Council Members

| | | | | |
|---|---|---|---|---|
| R. Gary Allen | Travis L. Chambers | Simi Barnes | R. Walker Garrett | Cathy Cook |
| Charmaine Crabb | Glenn Davis | Bruce Huff | Toyia Tucker | Joanne Cogle |

**Clerk of Council**
Lindsey G. McLemore

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

November 10, 2026
9:00 AM
Regular Meeting

# M A Y O R' S  A G E N D A

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

**INVOCATION**: Offered by Rev. Lynn Meadows- White, The Methodist Home

**PLEDGE OF ALLEGIANCE**: Led by Edward Copeland, MLK Jr. Elementary School

## MINUTES

1. Approval of minutes for the October 27, 2026, Council Meeting and Executive Session.

# CITY ATTORNEY'S AGENDA

## ORDINANCES

1. **1st Reading:** REZN 09-26-1749: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8500 Fulton Road** (parcel # 145-002-001) from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)

2. **1st Reading:** REZN 09-26-1787: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2409 S Lumpkin Road** (parcel #059-056-014 ) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.)(Councilor Cogle)

3. **1st Reading:** REZN 09-26-1794: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2900 12th Avenue** (parcel # 029-017-006) from Neighborhood Commercial - (NC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Cogle)

4. **1st Reading:** REZN 09-26-1821: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district from Various Zoning Classifications to MRZD (Mill Redevelopment Zoning District) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett)

5. **1st Reading:** REZN 08-26-1678: An ordinance amending the text of the Unified Development Ordinance (UDO) for Columbus, Georgia to add Accessory Dwelling Units (ADU's) to the category of Dwellings, Accessory and to provide applicable ADU requirements. (Planning Department and PAC recommend approval.) (Councilor Tucker)

6. **1st Reading:** An Ordinance amending Articles III and V of Chapter 8 of the Columbus Code to adopt building code standard pertinent to "Tiny Houses" and to update certain references to the State of Georgia and International Property Maintenance Code; and for other purposes. (Councilor Tucker)

7. **1st Reading:** An Ordinance amending Section 17-25 of the Columbus Code to revise certain Columbus Police Department promotional requirements; and for other purposes. (Mayor Pro-Tem)(Continued on 1st Reading from 10-27-26.)

**RESOLUTIONS**

8. A Resolution authorizing the Housing Authority of Columbus, Georgia to issue bonds to finance a project located in Columbus, Georgia. (Request of the Housing Authority of Columbus, Georgia)

# PUBLIC AGENDA

1. Ms. Theresa El-Amin, representing Southern-Anti Racism Network, Re: Blight and Participator-Budgeting.

2. Mr. Antonio Snead, representing River City Kickball, Re: Partnership.

3. Mr. Marcelo Canahui, Re: Demolition of property located at 225 21st Avenue.

4. Mrs. Jessica Warchal, Re: Forgiveness.

5. Mr. Corie Wilson, Re: Blighted Districts vs. $8.4 Million Pickleball Investment.

6. Ms. Jennifer LeDenney, Re: Other Uses for $8.8 Million.

7. Mr. George Humphries, representing Green Palm Gang, Re: Public Integrity, transparency, and Municipal Partnership Standards Concerning Local Non-Profit Leaders.

8. Mr. Val McGowan, Re: 400 Million Private Partnership.

9. Ms. Latisha Spikes, representing S.P.E.C., Re: Inclusive Playgrounds and Childhood.

# CITY MANAGER'S AGENDA

**1. Annual Unused Sick Leave Payment**

Approval is requested to authorize payment to employees for unused sick leave in accordance with 16B-15-6 (2) of the Columbus Code of Ordinances.

**2. SMART FY2026 Support for Adam Walsh Act Implementation Grant Program**

Approval is requested for submission and acceptance, if awarded of a grant from the Office of Justice Programs (OJP) for funds that support jurisdictions to develop or maintain and enhance programs that implement Title I of the Adam Walsh Child Protection and Safety Act of 2006, specifically Subtitle A, the Sex Offender Registration and Notification Act (SORNA), in the amount of $400,000 or as otherwise awarded, with no local match required, and amend the Multi-governmental Fund budget by the amount of the award.

