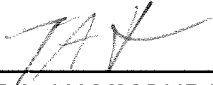
APPROVED: \_\_\_\_\_


06 -2 0 FEB 24 2020

  
C. RANDOLPH  
CHAIRMAN

  
P.B. HUNTER  
ASSESSOR

  
T. CARMACK  
ASSESSOR

  
T.A. HAMMONDS  
ASSESSOR

  
J. GOVAR  
VICE CHAIRMAN





# Columbus, Georgia, Board of Assessors

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Assessor

Todd A. Hammonds  
Assessor

Jayne Govar  
Vice Chairman

Chief Appraiser  
Suzanne Widenhouse

## MINUTES #06-20

CALL TO ORDER: Chairman Chester Randolph calls the Columbus, Georgia Board of Assessors' meeting to order on Monday February 24, 2020, at 9:00 AM.

### PRESENT ARE

Chairman Chester Randolph  
Vice Chairman Jayne Govar  
Assessor Patricia Hunter  
Assessor Todd Hammonds  
Assessor Trey Carmack  
Chief Appraiser/Secretary Suzanne Widenhouse  
Deputy Chief Appraiser Glen Thomason  
Recording Secretary Michele Reynolds

APPROVAL OF AGENDA: Vice Chairman Govar motions to accept Agenda. Assessor Carmack seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Carmack motions to accept the Minutes #05-20. Assessor Hunter seconds and the motion carries.

Chief Appraiser Widenhouse updates the Board on the following

- Resignation of Appraisal Technician

At 9:09, Personal Property Division Manager Stacy Pollard enters the meeting and presents the following:

- 1 Airplane Valuation Adjustment; approved
- 2 Boat Valuation Adjustment; 1 approved, 1 denied.

At 9:14, Commercial Division Manager Tanya Rios and Commercial Appraiser Kelly Nalls enter the meeting and present the following:

- 5 Map Splits presented, approved and signed.
- BOE Updates
- Old Town Valuation and upcoming BOE
- Brief discussion on expiring Bonds

At 10:11, Residential Division Manager Jeff Milam and Residential Appraiser Carol Toole enter the meeting and present the following:

- 1 Maps Split presented, approved and signed.
- BOE updates

*"An Equal Opportunity / Affirmative Action Organization"*

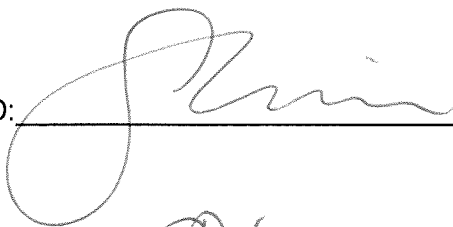
MEMBERS: Georgia Association of Assessing Officials, International Association of Assessing Officials

At 10:38 Chief Appraiser Widenhouse discusses the guidelines for valuation of personal property, such as furnishings and appliances, for Airbnb properties and investment properties. There is no industry standard at this time; she will continue researching.

At 11:08, Chairman Randolph adjourns the meeting without any objections.

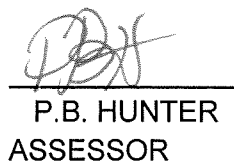
Suzanne Widenhouse  
Chief Appraiser/Secretary

APPROVED:



MIN# 07 -2 0 MAR 02 2020

C. RANDOLPH  
CHAIRMAN



P.B. HUNTER  
ASSESSOR

T. CARMACK  
ASSESSOR



T.A. HAMMONDS  
ASSESSOR



J. GOVAR  
VICE CHAIRMAN

BZA January 2020  
January 8, 2020

Meeting Called to Order: 2:00pm

Board Members Present Were: Ty Harrison, Terry Fields, Tomeika Farley, Charles Smith, Barbara Fortson

Present Were: Charlotte Davis, Eric Gansauer, Will Johnson, Fred Cobb

Meeting Called to Order at 2:00pm  
Fortson made a motion to approve the minutes.  
Farley Seconded.  
Motion carries as Approved

BZA-12-19-006965  
1908 Avalon Rd  
No presence.

BZA-12-19-006966  
6000 Warm Springs  
Robert Moore, civil engineer for the site presented that there will be 3 phases for the project and they wish to request a variance to reduce parking stall depth from 20 feet required to 18 feet. The hardship is the amount of space being minimal. The site will be an apartment complex. 18 feet is a typical parking space length. The surrounding sidewalk is 6 feet. This will be for family and senior housing. This variance will apply to all three phases. The aisle width will be 24 feet. The hardship is spacing.

BZA-12-19-006972 & BZA-12-19-006973 201 13th St & 211 13th St  
This is the same variance request for two properties that will be merged. Chris Woodruff was present to request a variance to reduce parking stall depth from 20 feet required to 18 feet to support on site parking for UPT redevelopment. There is on street parking on 13th and there will be 12 spaces on 3rd Ave. The parking spaces will be for offices, restaurants, and retail. Woodruff conducted field research by measuring many of the spaces in the downtown area. Johnson mentioned that there are several "grandfathered-in" 18 foot exceptions in downtown from the 1970s. There was contention from Fields based on vehicle sizing. The appellant wishes to maximize the space and opportunities for parking in the downtown area.

Brief Recess Was Called

CASE DECISIONS  
BZA-12-19-006965  
1908 Avalon Rd  
No presence.  
Fortson made a motion to table the request. Fields Seconded.  
Motion carries as TABLED.

BZA-12-19-006966  
6000 Warm Springs Rd

Farley made a motion to approve the request based on an acceptable sizing of parking spaces for a mixed use housing structure. No opposition.

Motion carries as APPROVED.

BZA-12-19-006972 & BZA-12-19-006973

201 13th St & 211 13th St

A motion was made by Fortson to approve both requests in order to accommodate parking for new businesses and redevelopment.

Farley Seconded.

Fields was in opposition.

Both Motions carry as APPROVED.

Meeting Adjourned 3:03pm.



**COLUMBUS GEORGIA  
CONVENTION & TRADE CENTER**

**COLUMBUS IRON WORKS CONVENTION AND  
TRADE CENTER AUTHORITY**

**MONTHLY MEETING  
JANUARY 23, 2020  
12:00 PM**

**BOARDROOM  
(SECOND LEVEL)  
A G E N D A**

- I. CALL TO ORDER – CHAIRMAN JONATHAN PAYNE**
- II. APPROVAL OF MINUTES**
  - A. REGULAR MEETING – DECEMBER 19, 2019**
- III. FINANCIAL REPORT – FRANCESCA DYE**
  - A. NOVEMBER 2019**
  - B. DECEMBER 2019**
- IV. SPECTRA REPORT – WEEZY WINGO-MOTZEL**
  - A. NOVEMBER 2019**
  - B. DECEMBER 2019**
- V. SALES REPORT – HAYLEY TILLERY**
  - A. NOVEMBER 2019**
  - B. DECEMBER 2019**
- VI. TRADE CENTER PROCUREMENT PROCESS APPROVAL**
- VII. FACILITY UPDATE – HAYLEY TILLERY**
- VIII. ADJOURNMENT**





**COLUMBUS GEORGIA  
CONVENTION & TRADE CENTER**

**COLUMBUS IRON WORKS CONVENTION AND  
TRADE CENTER AUTHORITY**

**MINUTES OF THE MONTHLY MEETING  
JANUARY 23, 2020  
12:00 PM**

The monthly meeting of the Columbus Iron Works Convention and Trade Center Authority was held Thursday, January 23, 2020 at 12:00 PM, in the Boardroom of the facility.

**Authority Members Present:** Chairman Jonathan Payne, Vice Chairman Carson Cummings, Shikha Shah, and Lauren Chambers (via conference phone)

**Authority Members Absent:** Craig Burgess

**Administrative Members Present:** Executive Director Hayley Tillery, Assistant Director Skip Hansberger, Finance Manager Francesca Dye, Spectra General Manager Weezy Wingo-Motzel and Secretary Chasity Hall.

**CALL TO ORDER**

Chairman Jonathan Payne welcomed the members and at 12:08 PM, called the meeting to order.

**APPROVAL OF MINUTES**

All members were asked if they had received and read the minutes from the previous regular meeting dated December 10, 2019. With no additions or corrections, Vice Chairman Carson Cummings made a motion to approve the minutes as written. Lauren Chambers seconded the motion, which carried unopposed by all members present.

**FINANCIAL REPORT – FRANCESCA DYE**

- A. **NOVEMBER 2019** – See attached report prepared and presented by Finance Manager Francesca Dye
- B. **DECEMBER 2019** – See attached report prepared and presented by Finance Manager Francesca Dye

Carson Cummings made a motion to approve the November and December 2019 financial reports as prepared and presented by Finance Manager Francesca Dye. Shikha Shah seconded the motion that unanimously carried by all members present.

**SPECTRA REPORT – WEEZY WINGO-MOTZEL, GENERAL MANAGER**

- A. **NOVEMBER 2019** – Spectra General Manager, Weezy Wingo-Motzel gave the catering sales report for the months of November 2019. Weezy reported for the month of November there were 38 meal functions held during the month with approximately 9,566 guests. Weezy stated the largest event for the month was the WHINSEC Graduation and Lunch, with 390 meals served.



- B. **DECEMBER 2019** – Weezy then gave the catering sales report for the month of December 2019. She reported there were 41 events requiring meal service held during the month with approximately 11,230 guests served. Weezy stated the largest event for the month was the AFLAC Christmas Party, with 1600 meals served.

### **SALES REPORT – HAYLEY TILLERY**

- A. **NOVEMBER 2019** – Executive Director Hayley Tillery gave the sales report for the month of November 2019. Hayley stated the areas of reporting were more up than down for the month with contracts issued, planning kit request, requests for proposals and total number of events up for the month while call-in clients, walk-in clients and total number of attendees were down for the month. Hayley added based on the seven returned customer surveys the facility received an overall score of 99.3.
- B. **DECEMBER 2019** – Executive Director Hayley Tillery gave the sales report for the month of December 2019. Hayley stated all areas of reporting were up for the month except for request for proposals which was only down by one. Hayley added based on five returned customer surveys the facility received an overall score of 99.9.

### **TRADE CENTER PROCUREMENT PROCESS UPDATE**

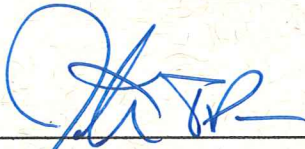
Executive Director Hayley Tillery brought back to the Authority the proposed Trade Center procurement process synopsis with edits made per the Authority's recommendation at the last meeting. There was a brief discussion after which Chairman Jonathan Payne asked that an electronic vote be taken to include absent member Craig Burgess due to the fact that the updates were his recommendation. There was no vote taken on the policy at this time, however an electronic vote will be taken to clear the topic from the agenda.

### **FACILITY UPDATE – HAYLEY TILLERY**

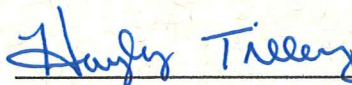
FACILITY UPDATE - See attached report.

### **ADJOURNMENT**

With no further items of business to discuss, Chairman Jonathan Payne adjourned the meeting at 1:07 PM. The next regular scheduled meeting, which is held the fourth Thursday of the month, will be, **Thursday, February 27, 2020.**



Jonathan Payne, Chairman  
Columbus Iron Works Convention and  
Trade Center Authority



Hayley Tillery, Executive Director  
Columbus Georgia Convention and  
Trade Center





**COLUMBUS GEORGIA  
CONVENTION & TRADE CENTER  
Financial Summary  
November 2019 (FY-20)**

**REPORT #1 – Event Revenue Breakdown**

Includes all events held at the Convention Center for the month.

Event Days.....	69
Attendees.....	28,057
F&B Revenue.....	\$106,422
Operations Revenue.....	\$120,560
Total Event Revenue.....	\$226,983

**REPORT #2 – Budget Review**

This report illustrates the actual and budgeted revenues and expenses for the month.

Revenue – Actual.....	\$248,034
Revenue – Budgeted.....	\$224,040
Expenses – Actual.....	\$158,713
Expenses – Budgeted.....	\$328,395

**REPORT # 3 Budget Review Y-T-D**

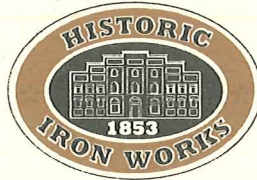
Revenue – Actual.....	\$1,210,544
Revenue – Budgeted.....	\$1,284,160
Expenses – Actual.....	\$1,009,463
Expenses – Budgeted.....	\$1,270,616

**REPORT #4 Five Year Comparison – Total Revenue / Total Expenses / Net Profit**

Does not reflect construction payments \*Through November 30<sup>th</sup> of each fiscal year.

FY16.....	\$1,150,732 / \$981,311 / \$169,421
FY17.....	\$1,316,589 / \$988,544 / \$328,045
FY18.....	\$1,245,306 / \$1,046,047 / \$199,264
FY19.....	\$1,296,285 / \$967,078 / \$329,208
FY20.....	\$1,210,544 / \$1,009,463 / \$201,081
5 Year Average.....	\$1,252,228 / \$995,745 / \$256,485
FY20 vs Five Year Average.....	-3.3% / 1.4% / -21.6%





**COLUMBUS GEORGIA  
CONVENTION & TRADE CENTER**

**Financial Summary  
December 2019 (FY-20)**

**REPORT #1 – Event Revenue Breakdown**

Includes all events held at the Convention Center for the month.

Event Days.....	55
Attendees.....	17,282
F&B Revenue.....	\$433,037
Operations Revenue.....	\$78,273
Total Event Revenue.....	\$511,310

**REPORT #2 – Budget Review**

This report illustrates the actual and budgeted revenues and expenses for the month.

Revenue – Actual.....	\$329,147
Revenue – Budgeted.....	\$309,900
Expenses – Actual.....	\$215,246
Expenses – Budgeted.....	\$293,119

**REPORT # 3 Budget Review Y-T-D**

Revenue – Actual.....	\$1,539,691
Revenue – Budgeted.....	\$1,594,060
Expenses – Actual.....	\$1,224,709
Expenses – Budgeted.....	\$1,563,735

**REPORT #4 Five Year Comparison – Total Revenue / Total Expenses / Net Profit**

Does not reflect construction payments \*Through December 31<sup>st</sup> of each fiscal year.

FY16.....	\$1,406,530 / \$1,233,740 / \$172,790
FY17.....	\$1,591,646 / \$1,200,606 / \$391,040
FY18.....	\$1,526,731 / \$1,246,484 / \$280,745
FY19.....	\$1,596,513 / \$1,182,866 / \$413,648
FY20.....	\$1,539,691 / \$1,224,709 / \$314,982
5 Year Average.....	\$1,532,222 / \$1,217,681 / \$314,541
FY20 vs Five Year Average.....	0.5% / 0.6% / 0.1%



## **COLUMBUS GEORGIA CONVENTION & TRADE CENTER**

### **Overview of Recent Events**

**Date: January 23rd, 2020**

#### **Current Projects**

- FY21 Budget – reclassifications for job titles
- Fountain Renovation – product is ordered, and schedule will be made for project delivery
- Working with Visit Columbus on a new agency that will target convention/conference business
- Trade Center 40<sup>th</sup> Anniversary Campaign
- Fiber Optic internet options in our building

#### **Completed Projects**

- Installed New ABB VFD for the Cooling Tower
- Installed New Combi-Oven in Kitchen

#### **Employee Updates**

- Operations Part-Time – Processing candidate pool for (3) positions
- Facilities Full Time – Jeff Link promoted from part-time to full time
- Facilities Part-Time – Waiting for city to post position

#### **Authority Meeting Tentative Agenda**

- **February 27<sup>th</sup>** – cover the month of January
  - Guest Speaker from Hecht Burdeshaw on future growth for Trade Center
- Brief recap on sales goals and upcoming Trade Center events

MINUTES OF THE MEETING OF THE  
DEVELOPMENT AUTHORITY OF COLUMBUS GEORGIA  
February 6, 2020

**MEMBERS PRESENT:**

Alfred Blackmar, Russ Carreker, Selvin Hollingsworth, Jacki Lowe, Heath Schondelmayer, Chris Wightman, Jimmy Yancey

**MEMBERS ABSENT:**

None

**ALSO PRESENT:**

Richard Baxter, Josh Beard, Pam Hodge, Sendreka Lakes, Rob McKenna, Joe Sanders, Brian Sillitto, Katherine Kelly

Russ Carreker, Chair, noting that a quorum was present and proper notice had been given in accordance with the requirements of Georgia law, called the February 6, 2020 meeting to order.

**MINUTES**

**Upon motion made by Selvin Hollingsworth and seconded by Jacki Lowe, the Authority unanimously approved the minutes of the January 9, 2020 meeting attached as Exhibit "A".**

**FINANCIAL REPORT**

- Heath Schondelmayer reviewed the reports and explained variances. He talked about MTP site development fees which are in and out dollars. **Upon motion made by Selvin Hollingsworth and seconded by Jimmy Yancey, the Authority unanimously approved the January 2020 Financial Reports attached as Exhibit "B".**

**ECONOMIC DEVELOPMENT**

- Brian Sillitto gave update on 5 active projects. The Marriott will begin refreshing rooms from the ground floor up later this month. He will be meeting with the new site manager at Kodak. The renewal of lease on the warehouse is still under negotiations. The CEDC has approved the reroofing of the warehouse. He gave updates on GCS which is ramping up hiring and First Credit Services expects to open in April. The Corporate Ridge Business Park Association has been reorganized and now being managed by the Association. Parcel 9 in MTP is pad ready and Parcel 8 is pad ready but not stabilized yet. The Economic Development Report is attached as Exhibit "C".

**CITY OF COLUMBUS REPORT**

Pam Hodge reported that process of moving Health Department to the former Virginia College facility is underway. Evaluations of the Government Center and the SPLOST continue. Improvements to the Government Center will be done to ensure safety. Evaluations are also being done on possible sites for new facility.

**OLD BUSINESS**

There was no old business; however two reports were made. Russ Carreker gave an update on the status of the Chamber CEO search. He reviewed the Authority members' terms which would be expiring at the end of April. The City Council will be re-appointing or appointing people for the expiring terms.

**NEW BUSINESS**

Russ Carreker reported that unofficially it appears the Army plans to stand up a 4<sup>th</sup> Corp with sites narrowed but not decided at present. He reported on discussions about funds for robotics. It appears that funds will be further in the future than expected. The needs of Ft. Benning in the area of robotics should be better understood. Comments were made about making sure that the UGA Economic Outlook reflects correctly what is happening in Columbus area.

**LEGAL ISSUES**

- Project Zummit agreement is not ready for action by Authority.
- **Upon motion made by Jimmy Yancey and seconded by Jacki Lowe, the Authority unanimously approved the termination of the Virginia College Bond Issue and transfer of property to 5601 VPCG, LLC and giving right of entry to the City of Columbus.**
- **Upon motion made by Jimmy Yancey and seconded by Selvin Hollingsworth, the Authority unanimously approved the assignment of the SunBelt RCG Project (Residence Inn) Lease to RAM.**
- **Upon motion made by Selvin Hollingsworth and seconded by Jimmy Yancey, the Authority unanimously approved an easement at the Maple Ridge Apartments Project to Georgia Power.**

**EXECUTIVE SESSION**

None

**OTHER ITEM**

Richard Baxter reported on the two film grants in 2019. He reported on the current film being done in Columbus and status of other prospects. He reported on the hearing on the procedures of auditing tax credits on the film industry. He spoke before the Department of Revenue about what is happening in Columbus. The DOR also addressed what the multiplier should be in determining the economic impact of films. The Film Fund Update from the Columbus Film Commission is attached.

**MEETING ADJOURNED**

**Upon motion made by Jimmy Yancey and seconded by Jacki Lowe, the meeting was adjourned.**

By:   
Jacki W. Lowe, Secretary

Approved by:

  
\_\_\_\_\_  
Russell D. Carreker, Chair

HEATH SCHUNDELMAYER, TREASURER



## **Keep Columbus Beautiful Commission**

### **February 19<sup>th</sup>, 2020**

The meeting was called to order by Executive Director, Charnae Johnson at **12:07pm**.

Attendees were: Charnae Johnson, Susan Gallagher, Ann Rewatker, Oz Roberts, Billy Kendall, David Goldberg, Dr. Karretta Venable, Laurie Smithson, Mark McCollum, Matt Horne, Sheila Mitchell, and William Kent.

#### **INTRODUCTION & RECAP**

The first order of business was to recognize the new faces in the room and to allow everyone to give a brief introduction of themselves and organization. A recap from the last meeting was discussed, and the minutes of the December 10<sup>th</sup> meeting were then approved.

#### **NEW BUSINESS**

Charnae provided an overview of the Strategic Marketing Plan presented in the recent February Executive Board Meeting. The following areas were discussed:

- New Website / Logo
- Short and Long-Term Goals and Objectives
- New Marketing Objectives

Questions were presented regarding the new website header and functionality. Charnae explained the different functions and pictures we would be able to add through the scroller.

#### **Incorporating Technology/ Upcoming Events**

Charnae introduced a new interactive technology platform that allows you to take surveys in real-time. The platform was called PollEverywhere.com, and members of the board were able to give answers to various questions on how they personally promote events.

From these answers, Charnae opened the floor for discussion on better ways we can promote our events, and what has worked in the previous years. After the discussion cleared, Charnae introduced our new 2020-2021 Events Calendar, and the upcoming events for the remainder of the year. Support and attendance requirements were the key highlights of this discussion.

#### **Educational Seminars**

Discussion surrounding recycling and recent contamination issues ensued. Charnae offered a solution of providing educational seminars during the commissioner meetings that focus on areas of recycling and what we can and cannot place in our bins. This will better prepare members to properly relay information to the public, and through their own social circles.

Members agreed that this would be a great idea, and that they were looking forward to becoming more educated on the recycling process, and what that all entailed. Suggestions on other educational topics were given as well, along with potential speakers to host some of the seminars. The first seminar is scheduled for the April Commissioner Meeting and will focus on Recycling Do's and Don'ts.