**3. PURCHASES**

A. Contract Extension for Emergency Medical Supplies (Annual Contract) – RFB No. 21-0013
B. Contract Extension for Paper & Plastic Products (Annual Contract) – RFB No. 21-0016
C. On-Call Low Voltage Wiring Services (Annual Contract) – Georgia Statewide Cooperative Contract Purchase
D. One (1) Ram Pro-Master 3500 Cargo Van for METRA/Operations – Georgia Statewide Cooperative Contract Purchase
E. One (1) 2027 Ford F-450 Regular Cab Pick-Up Truck for METRA/Operations – Georgia Statewide Cooperative Contract Purchase
F. X-Ray Machine for Muscogee County Prison – Federal GSA Cooperative Purchase

G. Handheld Chemical Detection System for the Sheriff's Office – Georgia Statewide Contract Cooperative Purchase

## 4. UPDATES AND PRESENTATIONS

A. Infrastructure Update - Ryan Pruett, Director of Inspections and Code, Will Johnson, Director of Planning, and Vance Beck, Director of Engineering

B. Finance Update - Agelica Alexander, Director of Finance

## BID ADVERTISEMENT

**DATE:** November 10, 2026

**TO:** Mayor and Councilors

**FROM:** Finance Department

**SUBJECT:** Advertised Bids/RFPs/RFQs

**November 13, 2026**

1. **Enterprise Resource Planning (ERP) System – RFP No. 27-0008**
   Scope of RFP
   Columbus Consolidated Government (the City) is seeking proposals from qualified vendors to provide a fully integrated Enterprise Resource Planning (ERP) system and related implementation services. The proposed system shall modernize financial, human resource, and administrative operations through a secure, scalable, and integrated solution.

**November 18, 2026**

1. **Carpet – RFB No. 27-0015**
   Scope of Bid
   Provide carpet (roll and tile and base) and installation services for various Columbus Consolidated Government Facilities. The products and services will be procured on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

2. **Tennis Court Resurfacing at Lakebottom Park and Double Churches Park – RFB No. 27-0011**
   Scope of Bid

Provide all labor, equipment, and materials to resurface the tennis courts at Lakebottom Park and Double Churches Park.

3. **Electrical Fixtures, Parts and Supplies – RFB No. 27-0012**

Scope of RFB

Provide various electrical fixtures, parts and supplies to Columbus Consolidated Government on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

4. **On-Call Irrigation Installation and Maintenance Services (Annual Contract) – RFP No. 27-0010**

Scope of RFP

It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a Primary and a Secondary contractor to provide all labor, equipment and materials to install/troubleshoot irrigation systems for on-call installation and maintenance services during normal business hours and after hours on an "as needed basis", throughout the City.

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

**December 2, 2026**

1. **Landscape Materials – RFB No. 27-0013**

Scope of Bid

Provide landscape material consisting of pine straw, wheat straw and hay on an "as needed" basis to the Columbus Consolidated Government (the City) to be utilized by Park Services, Public Works and Cooperative Extension departments.

2. **Automotive Body Repair & Paint Services – RFP No. 27-0016**

Scope of RFP

It is the intent of the Columbus Consolidated Government (the City) to establish an annual contract with qualified contractor(s) to provide automotive body repair and paint services for ALL types of vehicles utilized by various departments on an "as needed" basis.

3. **Consultant Services for Historic District Design Guidelines – RFP No. 27-0014**

Scope of RFP

The Columbus Consolidated Government (the City) is seeking a qualified consultant to review/update/create architectural and preservation standards for all Historic Districts in Columbus, Georgia.

**December 9, 2026**

1. **Fox Senior Center Roofing & Wall Project – RFB No. 27-0002**
   Scope of Bid
   Provide all labor, equipment, and materials to complete the specified work at Fox Senior Center, in full compliance with the project manual. A DBE goal of 10% has been established for this project.

   **A Mandatory Site Visit** is scheduled for **10:30 AM (Eastern) on Thursday, November 19, 2026.** Contractors shall convene and sign in at the Fox Senior Center, which is located at 3720 5th Avenue, Columbus, Georgia 31904.

2. **Public Employee Retirement Systems Pension and Benefit Trust Fund ("The Fund") Investment Consultant Services (Annual Contract) – RFP No. 27-0011**
   Scope of RFP
   Provide Columbus Consolidated Government (the City) Pension Board with the highest quality consultant services at the lowest cost to taxpayers, to include: Consulting, Custodial, and Fiduciary Services.