### **Award Luncheon**

Billy was given the floor to discuss the updates for the upcoming Award Luncheon. Billy informed members that they need help for creating the script, award nominations, and more sponsorships. Suggestions were made on certain people throughout the community who deserved an award, and how they were planning on selling tickets. Billy explained the pricing of the tickets and the location of the Cunningham Center.

Discussion then ensued over the type of award plaques and trophies that were given last year. John Brent brought several beautiful examples of glass trophies they present through the school board every year and explained how it could be a cheaper option than what has previously been bought. Billy then moved the discussion to the most recent decision of the Luncheon Committee, which was to honor two former KCBC Directors by naming awards after them. For example, the Gloria Weston-Smart Award, etc. Everyone agreed that this was a great idea and tribute.

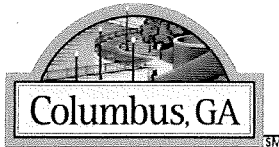
### **Final Notes**

Charnae reminded members of the upcoming Arbor Day Celebration and encouraged everyone to take back flyers to their places of business for promotion. All suggestions for logo development, website development, and education topics were asked to be emailed for further discussion.

### **Meeting Adjourned**

Executive Director, Charnae Johnson adjourned the meeting at approximately 1:09 pm

**Next Meeting:** 12pm-1pm April 14<sup>th</sup>, 2020 at Oxbow Meadows Environmental Learning Center



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## Planning Advisory Commission

December 18, 2019

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 18, 2019 in the Council Chambers of the Citizen Service Center.

#### Commissioners Present:

Chairperson: Ralph King  
Vice Chairperson: Robert Bollinger  
Commissioners: Larry Derby, Teddy Reese, James Dudley, Joseph Brannon, Wallace Davis

Absent: Michael Greenblatt & Xavier McCaskey

**Staff Members:** John Renfroe, Principal Planner & Will Johnson, Planning Manager

#### Others Present:

**CALL TO ORDER:** Chairperson King 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:** Chairperson King asked for a motion on the minutes from November 20, 2019. Chairperson King made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted

**1. REZN-11-19-6826:** A request to rezone 1.40 acres of land located at 1308 Rhodes Street & 1622 / 1620 / 1616 / 1612 13th Avenue & 1307 / 1309 / 1319 16th Street. Current zoning is NC (Neighborhood Commercial) and RMF1 (Residential Multifamily 1). Proposed zoning is GC (General Commercial). The proposed use is General Retail. Teramore Development, Inc. is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe read the staff report for this case.

<b>General Land Use:</b>	Inconsistent Planning Area D
<b>Current Land Use Designation:</b>	Vacant
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does not lie within the floodway and



floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

**City Services:**

Property is served by all city services.

**Traffic Impact:**

Average Annual Daily Trips (AADT) will increase by 815 trips if used for commercial use. The Level of Service (LOS) will remain at level B.

**Traffic Engineering:**

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

**School Impact:**

N/A

**Buffer Requirement:**

The site shall include a Category C buffer along all property lines bordered by the RMF1 zoning district. The 3 options under Category C are:

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

**Fort Benning's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

**North**  
**South**  
**East**  
**West**

GC (General Commercial)  
RO (Residential Office)  
RMF1 (Residential Multifamily 1)  
NC (Neighborhood Commercial)

**Attitude of Property Owners:**

**Seventy-five (75)** 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**  
**Opposition**

**0 Responses**  
**0 Responses**

**Additional Information:**

N/A

George Mize, 1111 Bay Avenue representing Terramore Development. Bruce Daffle with EMC Engineering. New 9,000 square foot Dollar General Store. National recognized plans. We are requested 1 condition for this plan. Building must be shifted south due to the sanitary sewer lines about 9' into the setback. We are requesting a 9' variance or condition to be allowed to build in the setback. Our in house traffic study shows no traffic impact and corresponds to what the city reports. Vacant land and build a high quality store that can service the Midtown area. We have received a very import letter of approval from Midtown Inc.

Chairperson King asked the commissioners if they have any questions for the applicant at this time. No response. Commissioner King asked if anyone wanted to speak for or against this case. No response.

Commissioner Reese, can the Dollar General representative please come forward. Chris Paulham with Teramore Development. Market study for all Dollar Generals are done by the main office on traffic studies, growth patterns and best possible locations. This building is a new prototype for Dollar General. It will be wood built and have a more residential look to it.

Commissioner Bollinger, do we have your commitment that this actual design will be the one built at this location? Chris Paulham, we can condition that into this rezoning if needed. Dollar General has approved our budget and this design for this location.

Chairperson King requested a motion be made. Commissioner Brennan made a motion. Commissioner Davis seconded that motion. This rezoning will be conditioned with a 9' reduced southern setback buffer to accommodate the building and hardship of the sewer lines. The case passes unanimously.

**2. REZN-11-19-6827:** A request to rezone 37.87 acres of land located at 1104 Leslie Drive, Columbus. Current zoning is GC (General Commercial). Proposed zoning is RMF1 (Residential Multifamily 1). The proposed use is Residential Multifamily. NeighborWorks Columbus is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe read the staff report for this case.

**General Land Use:**Inconsistent  
Planning Area 7**Current Land Use Designation:**

Vacant / Mobile Home

**Future Land Use Designation:**

Mixed Use

**Compatible with Existing Land-Uses:**

Yes

**Environmental Impacts:**

The property does not lie within the floodway and

floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

**City Services:**

Property is served by all city services.

**Traffic Impact:**

Average Annual Daily Trips (AADT) will increase by 705 trips if used for residential use. The Level of Service (LOS) will remain at level B.

**Traffic Engineering:**

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

**School Impact:**

N/A

**Buffer Requirement:**

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

- 1) **10 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **5 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 Benning's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

**North**  
**South**  
**East**  
**West**

GC (General Commercial)  
RMF2 (Residential Multifamily 2)  
GC (General Commercial)  
GC (General Commercial)

**Attitude of Property Owners:**

**Thirty (30)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.

**Approval**

**0 Responses**

**Opposition    0 Responses**

**Additional Information:**

N/A

Cathy Williams, 731 1<sup>st</sup> Avenue. Roughly a 100 units along Bull Creek to generate some amenities. South Columbus is due for something great to happen. Affordable housing will revitalized this area of the community.

Commissioner Reese, are there any flood zoning concerns in this area? Cathy Williams, there is a flood zone area on the back of the property that will be undeveloped. Chairperson King, will you please explain the timeline on this project. Cathy Williams, we will apply for tax credits and build the capitol stack and possibly be lucky to break ground in 2 years. Nothing involving affordable housing is done quickly.

Chairperson King asked the commissioners if they have any questions for the applicant at this time. No response. Commissioner King asked if anyone wanted to speak for or against this case.

Burel Burquest, 570 Bridgequest Road. In opposition to any spot or island zoning. Conditions that would be acceptable since I own the surrounding properties. 1. Condition for all utilities to be allowed to the mobile home park. Commissioner Reese, what is the zoning for this property? John Renfro, the underlying zoning is General Commercial and is not in compliance. It is grandfathered in at the moment. Commissioner Reese, it is technically zoned for commercial but being used as residential which is consistent with what Cathy Williams is wanting to do with this rezoning and new development. 2. Condition RMF1 parcel to have a 40' buffer and within that buffer all mobile homes that are encroaching be allowed to continue and have full access to the buffer. Commissioner Brennan, what zone would be able to put a new mobile home park in? John Renfro, we have a MHP zoning classification. Are we allowed to apply any of these conditions? We can't apply conditions on utilities, that is dealt with the city, the water works and the property owners. The over hanging mobile homes is a private legal matter that will have to be dealt with by the property owners. Burel Burquest, when I met with the planning department yesterday, I was lead to believe that these conditions could be done. Chairperson King, the planning department is here, will you please elaborate on this meeting. John Renfro & Will Johnson, we were not at this meeting. Commissioner Reese, the 40' buffer is that on the side of the floodplain area? What is the fear here, what are you trying to protect? Spot zoning. Burel Burquest, so at this time I am in opposition of this rezoning. Commissioner Dudley, does the applicant have a thought on the increased buffer. Cathy Williams, yes, we would have a problem with an increased buffer. It would eliminate a third of the development. Commissioner Brennan, will you work with your neighbor to be good neighbors. Cathy Williams, yes we want to build this area up and make this a great place to live. We will work with her and give her time to move these mobile homes that are currently encroaching into our property. Burel Burquest, it is my understanding that a buffer can include a back yard. John Renfro, the back of the houses have to be a certain distance from the buffer lines themselves.

Chairperson King requested a motion be made. Commissioner Brennan made a motion. Commissioner Reese seconded that motion. The case passes unanimously.

**3. REZN-12-19-6903:** A request to rezone 11.83 acres of land located at 1 / 2 / 3 / 4 Bradley Park Court & 6270 / 6310 / 6320 / 6408 / 6416 / 6424 Bradley Park Drive & 122 Enterprise Court. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is GC (General commercial). The proposed use is General Commercial. The Planning Department is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe read the staff report for this case.

<b>General Land Use:</b>	Consistent Planning Area A								
<b>Current Land Use Designation:</b>	Light Manufacturing / Industrial								
<b>Future Land Use Designation:</b>	General Commercial								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	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.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Impact:</b>	N/A								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Fort Benning's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>Surrounding Zoning:</b>	<table><tr><td><b>North</b></td><td>RO (Residential Office)</td></tr><tr><td><b>South</b></td><td>GC (General Commercial)</td></tr><tr><td><b>East</b></td><td>Highway</td></tr><tr><td><b>West</b></td><td>SFR3 (Single Family Residential 3)</td></tr></table>	<b>North</b>	RO (Residential Office)	<b>South</b>	GC (General Commercial)	<b>East</b>	Highway	<b>West</b>	SFR3 (Single Family Residential 3)
<b>North</b>	RO (Residential Office)								
<b>South</b>	GC (General Commercial)								
<b>East</b>	Highway								
<b>West</b>	SFR3 (Single Family Residential 3)								
<b>Attitude of Property Owners:</b>	<b>Fifty (50)</b> property owners within 300 feet of the subject properties were notified of the rezoning								

request. The Planning Department received no calls and/or emails regarding the rezoning.

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

**Additional Information:**

Joint rezoning initiated by the Planning Department to bring all parcels into zoning compliance.

When the Bradley Park Drive area was rezoned for development in 1987 to GC (General Commercial), the area north of Enterprise Court remained zoned as LMI (Light Manufacturing / Industrial) zoning district. Over the last 30 years, office uses have been permitted in the LMI portions of Bradley Park Drive. When the new Unified Development Ordinance was established in 2005, offices were no longer permitted in LMI, thus making the office uses nonconforming.

Will Johnson, Columbus Planning Department. Southern section of Bradley Park Drive was rezoned GC in 1987. The northern section was allowed in LMI as office unclassified. In 2005 that designation went away so all of these parcels are nonconforming. We started this process in the Fall of 2018. What is being presented are the properties owners that want to bring their properties into compliance.

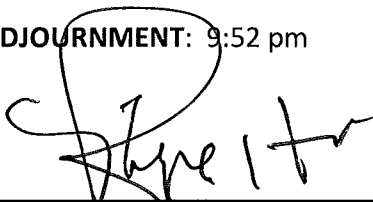
Commissioner Reese, this are is now going to be spotted. What options do we have as a government to force the other properties to come into compliance. Will Johnson, those are private property so we can't make them change. If they want to change the use they will have to rezone it because LMI is very limited.