# CLERK OF COUNCIL'S AGENDA

## ENCLOSURES - INFORMATION ONLY

## ENCLOSURES - ACTION REQUESTED

1. **Resolution:** A Resolution excusing Councilor Simi Barnes from the November 10, 2026, Regular Council Meeting.

2. **Resolution:** A Resolution excusing Councilor Cathy Cook from the November 10, 2026, Regular Council Meeting.

3. **Travel Authorization:** A request to authorize mileage reimbursement for Councilor Toyia Tucker in connection with her attendance at the Georgia Association of Regional Commissioners' 26th Annual Conference in St. Simons Island, Georgia, in the amount of $405.84.

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

   Board of Tax Assessors #40-26

   Columbus Sports & Entertainment Authority 09-14-26

   Convention & Visitors Board of Commissioners (CVB) 09-16-26

   Hospital Authority of Columbus 09-29-26

   Personnel Review Board 10-21-26

## BOARD APPOINTMENTS - ACTION REQUESTED

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

#### A. AUDIT COMMITTEE:

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
**Finance/Accounting or Governmental Rep.**
Term Expires: June 30, 2027

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 2 Year | Term Limit: 3 | |
| Meetings: | Meets as needed. | | |
| Women: | 1 | Senatorial District 15: | |
| Vacancies: | 1 | Senatorial District 29: | |

#### B. COLUMBUS IRONWORKS CONVENTION & TRADE CENTER:

Jonathan Payne Open for Nominations
*Not Eligible* ***(Mayor's Appointment)***
Term Expired: October 24, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Meets as needed. | | |
| Women: | 2 | Senatorial District 15: | 3 |
| Vacancies: | 0 | Senatorial District 29: | 2 |

#### C. COLUMBUS SPORTS & ENTERTAINMENT AUTHORITY:

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
**Certified Public Accountant (CPA)**
Term Expired: June 30, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly | | |
| Women: | 2 | Senatorial District 15: | 4 |
| Vacancies: | 1 | Senatorial District 29: | 5 |

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

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
Term Expires: March 1, 2027

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
Term Expires: March 1, 2028

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
Term Expires: March 1, 2030

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 4 Year | Term Limit: 2 | |
| Meetings: | Monthly – 3rd Tuesday | | |
| Women: | 5 | Senatorial District 15: | 3 |
| Vacancies: | 5 | Senatorial District 29: | 3 |

**E. PUBLIC SAFETY ADVISORY COMMISSION:**

Charles A. Mcclure, Jr. Open for Nominations
*Does not desire reappointment* ***(Mayor's Appointment)***
Term Expired: October 31, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly – 3rd Thursday | | |
| Women: | 1 | Senatorial District 15: | 5 |
| Vacancies: | 2 | Senatorial District 29: | 4 |

## 6. COUNCIL APPOINTMENTS – LISTED FOR CONFIRMATION:

**A. BOARD OF HONOR:** Wayne Anthony was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 31, 2030

**B. BOARD OF HONOR:** John Wells was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 31, 2030

**C. BOARD OF TAX ASSESSORS:** Vicki Hardage was nominated to succeed Lanitra Sandifer Hicks. *(Councilor Crabb's nominee)* Term expires: December 31, 2031

**D. BOARD OF WATER COMMISSIONERS:** Nicholas Smith was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: December 31, 2030

**E. TREE BOARD:** Nargarina Burkley was nominated to fill a vacancy for an At-Large Representative. *(Councilor Tucker's nominee)* Term expires: July 1, 2028

## 7. NOMINATIONS – CONFIRMED BY COUNCIL:

### A. AIRPORT COMMISSION:

Francis B. Schley — Open for Nominations
*Eligible* — ***(Confirmed by Council)***
Term Expires: December 31, 2026
****Waiting on submission from the Airport Commission.***

*The commission submits one nominee to the Council for confirmation. (Constitutional Amendment, Art. 5, Sec.4, Ga. Laws 1968, Page 1655)*

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 5 Year | Term Limit: n/a | |
| Meetings: | Monthly – 4th Thursday | | |
| Women: | 2 | Senatorial District 15: | 2 |
| Vacancies: | 0 | Senatorial District 29: | 3 |

### B. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):

_____ — Open for Nominations
*Vacant* — ***(Confirmed by Council)***

**Uptown Business Association**
Term Expires: January 31, 2029

| Membership and Meeting Information | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly – 2nd Monday | | |
| Women: | 4 | Senatorial District 15: | 6 |
| Vacancies: | 1 | Senatorial District 29: | 2 |