Chairperson King requested a motion be made. Commissioner Reese made a motion. Commissioner Bollinger seconded that motion. The case passes unanimously.


**NEW BUSINESS:** Next meeting scheduled for January 15, 2020.

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:52 pm



Ralph King, Chairperson

  
John Renfroe, Principal Planner

March 5, 2020

Richard L. and Holly B. Gilbert

1919 Garrard ST Lot 7

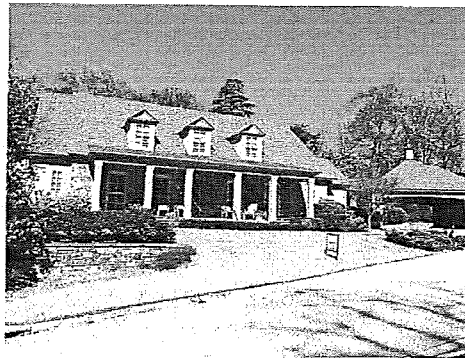
Columbus, GA 31906

To: Council of Columbus, GA

The following is a consideration request for overpayment in the amount of \$12,555.80 for 2019 Muscogee County Property Tax associated with the property located at 1919 Garrard St Lot 7, Parcel ID 18500500307 (Figure 1). This property was purchased by Richard L. and Holly B. Gilbert on April 12, 2019 for an amount of \$800,000 from Synovus Trust Company representing the deceased William B Turner.

The 2019 assessed Fair Market Value from the tax office was \$1,566,140 resulting in a tax of \$25,666.52. The sales price Fair Market Value of \$800,000 results in tax of \$13,110.72. This resulted in an over payment of 2019 tax to the amount of \$12,555.80. The sales price of the home corresponds to the comparable FMV of homes in the same neighborhood as seen in the Appendix. The comparative sales data was presented to the Board of Assessors which heard the case but were unable to take any action as the date of the appeal had passed. The Gilberts did not receive a 2019 Tax Assessment as it was sent to Synovus Trust Company instead of the owners of record at the time. By the time the Gilberts received the Property Tax Bill, the Tax Assessment expiration date had passed. Table 2 outlines the chronology of events.

**Figure 1: 1919 Garrard St Lot 7**



**Table 1: Tax Assessment: Muscogee Tax Value compared to Sale Price**

Assessment	Fair Market Value	Net 40%	Millage Rate	Net Tax	Difference
Tax Assessor	\$1,566,140	\$626,456	.040971	\$25,666.52	
Sale Price	\$800,000	\$320,000	.040971	\$13,110.72	\$12,555.80



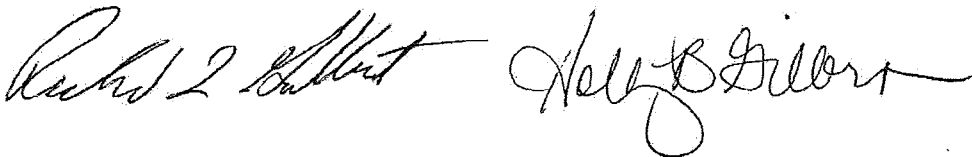
**Table 2: Chronology of Events**

4/12/2019	Purchase of Property for \$800,000
5/21/2019	Tax Assessed Value notice sent to Synovus Trust Company PO Box 120 Columbus, GA
6/03/2019	Richard Gilbert files for Homestead Exemption. Told by the Property Tax Office he will receive a tax assessed value in the mail.
7/5/2019	Tax Assessment Appeal Date Expires
7/18/2109	Tax Bill sent to Richard Gilbert for \$25,666.52 at 1919 Garrard St Lot 7
7/19/2019	Rich Gilbert calls Tax Assessor Office and is informed that the appeal date has passed but can schedule a hearing with the Board of Assessors. Schedules appearance at Board of Assessors for the earliest date of 9/9.
9/09/2019	Hearing at Board of Assessors. No action taken since beyond the date and no ability under the law to change assessed value. Only recourse is to pay tax bill and present case to Council of Columbus in 2020.
12/2019	Taxes Paid of \$25,666.52
1/6/2020	Richard Gilbert calls Tax Office to schedule hearing with Council of Columbus
3/10/2020	Council of Columbus hearing date

The Gilberts have taken every step possible to correct the tax situation with the property they purchased and are now appealing to the Council of Columbus as this is the only option provided.

We believe in paying our fair share of taxes but this situation results in a 2x tax liability. In addition to the \$25,666.52 in 2019, the Gilberts are having to escrow the same amount in 2020 as we have been unable to obtain a revised tax estimate to date.

Thank you for your consideration,

The block contains two handwritten signatures in black ink. The signature on the left is 'Richard Gilbert' and the signature on the right is 'Holly Gilbert'. Both are written in a cursive, flowing style.

Richard and Holly Gilbert



# 2019 Muscookee County Property Tax Bill

Lula Lunsford Huff, MBA, CPA  
Muscookee County Tax Commissioner  
PO Box 1441 • Columbus, GA 31902-1441  
Phone (706) 653-4211 • Fax (706) 225-3773

*Lula*

Tax Payer: GILBERT RICHARD L &

Location: 1919 GARRARD ST 00007

Parcel No: 185 005 003 07

District: USD01

Building Value	Land Value	Acres	Fair Market Value	Due Date	* Payment Good Through	Exemption Code		
1,383,630	182,510	.0000	1,566,140	10/1/2019	12/02/2019			
Authority	Adjusted FMV	Net 40% Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY OPERATING	1,566,140	626,456	0	626,456	.03277	20,528.96		10,762.51
SALES TAX ROLLBACK					-.01559		-9,766.45	0.00
COUNTY BOND	1,566,140	626,456	0	626,456	.00047	294.43		294.43
SCHOOL OPERATING	1,566,140	626,456	0	626,456	.02332	14,609.58		14,609.58
TOTALS					.040971	35,432.97	-9,766.45	25,666.52

Property Taxes may be paid by Visa, Mastercard, Discover or AMEX online at [www.columbusga.org/taxcommissioner](http://www.columbusga.org/taxcommissioner) or in the office (2.5% convenience fee or \$1.50 minimum).



Scan the QRcode with your smartphone to access the property tax website to view information and make online payments. →



\* The "Payment Good Through" date applies to the 60% balance due when the first installment (40%) is paid by 10/1/2019. If a parcel has back taxes a different due date is applicable.

The Board of Tax Assessors (706) 653-4398 determines the property values. If you do not agree with the values, contact the Tax Assessors Office between January 1 and April 1, to effect a possible change before the applicable tax year.

Minimum Due October 1	\$10,266.60
Balance Due December 2	\$15,399.92
2019 Tax Due	\$25,666.52
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
*Back Taxes	\$0.00
<b>TOTAL DUE</b>	<b>\$25,666.52</b>

KEEP TOP PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR FIRST INSTALLMENT

MUSCOCKEE COUNTY TAX COMMISSIONER  
PO BOX 1441  
COLUMBUS GA 31902-1441

RETURN SERVICE REQUESTED

☐ Check here if making address change (see back)

\*\*\*\*\*AUTO\*\*5-DIGIT 31906  
7822049 0500-PTN 21309 1 1 1

GILBERT RICHARD L &  
GILBERT HOLLY B  
1919 GARRARD ST LOT 7  
COLUMBUS GA 31906-1183



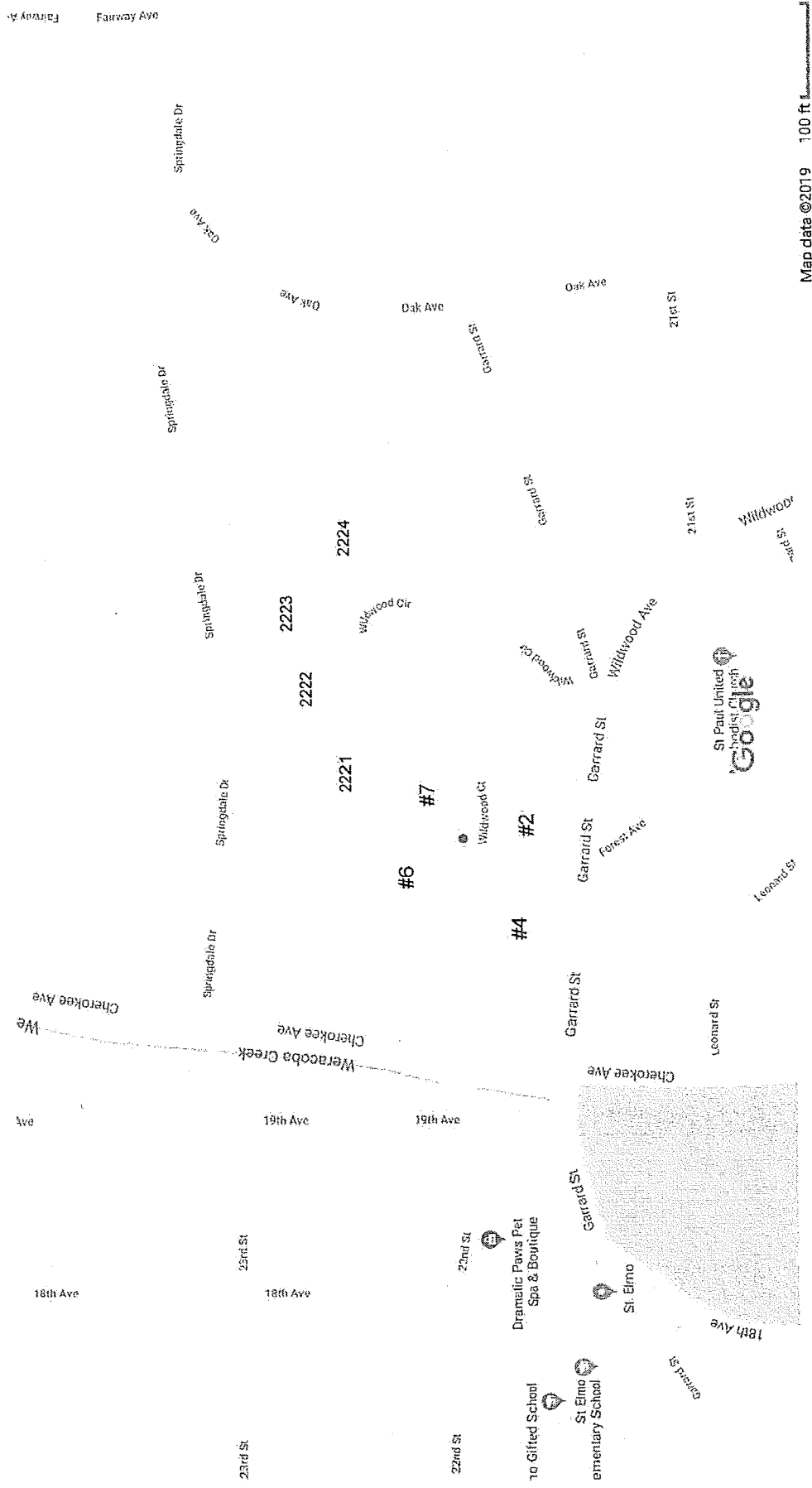
PARCEL NUMBER		LOCATION	
185 005 003 07		1919 GARRARD ST 00007	
FIRST INSTALLMENT AMOUNT (40%)	DUE DATE	INDICATE THE AMOUNT REMITTED	
10,266.60	10/1/2019		