**C. THE MEDICAL CENTER HOSPITAL AUTHORITY:**

**Brenda DeRamus** **Ready for confirmation*
*Eligible* ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority has selected Warren Steele.***

*For each vacancy, the Columbus Council submits a list of three eligible persons to the Authority. From this list, the Authority selects one of the individuals to fill the vacancy.*

**D. UPTOWN FACADE BOARD:**

Rachel Kelly Open for Nominations
*Does not desire reappointment* ***(Confirmed by Council)***
**Uptown Business Improvement District**
Term Expired: October 31, 2026

_____ Open for Nominations
*Vacant* ***(Confirmed by Council)***
**Uptown Columbus**
Term Expired: October 31, 2026

Kim Weaver ***(Nominee)*** **Ready for confirmation*
*Vacant* ***(Confirmed by Council)***
**Uptown Business Improvement District**
Term Expired: October 31, 2026

Ashley Lind ***(Nominee)*** **Ready for confirmation*
*Vacant* ***(Confirmed by Council)***
**Uptown Business Improvement District**

Term Expires: October 31, 2027

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly – 2nd Monday | | |
| Women: | 4 | Senatorial District 15: | 6 |
| Vacancies: | 3 | Senatorial District 29: | 2 |

**8. COUNCIL NOMINATIONS – ANY NOMINATIONS WILL BE FORWARDED FOR SELECTION:**

**A. THE MEDICAL CENTER HOSPITAL AUTHORITY:**

**Susan McWhirter** Open for Nominations
*Eligible* ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority is recommending Susan McWhirter, Travis Wade, and Tracy Sayers.***

**Alpna R. Arora** Open for Nominations
*Eligible* ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority is recommending Alpna R. Arora, Travis Wade, and Tracy Sayers.***

**John Hargrove** Open for Nominations
*Eligible* ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority is recommending John Hargrove, Travis Wade, and Tracy Sayers.***

*For each vacancy, the Columbus Council submits a list of three eligible persons to the Authority. From this list, the Authority selects one of the individuals to fill the vacancy.*

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

**A. PUBLIC SAFETY ADVISORY COMMISSION:**

_____ Open for Nominations
*Vacant* ***(District 3 – Huff)***
Term Expired: October 31, 2028

Sarah E. Maglione Open for Nominations
*Eligible for reappointment* ***(District 10 – Chambers)***
Term Expires: October 31, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly – 3rd Thursday | | |
| Women: | 1 | Senatorial District 15: | 6 |
| Vacancies: | 1 | Senatorial District 29: | 4 |

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

**A. ANIMAL CONTROL ADVISORY BOARD:**

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: April 11, 2028

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 2 Year | Term Limit: 2 | |
| Meetings: | The board shall meet at a time and place designated by the board chairman. The chairman is authorized to adjust the schedule, except that the board is required to meet at least semiannually. | | |
| Women: | 7 | Senatorial District 15: | 2 |
| Vacancies: | 1 | Senatorial District 29: | 3 |

**B. BOARD OF HEALTH:**

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
**Licensed & Practicing Physician**

Term Expires: December 31, 2028
***Dr. Srividya Nukala is being recommended by a current board member.***

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: December 31, 2030

Membership and Meeting Information

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

## C. BUILDING AUTHORITY OF COLUMBUS:

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: March 24, 2027

Membership and Meeting Information

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

## D. COMMISSION ON INTERNATIONAL RELATIONS AND CULTURAL LIAISON ENCOUNTERS (CIRCLE):

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: March 1, 2027

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: March 1, 2028

Membership and Meeting Information

| | | |
|---|---|---|
| Terms: | 4 Year | Term Limit: 2 |

| | | | |
|---|---|---|---|
| Meetings: | Monthly – 3rd Tuesday | | |
| Women: | 5 | Senatorial District 15: | 3 |
| Vacancies: | 5 | Senatorial District 29: | 3 |

**E. <u>NEW HORIZONS BEHAVIORAL HEALTH – MENTAL HEALTH, ADDICTIVE DISEASES AND DEVELOPMENTAL DISABILITIES- COMMUNITY SERVICE BOARD:</u>**