- Do NOT send CASH
- Include Parcel # / Phone # on check and money order made payable to:



MUSCOCKEE COUNTY TAX COMMISSIONER  
PO BOX 1441  
COLUMBUS GA 31902-1441

Google Maps



### 1919 Garrard St Homes

Parcel ID	Owner	Unit	FMV	FAV	Tax
185 005 003 02	SWIFT THOMAS P & BARBARA H	2	\$	758,119	\$ 303,248
185 005 003 04	FOUNTAIN MELLIE S	4	\$	593,010	\$ 237,204
185 005 003 07	GILBERT RICHARD & HOLLY	7	\$	1,566,140	\$ 626,456
185 005 003 06	LEWIS DAVID G JR & MARGARET O	6	\$	893,155	\$ 357,262

12,424  
8,593  
25,667  
14,054

### 1919 Garrard St Lots

Parcel ID	Owner	Unit	FMV	FAV	Tax
185 005 003 01	DEVELOPERS INVESTORS INC	1	\$	170,000	\$ 68,000
185 005 003 05	PATTON LINDA F	3	\$	162,000	\$ 64,800
185 005 003 03	AVANT JOHN S	5	\$	172,000	\$ 68,800

2,786  
2,655  
2,819

### Wild Wood Circle

Parcel ID	Owner	Unit	FMV	FAV	Tax
185 005 018	STENSLIE JOEL BURTON &	2223	\$	283,440	\$ 113,376
185 005 019	EBERHARDT GLYNN E & JANIS H	2222	\$	331,840	\$ 132,736
185 005 020	BLACKWELL MARTHA DIANE GARRARD	2221	\$	320,640	\$ 128,256
185 005 016	JONES MATTHEW E &	2224	\$	624,260	\$ 249,704

4,098  
2,443  
1,670  
13,137

# Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	05/15/2019	Borrower	Richard L. Gilbert	Loan Term	30 years
Closing Date	04/12/2019		Holly B. Gilbert	Purpose	Purchase
Disbursement Date	04/12/2019		3670 Newport Bay Drive	Product	7/1 Adjustable Rate
Settlement Agent	Morris, Manning, & Martin, LLP		Alpharetta, GA 30005		
File #	77508	Seller	Synovus Trust Company	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
Property	1919 GARRARD ST LOT 7, Columbus, GA 31906		1919 GARRARD ST LOT 7		<input type="checkbox"/> VA <input type="checkbox"/>
			Columbus, GA 31906	Loan ID #	4003549245-1
		Lender	SunTrust Bank	MIC #	
Sale Price	\$800,000.00				

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$504,000	NO	
Interest Rate	3%	YES	<ul style="list-style-type: none"> <li>Adjusts every year starting in year 8</li> <li>Can go as high as 8% in year 8</li> <li>See AIR Table on page 4 for details</li> </ul>
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,124.88	YES	<ul style="list-style-type: none"> <li>Adjusts every year starting in year 8</li> <li>Can go as high as \$3,358 in year 8</li> </ul>
Does the loan have these features?			
Prepayment Penalty		NO	
Balloon Payment		NO	

Projected Payments				
Payment Calculation	Years 1-7	Year 8	Year 9	Years 10-30
Principal & Interest	\$2,124.88	\$1,966 min \$3,358 max	\$1,966 min \$3,358 max	\$1,966 min \$3,358 max
Mortgage Insurance	+ 0	+ 0	+ 0	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 2,422.00	+ 2,422.00	+ 2,422.00	+ 2,422.00
Estimated Total Monthly Payment	\$4,546.88	\$4,388-\$5,780	\$4,388-\$5,780	\$4,388-\$5,780
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> <i>See page 4 for details</i>	\$2,622.00 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>		In escrow? YES YES NO

Costs at Closing	
Closing Costs	\$32,089.63 Includes \$8,145.04 in Loan Costs + \$24,387.58 in Other Costs - \$442.99 in Lender Credits. See page 2 for details.
Cash to Close	\$311,907.05 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



**LULA LUNSFORD HUFF**  
**MUSCOGEE COUNTY TAX COMMISSIONER**  
PO BOX 1441  
COLUMBUS GA 31902  
TELEPHONE: 706-653-4211

**BOARD OF TAX ASSESSORS  
MAKES FINAL DETERMINATION**

Type of Exemption  
**H1**

**2020 APPLICATION FOR HOMESTEAD EXEMPTION**

PARCEL ID	ACCOUNT #	LOCATION OF PROPERTY	TAX DISTRICT	DATE
185 005 003 07	6733 0035 01			06/03/2019
GILBERT RICHARD L & GILBERT HOLLY B 1919 GARRARD ST UNIT 7 COLUMBUS GA 31906				
MAKE ADDRESS CORRECTION IN THIS AREA IF NECESSARY:				
OWNER				
CO OWNER				
ST ADDR				
APT/SUITE				
CITY/STATE/ZIP				

**Applicant #1 Information** Name GILBERT RICHARD L &  
Social Security Number XXXX [REDACTED] GA Drivers License [REDACTED] Date of Birth [REDACTED] GA Resident? Y County Vote In? MUSCOGEE  
Are you in military service? N If Yes, legal state of residence? [REDACTED]

**Applicant #2 Information** Name GILBERT HOLLY B  
Social Security Number XXXXX [REDACTED] GA Drivers License [REDACTED] Date of Birth [REDACTED] GA Resident? Y County Vote In? MUSCOGEE  
Relationship of Applicants Married Date Home Occupied? 05/09/19

Phone# [REDACTED] Alt Phone [REDACTED] Alt Phone [REDACTED]

Previous Address

3670 NEWPORT BAY DR (SOLD)

E-mail address you may be reached at [REDACTED]

**Affidavit of Applicant**

Under Georgia law, it is a misdemeanor to make a false or fraudulent claim for homestead exemption. Persons guilty of fraudulent claims will be subject to taxation in an amount double the tax otherwise due. I, the undersigned, hereby do solemnly swear that the statements made in support of this application are true and correct; that I am the bona fide owner of the property described in this application, that I actually occupied/will occupy this property on January 1st of the year for which this application is made; that I am an eligible applicant for the exemption applied for, qualifying or meeting the definitions of the word applicant as defined by O.C.G.A 48-5-40; that I request any existing homestead exemption be removed from other properties; and that no transaction has been made in collusion with another for the purpose of obtaining a homestead exemption contrary to the law. Furthermore, I also understand that at anytime I become ineligible for this Homestead Exemption, it is my duty to notify the Tax Commissioner of the change in my residency status.

Applicant Signature [Signature]

Date 06/03/2019 Employee Initials [Signature]

Printed Name Holly B Gilbert



# Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

City Services Center  
3111 Citizens Way  
Columbus, GA 31906

Mailing Address:  
PO Box 1340  
Columbus, GA 31902

Telephone: (706) 653-4398  
Fax: (706) 225-3800

## Board Members

Chester Randolph  
Chairman

Pat Betis Hunter  
Assessor

Daniel J. Hill  
Assessor

Todd A. Hammonds  
Assessor

Jaynie Govar  
Vice Chairman

Chief Appraiser  
Suzanne Widenhouse

September 10, 2019

Mr. Richard Gilbert  
1919 Garrard Street  
Lot 7  
Columbus GA 31906

RE: PID 185 005 003 07

Mr. Gilbert:

Thank you for appearing before the Board of Assessors on Monday September 09, 2019.

The Board has reviewed and discussed the information presented; however took no action.

If you should have any questions, please do not hesitate to contact our office.

Sincerely,

Suzanne Widenhouse  
Chief Appraiser

SW:wjd

*"An Equal Opportunity / Affirmative Action Organization"*

MEMBERS: Georgia Association of Assessing Officials, International Association of Assessing Officials



# Uniform Residential Appraisal Report

CENDIV-031219-0V11-1  
CENDIV-031219-0V11-1  
File # 1919 GARRARD ST.

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1919 GARRARD STREET LOT 7 City COLUMBUS State GA Zip Code 31906  
Borrower RICHARD L. GILBERT Owner of Public Record SEE ADDENDUM County MUSCOGEE  
Legal Description UNIT 7; WILDWOOD HOMES CONDOMINIUMS S/D  
Assessor's Parcel # 185-005-003-07 Tax Year 2018 R.E. Taxes \$ 25,160  
Neighborhood Name WILDWOOD HOMES Map Reference 11 K Census Tract 12  
Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$ 0 ☒ PUD HOA \$ 2,000 ☒ per year ☐ per month  
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)  
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)  
Lender/Client SUNTRUST BANK Address 901 SEMMES AVENUE, RICHMOND, VA 23224  
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No  
Report data source(s) used, offering price(s), and date(s).  
DOM 19;R.M.L. \$899,900, 2/14/2019

**CONTAINER**

☒ I did ☐ I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
Arms length sale;CONTRACT TERMS ARE TYPICAL FOR THE AREA.

Contract Price \$ 800,000 Date of Contract 03/01/2019 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) TAX RECORDS  
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No  
If Yes, report the total dollar amount and describe the items to be paid.  
\$0;BUYER TO PAY ALL CLOSING COSTS.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing				Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %		
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %		
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	110	Low	10	Multi-Family	0 %	
Neighborhood Boundaries								950	High	70	Commercial	0 %	
AREA IS DEFINED BY COUNTRY CLUB ROAD ON THE NORTH, I-185 TO THE EAST, WYNNNTON ROAD SOUTH, AND CHEROKEE AVENUE ON THE WEST SIDE.								250	Pred.	35	Other	0 %	
Neighborhood Description													
THE SUBJECT IS LOCATED ABOUT 2 MILES NORTHEAST OF THE DOWNTOWN CBD. LOCAL SHOPPING AND GRADE SCHOOLS ARE NEARBY. THE AREA IS DEVELOPED WITH ONE AND TWO STORY GOOD QUALITY BRICK AND/OR FRAME HOMES. THE AREA HAS VERY GOOD PUBLIC APPEAL BECAUSE OF ITS CONVENIENT LOCATION. ELEMENTARY THROUGH COLLEGE ARE NEARBY. PUBLIC TRANSPORTATION IS AVAILABLE. NO ADVERSE INFLUENCES ARE NOTED.													
Market Conditions (including support for the above conclusions)													
MARKET ACTIVITY IS NORMAL FOR THE GENERAL AREA AND PRICE RANGE. TYPICAL MARKET TIME IS 3 TO 6 MONTHS AND THE AVERAGE ASKING PRICE IS ABOUT 98%. SELLER COSTS ON CONVENTIONAL LOANS ARE DISCOUNT POINYS. INTEREST RATE BUY DOWNS ARE THE EXCEPTIONS RATHER THAN THE RULE.													
Dimensions 176' X 156' X 13.5' X 128' X 56'				Area 10890 sf				Shape IRREGULAR				View N;Woods;	
Specific Zoning Classification SFR 3				Zoning Description MEDIUM DENSITY RESIDENTIAL									
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.									
Utilities Public Other (describe)				Public Other (describe)				Off-site Improvements-Type				Public Private	
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>				Water <input checked="" type="checkbox"/> <input type="checkbox"/>				Street ASPHALT				<input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>				Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>				Alley NONE				<input type="checkbox"/> <input type="checkbox"/>	
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				FEMA Flood Zone X				FEMA Map # 135158-0075 D				FEMA Map Date 04/19/2017	
Are the utilities and off-site improvements typical for the market area? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.													
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe.													
NO ADVERSE EASEMENTS OR ENCROACHMENTS ARE KNOWN THAT WOULD ADVERSELY AFFECT THE SUBJECT PROPERTY.													
General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition			
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	BLOCK	/A	Floors	HDWD, CARPET	/G				
# of Stories	2	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	STONE & SIDING	/A	Walls	DRYWALL	/G				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det/End Unit	Basement Area	0 sq. ft.	Roof Surface	COMP. SHINGLE	/A	Trim/Finish	CROWN MOULD/C					
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	NONE		Bath Floor	CERAMIC TILE	/G				
Design (Style)	2 STORY	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	WOOD-DH		Bath Wainscot	DRYWALL	/G				
Year Built	2007	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	NONE		Car Storage	<input type="checkbox"/> None					
Effective Age (Yrs)	5	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	NONE		<input checked="" type="checkbox"/> Driveway	# of Cars	6				
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #		Driveway Surface	CONCRETE					
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 3	<input checked="" type="checkbox"/> Fence WOOD		Garage	# of Cars	0				
<input checked="" type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck PATIO	<input type="checkbox"/> Porch STOOP		<input checked="" type="checkbox"/> Carport	# of Cars	2				
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool GUNITE	<input checked="" type="checkbox"/> Other SPRINKL		<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det	<input type="checkbox"/> Built-in				
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) I													
Finished area above grade contains: 11 Rooms 5 Bedrooms 5.1 Bath(s) 5,731 Square Feet of Gross Living Area Above Grade													
Additional features (special energy efficient items, etc.)													
SEE ADDENDUM ATTACHED.													
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).													
C3;Kitchen-updated-eleven to fifteen years ago;Bathrooms-updated-eleven to fifteen years ago; OVERALL CONDITION OF THE SUBJECT IS GOOD. HOME HAS BEEN WELL MAINTAINED, NO DEFERRED MAINTENANCE IS NEEDED.													
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe													
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe													

## Uniform Residential Appraisal Report

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$		to \$		
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$		to \$		
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	1919 GARRARD STREET LOT 7 COLUMBUS, GA 31906	2110 OAK AVENUE COLUMBUS, GA 31906	2438 CRAIGSTON DRIVE COLUMBUS, GA 31906	5032 WELLINGTON WAY MIDLAND, GA 31820
Proximity to Subject		0.24 miles E	0.56 miles E	7.37 miles NE
Sale Price	\$ 800,000	\$ 980,000	\$ 750,000	\$ 750,000
Sale Price/Gross Liv. Area	\$ 139.59 sq.ft.	\$ 163.58 sq.ft.	\$ 141.72 sq.ft.	\$ 130.01 sq.ft.
Data Source(s)		R.M.L.162964;DOM 317	R.M.L.161397;DOM 189	R.M.L.164362;DOM 159
Verification Source(s)		EXT. INSPECTION	EXT. INSPECTION	EXT. INSPECTION
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+ (-) \$ Adjustment	+ (-) \$ Adjustment	+ (-) \$ Adjustment
Sale or Financing		ArmLth	ArmLth	ArmLth
Concessions		Cash;0	Cash;0	Cash;0
Date of Sale/Time		s11/18;c10/18	s03/18;c02/18	s08/18;c07/18
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Site	10890 sf	1.9 ac	24394 sf	1.2 ac
		-100,000	0	0
View	N;Woods;	N;Res;	N;Res;	N;Res;
Design (Style)	DT2;2 STORY	DT2;2 STORY	DT1.1;1.1 STY.	DT1;RANCH
Quality of Construction	Q2	Q2	Q2	Q2
Actual Age	12	105	18	4
		0	0	0
Condition	C3	C3	C3	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
	11 5 5.1	11 5 5.1	9 5 6.0	11 4 4.1
Room Count		0	0	0
Gross Living Area	5,731 sq.ft.	5,991 sq.ft.	5,292 sq.ft.	5,769 sq.ft.
		-19,500	+32,900	0
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
				0
Functional Utility	ADEQUATE	ADEQUATE	ADEQUATE	ADEQUATE
Heating/Cooling	CENTRAL	CENTRAL	CENTRAL	CENTRAL
Energy Efficient Items	NONE	NONE	NONE	NONE
Garage/Carport	2cp6dw	2cp6dw	3ga5dw	3ga5dw
			-10,000	
Porch/Patio/Deck	PORCHES	PORCHES	PATIO	PORCH
			+15,000	
FIREPLACE	YES (3)	YES (6)	YES (3)	YES (3)
APPL,BC,ALARM,W-TUB	SHUTTERS	EQUAL	APPL,BC	NO PS
		0	+10,000	+7,500
POOL, SPRINKLER,FENC	SPRINKLER	SPRINK,FENC	SPRINK,FENC	EQUAL
		+10,000	+10,000	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -112,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 54,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,500
Adjusted Sale Price of Comparables		Net Adj. 11.5 % Gross Adj. 13.5 % \$ 867,500	Net Adj. 7.3 % Gross Adj. 10.8 % \$ 804,900	Net Adj. 1.0 % Gross Adj. 1.0 % \$ 757,500

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) R.M.L. / TAX RECORDS

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) R.M.L. / TAX RECORDS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	R.M.L. / TAX RECORDS	R.M.L. / TAX RECORDS	R.M.L. / TAX RECORDS	R.M.L. / TAX RECORDS
Effective Date of Data Source(s)	03/15/2019	03/15/2019	03/15/2019	03/15/2019

Analysis of prior sale or transfer history of the subject property and comparable sales

THIS IS THE ONLY SALE OF THE SUBJECT PROPERTY IN THE PAST THREE YEARS.

Summary of Sales Comparison Approach

THERE ARE VERY FEW SALES AND/OR LISTINGS OF HOMES IN THE \$700,000+ PRICE RANGE. THE SUBJECT IS LEGALLY CONSIDERED TO BE A CONDO BUT EACH HOME IS ON AN INDIVIDUAL LOT AND THERE HAVE BEEN NO OTHER REALES. THE ONLY OTHER PROJECT LIKE THIS IN COLUMBUS HAS MUCH SMALLER AND LOWER PRICED HOMES. COMPS 1 AND 2 ARE WITHIN A MILE OF THE SUBJECT. COMPS 3 AND 4 ARE IN COMPETITIVE LOCATIONS AND MAJOR ROADS / HIGHWAYS ARE NOT MARKET BARRIERS. COMP 3 HAS A LARGER LOT BUT IS LOCATED ON THE OUTSKIRTS OF TOWN WHERE LAND PRICES ARE LOWER. THIS RESULTED IN NO SITE SIZE ADJUSTMENT. ADJUSTMENTS HAVE BEEN MADE FOR DIFFERENCES IN BUILDING SIZE, CAR STORAGE FACILITIES, AND EXTERIOR / INTERIOR AMENITIES. COMPS 3 AND 4 HAVE SIMILAR INTERIOR AMENITIES BUT NO PLANTATION SHUTTERS. COMP 1 IS GIVEN THE MOST WEIGHT.

Indicated Value by Sales Comparison Approach \$ 850,000

Indicated Value by: Sales Comparison Approach \$ 850,000 Cost Approach (if developed) \$ 938,320 Income Approach (if developed) \$ 0

BUYERS OF SINGLE FAMILY RESIDENTIAL PROPERTIES RELY MOST HEAVILY ON THE MARKET APPROACH, THEREFORE, IT IS GIVEN THE MOST WEIGHT.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

THIS APPRAISAL IS FOR SUNTRUST BANK FOR MORTGAGE PURPOSES ONLY.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 850,000 as of 03/15/2019, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

INSURANCE: The Cost Approach has only been developed by the appraiser as an analysis to support his opinion of the property's market value. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in this appraisal should be relied upon for the purpose of determining the amount of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in this property being fully insured from any loss that may be sustained. Further, the Cost Approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of the appraisal due to changing cost of labor and materials and due to the changing building codes and governmental regulations and requirements.  
A RELIABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY IS 180 DAYS.

I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN A THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

UTILITIES WERE ON AND IN OPERATIONAL ORDER.

COST APPROACH

## COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

SITE VALUE FROM ACTUAL ACQUISITION COSTS OR BY ABSTRACTION FROM OLDER PROPERTIES.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	= \$	150,000
Source of cost data MARSHALL-SWIFT	Dwelling 5,731 Sq. Ft. @ \$ 130.00 .....	= \$	745,030
Quality rating from cost service EXC. Effective date of cost data 01/19	STORA 146 Sq. Ft. @ \$ 75.00 .....	= \$	10,950
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	PORCHES, POOL, SPRINKLER, FENCE .....	= \$	72,520
COST ESTIMATES PROVIDED BY MARSHALL & SWIFT RESIDENTIAL COST HAND BOOK AND LOCAL CONTRACTOR'S COSTS.	Garage/Carport 650 Sq. Ft. @ \$ 40.00 .....	= \$	26,000
	Total Estimate of Cost-New .....	= \$	854,500
	Less Physical Functional External		
	Depreciation 71,180 .....	= \$ (	71,180 )
	Depreciated Cost of Improvements .....	= \$	783,320
	*As-is* Value of Site Improvements .....	= \$	5,000
Estimated Remaining Economic Life (HUD and VA only) 55 Years	Indicated Value by Cost Approach .....	= \$	938,320

## INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

INCOME APPROACH NOT APPLICABLE FOR HOMES IN THIS PRICE RANGE.

PROJECT INFORMATION

## PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☒ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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## APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature

Name ROBERT L. TAYLOR

Company Name R.L. TAYLOR REAL ESTATE APPRAISAL SERV.

Company Address 5416 MARINER DRIVE  
COLUMBUS, GA 31909

Telephone Number (706) 577-5139

Email Address roberttaylor@knology.net

Date of Signature and Report 03/20/2019

Effective Date of Appraisal 03/15/2019

State Certification # CG1510

or State License # \_\_\_\_\_

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State GA

Expiration Date of Certification or License 12/31/2019

## ADDRESS OF PROPERTY APPRAISED

1919 GARRARD STREET LOT 7  
COLUMBUS, GA 31906

APPRAISED VALUE OF SUBJECT PROPERTY \$ 850,000

## LENDER/CLIENT

Name No AMC

Company Name SUNTRUST BANK

Company Address 901 SEMMES AVENUE;  
RICHMOND, VA 23224

Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

☐ Did inspect interior and exterior of subject property

Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_

## Uniform Residential Appraisal Report

CENDIV-031219-0V11-1  
File # 1919 GARRARD ST.