**<u>Sandra Gill</u>** Open for Nominations
*Does not desire reappointment* ***(Council's Appointment)***
Term Expired: June 30, 2026

**<u>Nancy Schroeder</u>** Open for Nominations
*Does not desire reappointment* ***(Council's Appointment)***
Term Expires: June 30, 2026

**<u>Judge David Ranieri</u>** Open for Nominations
*Does not desire reappointment* ***(Council's Appointment)***
Term Expired: June 30, 2025

<u>Membership and Meeting Information</u>

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

**F. <u>PERSONNEL REVIEW BOARD:</u>**

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Alternate Member 1)**
Term expires: December 31, 2027

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Alternate Member 2)**
Term expires: December 31, 2027

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

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

**Delano Leftwich** — Open for Nominations
*Not Eligible* — ***(Council's Appointment)***
**(Alternate Member 4)**
Term expired: December 31, 2025

Membership and Meeting Information

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

## G. RECREATION ADVISORY BOARD:

_____ — Open for Nominations
*Vacant* — (***Council's Appointment)***
**(Senatorial District 29)**
Term expires: December 31, 2027

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 4 Year | Term Limit: 2 | |
| Meetings: | Bimonthly – Last Wednesday, except November | | |
| Women: | 1 | Senatorial District 15: | 4 |
| Vacancies: | 1 | Senatorial District 29: | 2 |

## H. REGION SIX REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH & DEVELOPMENTAL DISABILITIES:

**Dr. Janet C. Bussey** — Open for Nominations
*Does not desire reappointment* — ***(Council's Appointment)***
Term Expires: June 30, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Bimonthly – 2nd Wednesday (Odd months) | | |
| Women: | 4 | Senatorial District 15: | 3 |
| Vacancies: | 0 | Senatorial District 29: | 1 |

## I. TREE BOARD:

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Residential Development)**
Term expires: December 31, 2026

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Commercial or Industrial Development)**
Term expires: December 31, 2026

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Public Utility Representative)**
Term expires: July 1, 2028

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Meets as needed. | | |
| Women: | 4 | Senatorial District 15: | 5 |
| Vacancies: | 4 | Senatorial District 29: | 1 |

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

**File Attachments for Item:**

1. Approval of minutes for the October 27, 2026, Council Meeting and Executive Session.

# COUNCIL OF COLUMBUS, GEORGIA

# CITY COUNCIL MEETING MINUTES

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

October 27, 2026
5:30 PM
Regular Meeting

## M A Y O R' S  A G E N D A

**PRESENT:** Mayor B. H. "Skip" Henderson, III, Mayor Pro Tem R. Gary Allen and Councilors Simi Barnes, Travis L. Chambers, Joanne Cogle, Cathy Cook, Charmaine Crabb, Glenn Davis, R. Walker Garrett, Bruce Huff (arrived at 5:31 p.m.) and Toyia Tucker. City Manager Tyson Begly, City Attorney Clifton Fay, Senior Assistant City Attorney Lucy Sheftall, Deputy City Manager Lisa Goodwin, Deputy City Manager Pam Hodge, Clerk of Council Lindsey G. McLemore, and Deputy Clerk of Council Tameka Colbert.

**ABSENT:** N/A

**The following documents have been included as a part of the electronic Agenda Packet:** (1) CM#15(C): Community Care Program Update; (2) CM#15(A): Parks & Recreation Update

**The following documents were distributed around the Council table:** (1) PA#2: Petition in Support of Sensation's Liquor License; (2) CM (Add-On): Resolution – 2027 Legislative Agenda

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

**INVOCATION**: Offered by Rev. Thad Haygood, St. Luke

**PLEDGE OF ALLEGIANCE**: Led by Mara Upton and Genesis Bryant from Wynnton Arts

**MAYOR'S ANNOUNCEMENT – PASSING OF SMITHS STATION MAYOR RICHARD COOLEY**

Mayor Henderson acknowledged the passing of Smiths Station, Alabama, Mayor Richard Cooley and extended his condolences, asking everyone to keep his wife, family, friends, and the entire Smiths Station community in their thoughts and prayers.

**MINUTES**

**1.** Approval of minutes for the October 13, 2026, Council Meeting and Executive Session. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Tucker and carried unanimously by the ten members.