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	1919 GARRARD STREET LOT 7 COLUMBUS, GA 31906	231 CASCADE ROAD COLUMBUS, GA 31904											
Proximity to Subject		3.54 miles NW											
Sale Price	\$ 800,000	\$ 995,000											
Sale Price/Gross Liv. Area	\$ 139.59 sq.ft.	\$ 189.56 sq.ft.			\$ sq.ft.			\$ sq.ft.					
Data Source(s)		R.M.L.169331;DOM 137											
Verification Source(s)		EXT. INSPECTION											
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sale or Financing		Listing											
Concessions		SP/LP RATIO;			-19,900								
Date of Sale/Time		Active											
Location	N;Res;	N;Res;											
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE											
Site	10890 sf	36590 sf			0								
View	N;Woods;	N;Wtr;			-100,000								
Design (Style)	DT2;2 STORY	DT2;2 STORY											
Quality of Construction	Q2	Q2											
Actual Age	12	19											
Condition	C3	C3											
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+7,000			Total Bdrms. Baths				Total Bdrms. Baths			
Room Count	11 5 5.1	10 4 3.1											
Gross Living Area	5,731 sq.ft.	5,249 sq.ft.	+36,150			sq.ft.				sq.ft.			
Basement & Finished	0sf	0sf											
Rooms Below Grade													
Functional Utility	ADEQUATE	ADEQUATE											
Heating/Cooling	CENTRAL	CENTRAL											
Energy Efficient Items	NONE	NONE											
Garage/Carport	2cp6dw	3ga3dw			-10,000								
Porch/Patio/Deck	PORCHES	DECKS,PATIO			0								
FIREPLACE	YES (3)	YES (2)			+1,500								
APPL.,BC,ALARM,W-TUB	SHUTTERS	NO PS			+7,500								
POOL, SPRINKLER,FENC	SPRINKLER	EQUAL			0								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -77,750			<input type="checkbox"/> + <input type="checkbox"/> -			\$		
Adjusted Sale Price		Net Adj. 7.8 %						Net Adj. %					
of Comparables		Gross Adj. 18.3 %			\$ 917,250			Gross Adj. %			\$		
Summary of Sales Comparison Approach													
ANALYSIS / COMMENTS													
ITEM	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6					
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)	R.M.L. / TAX RECORDS	R.M.L. / TAX RECORDS											
Effective Date of Data Source(s)	03/15/2019	03/15/2019											
Analysis of prior sale or transfer history of the subject property and comparable sales													



## TEXT ADDENDUM

File # 1919 GARRARD ST.

Borrower/Client	RICHARD L. GILBERT				
Property Address	1919 GARRARD STREET LOT 7				
City	COLUMBUS	County	MUSCOGEE	State	GA Zip Code 31906
Lender	SUNTRUST BANK				

## General Text Addendum

OWNER OF RECORD: TURNER WILLIAM B C/O SYNOVUS TRUST COMPANY

- ARCHITECTURALLY DESIGNED HOME.
- HARDWOOD FLOORS (WHICH WERE ONCE PART OF AN OLD COTTON MILL) ON FIRST FLOOR.
- BUILT IN CHEST IN EACH BEDROOM CLOSET.
- EXTENSIVE CABINETRY.
- BOOKCASES
- BURGLAR ALARM & WHIRLPOOL TUB.
- GRANITE COUNTER AND VANITY TOPS.
- 6 BURNER STOVE HIGH END BOSCH AND VIKING APPLIANCES INCLUDING BUILT-IN REFRIGERATOR.
- PLANTATION SHUTTERS ON MOST WINDOWS.
- SMALL INGROUND SWIMMING POOL.
- SPRINKLER SYSTEM.
- EXTENSIVE STONE RETAINING WALLS
- FENCED REAR YARD.
- LARGE STORAGE ROOM IN CARPORT.
- THREE LARGE COVERED PORCHES

3/19 - CORRECTED THE VIEW FIELD ON COMPS 2 AND 3.

3/20 - CORRECTED STREET ADDRESS.

- THERE ARE A TOTAL OF SEVEN LOTS IN THE PROJECT. OF THE SEVEN LOTS FOUR HAVE BEEN DEVELOPED. ALL ARE DETACHED SINGLE FAMILY HOMES. HOMEOWNERS DUES INCLUDE EXTERIOR MAINTENANCE, LAWN MAINTENANCE, AND RESERVE FUND FOR THE STREET. PROJECT MAINTENANCE IS

GOOD.

# Market Conditions Addendum to the Appraisal Report

CENDIV-031219-0V11-1  
CENDIV-031219-0V11-1  
File # 1919 GARRARD ST.

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1919 GARRARD STREET LOT 7 City COLUMBUS State GA ZIP Code 31906

Borrower RICHARD L. GILBERT

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
MARKET TRENDS	Total # of Comparable Sales (Settled)	3	2	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
	Absorption Rate (Total Sales/Months)	0.50	0.67	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
	Total # of Comparable Active Listings	0	3	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
	Months of Housing Supply (Total Listings/Ab. Rate)	2.0	4.5	6.1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
RESIDENTIAL MARKET	Median Comparable Sale Price	\$840,000	\$814,434	\$0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
	Median Comparable Sales Days on Market	19	202	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
	Median Comparable List Price	\$0	\$995,000	\$772,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
	Median Comparable Listings Days on Market	0	146	43	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
COMMERCIAL MARKET	Median Sale Price as % of List Price	100	97.8	\$0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
	Seller (developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

SELLER TYPICALLY PAYS 3-5% OF THE CLOSING COSTS. THIS HAS REMAINED STABLE FOR THE PAST YEAR.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

WHAT FORECLOSURES THAT MAY EXISTS ARE NOT FACTORED INTO THE FINAL VALUE ESTIMATE.

Cite data sources for above information.

R.M.L., AREAS 1 & 3 (\$750,000 - \$1,000,000). COLUMBUS BOARD OF REALTORS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

INDICATED TRENDS ARE COMPATIBLE WITH THOSE IN THE NEIGHBORHOOD SECTION.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
CONDOMINIUM / CO-OP PROJECT	Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
	Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
	Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
	Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature *Robert L. Taylor* Signature  
Appraiser Name ROBERT L. TAYLOR Supervisory Appraiser Name  
Company Name R.L. TAYLOR REAL ESTATE APPRAISAL SERV. Company Name  
Company Address 5416 MARINER DRIVE, COLUMBUS, GA 31909 Company Address  
State License/Certification # CG1510 State GA State License/Certification # State  
Email Address roberttaylor@knology.net Email Address

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring construction from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure .

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

## Abbreviations Used in Data Standardization Text

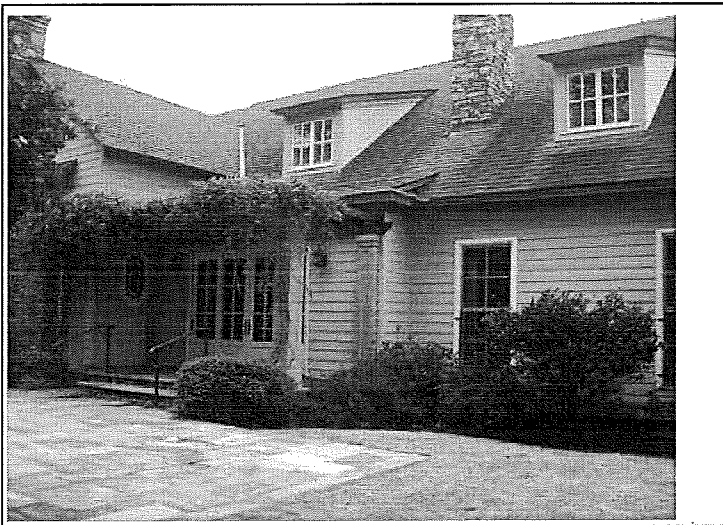
Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
Glfcse	Golf Course	Location
Glfcw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfil	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA -Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

## SUBJECT PHOTOGRAPH ADDENDUM

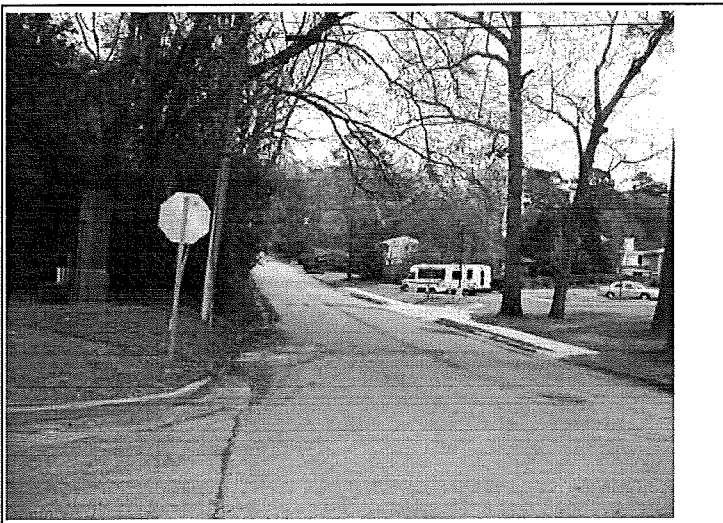
File # 1919 GARRARD ST.

Borrower/Client RICHARD L. GILBERTProperty Address 1919 GARRARD STREET LOT 7City COLUMBUSCounty MUSCOGEEState GAZip Code 31906Lender SUNTRUST BANK

## FRONT OF SUBJECT PROPERTY

Subject Front1919 GARRARD STREET LOT 7800,000

## REAR OF SUBJECT PROPERTY

Subject Rear1919 GARRARD STREET LOT 7800,000

## STREET SCENE

Subject Street1919 GARRARD STREET LOT 7800,000

## ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1919 GARRARD ST.

Borrower/Client RICHARD L. GILBERTProperty Address 1919 GARRARD STREET LOT 7City COLUMBUS County MUSCOGEE State GA Zip Code 31906Lender SUNTRUST BANKEAST ELEVATION


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CARPORT


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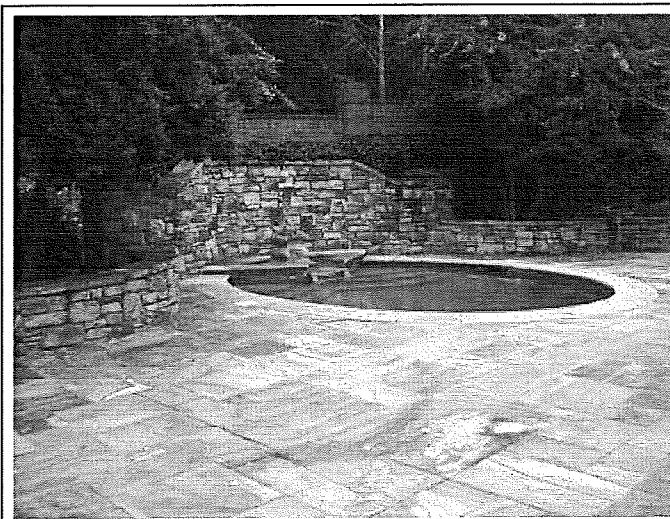
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SWIMMING POOL


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## COMPARABLES PHOTOGRAPH ADDENDUM

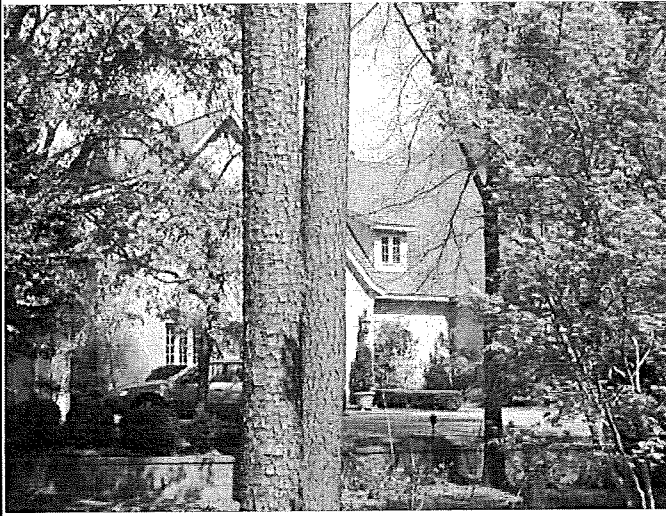
File # 1919 GARRARD ST.

Borrower/Client RICHARD L. GILBERTProperty Address 1919 GARRARD STREET LOT 7City COLUMBUS County MUSCOGEE State GA Zip Code 31906Lender SUNTRUST BANK**Comparable Sale 1**2110 OAK AVENUECOLUMBUS GA 31906Date of Sale: s11/18;c10/18Sale Price: 980,000Sq. Ft.: 5,991\$ / Sq. Ft.: 163.58**Comparable Sale 2**2438 CRAIGSTON DRIVECOLUMBUS GA 31906Date of Sale: s03/18;c02/18Sale Price: 750,000Sq. Ft.: 5,292\$ / Sq. Ft.: 141.72**Comparable Sale 3**5032 WELLINGTON WAYMIDLAND GA 31820Date of Sale: s08/18;c07/18Sale Price: 750,000Sq. Ft.: 5,769\$ / Sq. Ft.: 130.01



## COMPARABLES PHOTOGRAPH ADDENDUM

File # 1919 GARRARD ST.

Borrower/Client RICHARD L. GILBERTProperty Address 1919 GARRARD STREET LOT 7City COLUMBUS County MUSCOGEE State GA Zip Code 31906Lender SUNTRUST BANK**Comparable Sale 4**231 CASCADE ROADCOLUMBUS GA 31904Date of Sale: ActiveSale Price: 995,000Sq. Ft.: 5,249\$ / Sq. Ft.: 189.56**Comparable Sale 5**

Date of Sale: \_\_\_\_\_

Sale Price: \_\_\_\_\_

Sq. Ft.: \_\_\_\_\_

\$ / Sq. Ft.: \_\_\_\_\_

**Comparable Sale 6**

Date of Sale: \_\_\_\_\_

Sale Price: \_\_\_\_\_

Sq. Ft.: \_\_\_\_\_

\$ / Sq. Ft.: \_\_\_\_\_

## LOCATION MAP ADDENDUM

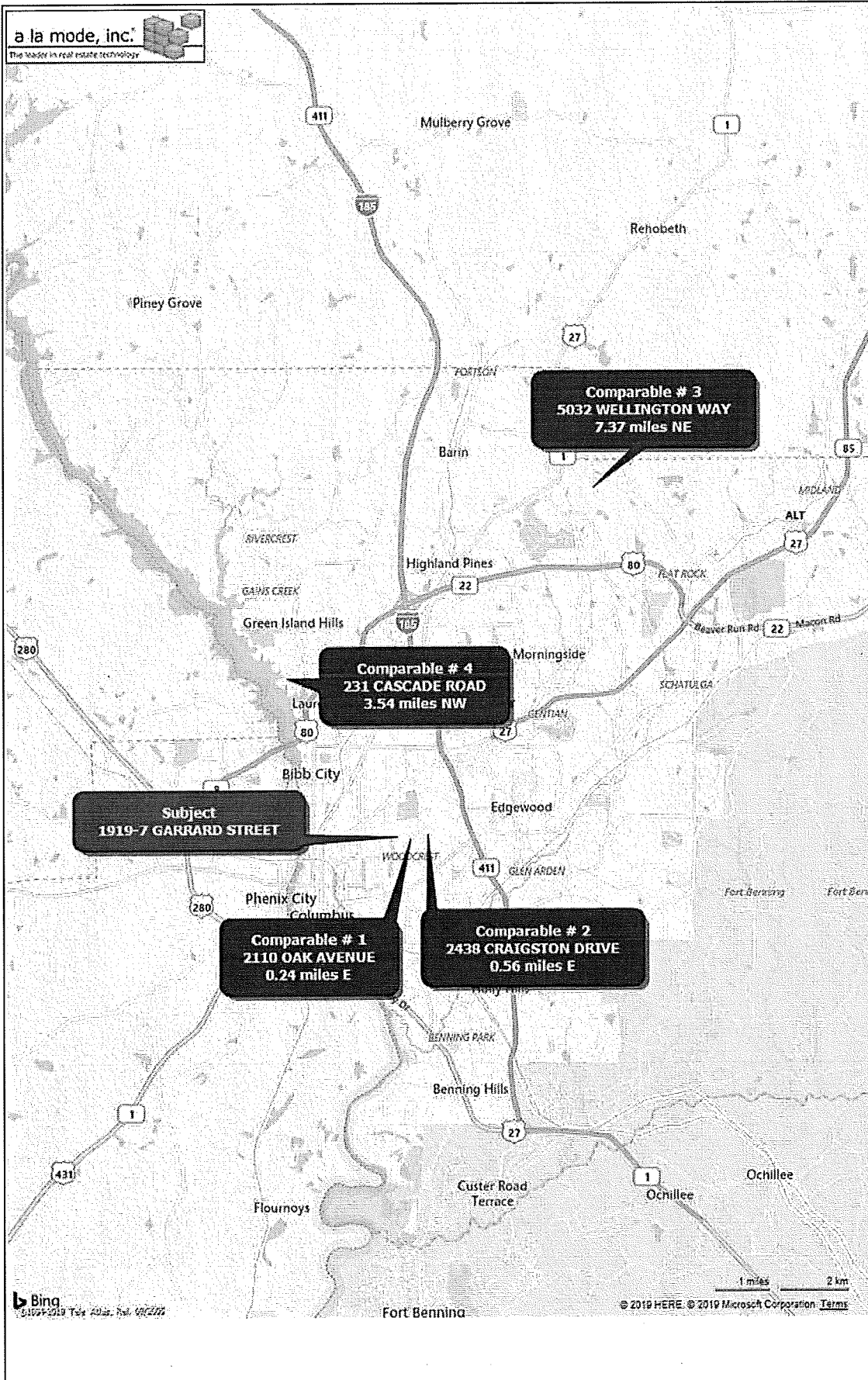
File # 1919 GARRARD ST.

Borrower/Client RICHARD L. GILBERT

Property Address 1919 GARRARD STREET LOT 7

City COLUMBUS County MUSCOGEE State GA Zip Code 31906

Lender SUNTRUST BANK



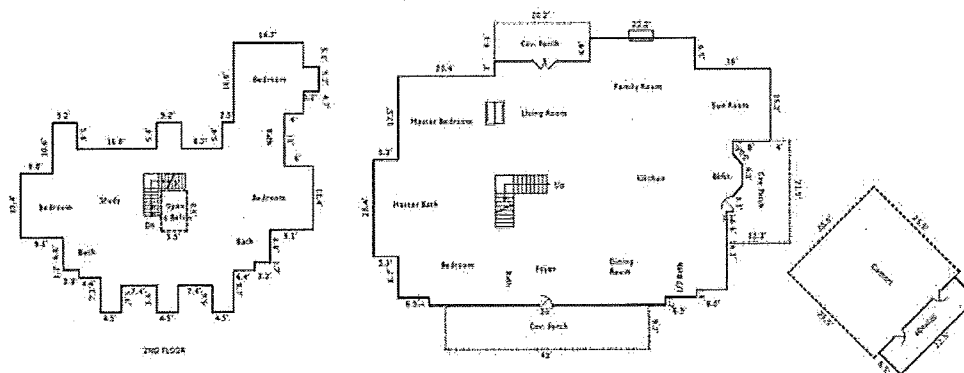
## SKETCH ADDENDUM

File # 1919 GARRARD ST.

Borrower/Client RICHARD L. GILBERTProperty Address 1919 GARRARD STREET LOT 7

City COLUMBUS County MUSCOGEE State GA Zip Code 31906

Lender SUNTRUST BANK



TOTAL Sketch by a la mode, inc.

## SKETCH ADDENDUM

File # 1919 GARRARD ST.

Borrower/Client RICHARD L. GILBERTProperty Address 1919 GARRARD STREET LOT 7City COLUMBUS County MUSCOGEE State GA Zip Code 31906Lender SUNTRUST BANK

Living Area		Calculation Details	
First Floor	3840.71 Sq ft	0.5 × 2.3 × 2	= 2.3
		0.5 × 2 × 2.3	= 2.3
		4.3 × 2	= 8.6
		50 × 1.7	= 85
		20.4 × 5.3	= 108.12
		15.2 × 8	= 121.6
		46.6 × 20.4	= 950.64
		49.6 × 20.2	= 1001.92
		54.5 × 22.2	= 1209.9
		8 × 30.1	= 240.8
		6.7 × 16.3	= 109.21
		0.2 × 1.6	= 0.32
Open to Below	-46.75 Sq ft	5.5 × 8.5	= 46.75
Third Floor	1937.44 Sq ft	5.2 × 3.2	= 16.64
		4.5 × 5.6	= 25.2
		5.2 × 5.4	= 28.08
		14.7 × 15	= 220.5
		4.5 × 5.6	= 25.2
		4.5 × 5.6	= 25.2
		13.4 × 6.8	= 91.12
		13.4 × 6	= 80.4
		10.7 × 1.8	= 19.26
		5.2 × 5.4	= 28.08
		13.2 × 5.4	= 71.28
		49.1 × 17.2	= 844.52
		1.4 × 2.3	= 3.22
		6.8 × 3.3	= 22.44
		8.5 × 4.4	= 37.4
		11.6 × 28.3	= 328.28
		7.7 × 8.2	= 63.14
		1.7 × 4.4	= 7.48
Total Living Area (Rounded):		5731 Sq ft	
Non-living Area			
2 Car Attached	650.25 Sq ft	0.5 × 25.5 × 0	= 0
		25.5 × 25.5	= 650.25
Open Porch	253.38 Sq ft	13.3 × 6.6	= 87.78
		14.9 × 10	= 149
		2 × 3.3	= 6.6
		0.5 × 2 × 2.3	= 2.3
		2 × 2.7	= 5.4
		0.5 × 2 × 2.3	= 2.3
Open Porch	163.62 Sq ft	20.2 × 8.1	= 163.62
Open Porch	395.6 Sq ft	43 × 9.2	= 395.6
Second Floor	146.25 Sq ft	0.5 × 9.19 × 4.6	= 21.12
		0.5 × (9.19 + 9.19) × 11.31	= 104
		0.5 × 9.19 × 4.6	= 21.12

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