**PROCLAMATIONS:**

**2.** **Proclamation:** Filipino American Heritage Month

**Receiving:** Jocelyn Galang- Ray

**Councilor Simi Barnes** read the proclamation into the record proclaiming the month of October 2026, as *Filipino American Heritage Month*, recognizing the rich history, cultural heritage, military service, and significant contributions of Filipino Americans to the nation, state, and local communities.

**3.** **Proclamation:** Enrichment Services Program Month

**Receiving:** Tracy Belt, Collaboration Manager and Ashley Williams, Head Start Director

**Councilor Cathy Cook** read the proclamation into the record proclaiming the month of October 2026, as *HeadStart Preschool Awareness Month*, recognizing Enrichment Services Program, Inc. for its commitment to early childhood education, supporting families, and reducing poverty through its Early Head Start and Head Start programs.

**4.** **Proclamation:** Operation Green Light Week

**Receiving:** CCG, MCSO, Post 333 & Community Partners

**Councilor Toyia Tucker** read the proclamation into the record proclaiming November 1-14, 2026, as *Operation Green Light Week*, recognizing the service and sacrifices of military personnel and veterans.

**5.** **Proclamation:** Albright's Florist Community Appreciation Day

**Receiving:** Albright Family

**Councilor Charmaine Crabb** read the proclamation into the record proclaiming Tuesday, October 27, 2026, as *Albright's Florist Community Appreciation Day*, recognizing the family-owned business for 89 years of dedicated service to the community.

# CITY ATTORNEY'S AGENDA

## ORDINANCES

1. **Ordinance (26-049) - 2nd Reading:** REZN 07-26-1373**:** An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **3813 Meritas Drive** (parcel # 014-004-005) from General Commercial (GC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett) Councilor Garrett made a motion to adopt the ordinance, seconded by Councilor Cogle and carried unanimously by the ten members.

2. **Ordinance (26-050) - 2nd Reading:** REZN 08-26-1524: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **1404 Hunt Avenue** (parcel # 086-063-016) from Single Family Residential – 2 (SFR2) Zoning District to Single Family Residential – 4 (SFR4) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Barnes) Councilor Barnes made a motion to adopt the ordinance, seconded by Councilor Garrett and carried unanimously by the ten members.

3. **Ordinance (26-051) - 2nd Reading:** REZN 08-26-1525: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4458 and 4462 Steam Mill Road** (parcel #088-021-004/3) from Single Family Residential – 2 (SFR2) Zoning District to Single Family Residential – 4 (SFR4) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Barnes) Councilor Cook made a motion to correct the rezoning classification from SFR2 to SFR4, seconded by Councilor Cogle and carried unanimously by the ten members. Councilor Barnes made a motion to adopt the ordinance as amended, seconded by Councilor Tucker and carried unanimously by the ten members.

4. **Ordinance (26-052) - 2nd Reading:** REZN 08-26-1527: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at 6800 Macon Road (parcel # 111-014-030) from Residential Office (RO) Zoning District to Heavy Manufacturing/Industrial (HMI) Zoning District. (Planning Department and PAC recommend approval.) (Council Tucker) Councilor Tucker made a motion to adopt the ordinance, seconded by Councilor Crabb and carried unanimously by the ten members.

5. **Ordinance (26-053) - 2nd Reading:** REZN-08-26-1656: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at 7500 Heardmont Ct, Lot 9 (parcel # 167-001-033) from Residential Estates 10 (RE10) Zoning District to Residential Estates 5 (RE5) Zoning District with a condition. Planning Department and PAC recommend approval.) (Councilor Davis) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Crabb and carried unanimously by the ten members.

6. **Ordinance (26-054) - 2nd Reading:** REZN-08-26-1677: An ordinance amending Sections 13.1.1 and 3.2.66 the Unified Development Ordinance (UDO) for Columbus, Georgia, to revise certain definitions. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Cook and carried unanimously by the ten members.

7. **Ordinance (26-055) - 2nd Reading:** An Ordinance amending Chapter 2 of the Columbus Code to add a representative of the Columbus Lions professional indoor football team as a non-voting ex officio member of the Columbus Sports and Entertainment Authority; and for other purposes. (Councilor Cogle) Councilor Cogle made a motion to adopt the ordinance, seconded by Councilor Crabb and carried unanimously by the ten members.

8. **Ordinance (26-056) - 2nd Reading:** An ordinance to amend the Uptown Parking Enforcement Map contained in Section 20-13.11(b)(1). of the Columbus Code to revise permitted parking time limitations; and for other purposes. (Mayor Pro-Tem) Councilor Cogle made a motion to adopt the ordinance, seconded by Mayor Pro Tem Allen and carried unanimously by the ten members.

9. **1st Reading:** An Ordinance amending Section 17-25 of the Columbus Code to revise certain Columbus Police Department promotional requirements; and for other purposes. (Mayor Pro-Tem) Mayor Pro Tem All

Mayor Pro Tem Allen made a motion to delay the ordinance on first reading for two weeks, seconded by Councilor Garrett and carried unanimously by the ten members.

**REFERRAL(S):**

FOR THE CITY ATTORNEY:

- Review and prepare an amendment to the City's travel policy prohibiting elected officials from using funds or property appropriated to personnel supervised by another elected official for travel purposes without authorization. (*Councilor Barnes*)

# PUBLIC AGENDA

1. Dr. Natalie Nicole, representing Role Model Academy of Arts, Re: Formal Request for Council Motion to Conduct a Review of the Police Chief Under Established Leadership Accountability Standards.

2. Mr. Carey Hall, Re: Alcohol License.

**Finance Director Angelica Alexander** stated that Code Section 3-5(D) prohibits issuing alcoholic beverage licenses to certain establishments located within 600 feet of another licensed establishment. She explained that compliance with the distance requirement is determined by a survey.

3. Mrs. Stephanie Nash, Re: Neighborhood Concerns.

**REFERRAL(S):**

FOR INSPECTIONS & CODE:

- Request that staff provide a status update on properties in the East Highland area, that were previously identified and requested to be placed on the demolition list. (*Councilor Garrett*)

4. Dr. Marvin Broadwater, Sr., Re: Pickleball, A.J. McClung, and Youth Programs.

5. Mr. Justin Allen, representing Empire Strategies, Re: Pickleball.

6. Mr. Corie Wilson, Re: Utilizing 1st Amendment.

7. Ms. Nina Gomez, Re: Community Cat and Animal Control Management.

8. Mr. Val McGowan, Re: Sheriff's Athletic League (SAL).

**REFERRAL(S):**

FOR THE CITY MANAGER:

- Request that staff explore the feasibility of establishing a Police Athletic League (PAL) program. (*Councilor Tucker*)

- Have the Parks & Recreation Department review the property at the Primus King Recreation Center to determine the feasibility of demolishing the long-vacant recreation building and redeveloping the site. (*Councilor Huff*)

# CITY MANAGER'S AGENDA

**1. Intergovernmental Agreement with the Columbus Airport Commission**

**Resolution (371-26)** – A resolution of the Council of Columbus, Georgia, to authorize the City Manager to enter into an Intergovernmental Agreement with the Columbus Airport Commission to construct an airside electric charging station and dedicated vertiport for the arrival/departure of eVTOL Aircraft at the Columbus Airport. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Cook and carried unanimously by the ten members.

**2. FY2027 Georgia Department of Transportation – Transportation Planning Contract**

**Resolution (343-26)** – **Resolution (372-26)** – A resolution of the Council of Columbus, Georgia, authorizing the City Manager of Columbus, Georgia to execute a contract with the Georgia Department of Transportation on behalf on the city for financial assistance to carry out the FY2027 Y410 planning funds for safe & accessible transportation options – (H.R. 3684 – sect 11206), as outlined in the Infrastructure Investment and Jobs act (IIJA) and amend the Multi-Governmental Fund by the amount of the award. This funding is required to be included in the Transportation Planning Work Activities of the Columbus-Phenix City Transportation Study (C-PCTS). Councilor Crabb made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**3. FY2027 Georgia Department of Transportation – Y410 Funds -Transportation Planning Contract**

**Resolution (373-26)** – A resolution of the Council Of Columbus, Georgia, authorizing the City Manager of Columbus, Georgia to execute a contract with the Georgia Department of Transportation on behalf on the city for financial assistance to carry out the FY2027 Y410 planning funds for safe & accessible transportation options – (H.R. 3684 – Sect 11206), as outlined in the Infrastructure Investment and Jobs Act (IIJA) and amend the Multi-Governmental Fund by the amount of the award. This funding is required to be included in the Transportation Planning Work Activities of the Columbus-Phenix City Transportation Study (C-PCTS). Councilor Crabb made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**15. UPDATES AND PRESENTATIONS**

C. Community Care Program Update - Pam Hodge, Deputy City Manager, Finance, Planning, and Development

**Deputy City Manager Pam Hodge** provided an update on the implementation of the Community Care Program, formerly known as the Indigent Care Program. She explained that the program will

provide healthcare services to eligible uninsured and underserved Muscogee County residents, with benefits capped at $10,000 per participant.

*Note: This item was called up as the next order of business on the City Manager's Agenda*

**4. Community Care Program – Provider Participation Agreement with The Medical Center, Inc., DBA Piedmont Columbus Regional Midtown.**

**Resolution (374-26)** – A resolution of the Council of Columbus, Georgia, to authorize the City Manager to execute a provider participation agreement between the Columbus Consolidated Government (CCG) and the Medical Center, Inc. Dba Piedmont Columbus Regional Midtown for the provision of essential healthcare services under the Community Care Program. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**5. Community Care Program – Provider Participation Agreement with St. Francis Health, LLC**

**Resolution (375-26)** – A resolution of the Council of Columbus, Georgia, to authorize the City Manager to execute a Provider Participation Agreement between the Columbus Consolidated Government (CCG) and St. Francis Health, LLC for the provision of essential healthcare services under the Community Care Program. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**6. Community Care Program – Provider Participation Agreement with MercyMed of Columbus, Inc.**

**Resolution (376-26)** – A resolution of the Council of Columbus, Georgia, to authorize the City Manager to execute a Provider Participation Agreement between the Columbus Consolidated Government (CCG) and MercyMed of Columbus, Inc. for the provision of essential healthcare services under the Community Care Program. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**7. Community Care Program – Provider Participation Agreement with Valley Healthcare System Inc.**

**Resolution (377-26)** – A resolution of the Council of Columbus, Georgia, to authorize the City Manager to execute a Provider Participation Agreement between the Columbus Consolidated Government (CCG) and Valley Healthcare System Inc. for the provision of essential healthcare services under the Community Care Program. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**8. Community Care Program – Provider Participation Agreement with New Horizons Area MH-SA-MR Programs.**

**Resolution (378-26)** – A resolution of the Council of Columbus, Georgia, to authorize the City Manager to execute a Provider Participation Agreement between the Columbus Consolidated Government (CCG) and New Horizons Area MH-SA-MR Programs for the provision of essential healthcare services under the Community Care Program. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**9. Community Care Program – Provider Participation Agreement with St. Francis Health, LLC for The Bradley Center**

**Resolution (379-26)** – A resolution of the Council of Columbus, Georgia, to authorize the City Manager to execute a Provider Participation Agreement between the Columbus Consolidated Government (CCG) and St. Francis Health, LLC for The Bradley Center for the provision of essential healthcare services under the Community Care Program. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the ten members.

**10. 2027 Legislative Agenda**

Approval is requested of the resolutions for the 2027 Legislative Session of the Georgia General Assembly, which the Mayor and Council deem appropriate.

10 (1). **AMENDMENT OF CONFLICT-OF-INTEREST PROVISION FOR REDEVELOPMENT POWERS LAW:**

**Resolution (380-26)** – A resolution requesting the local legislative delegation introduce/support legislation to revise and to clarify the conflict-of-interest provisions in the Redevelopment Powers Law which address the participation of local government elective and appointive officials and employees in the creation and administration of Tax Allocation Districts. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Garrett and carried unanimously by the ten members.

10 (2). **OPPOSE PREEMPTION OF REGULATION OF PET SALES BY LOCAL GOVERNMENTS:**

**Resolution (381-26) –** A resolution requesting that the local delegation oppose any legislation in the General Assembly which would preempt local governments from regulating the sales of animals to be kept as pets. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the ten members.

10 (3). **OPEN MEETINGS AMENDMENT:**

**Resolution (382-26) –** A resolution requesting that the local delegation to the Georgia General Assembly introduce legislation at the 2027 Legislative Session to amend O.C.G.A 50-14-1(g) so that telephonic or video meetings can be held by local boards and commissions under non-emergent circumstances as long as the public can hear, view and participate in the meeting contemporaneously.

Councilor Barnes made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the ten members.

**STATE LEVEL FUNDING FOR RIVERCENTER (ADD-ON RESOLUTION):**

**Resolution (383-26) –** A resolution requesting that the local delegation to the Georgia General Assembly support any legislation that would provide funding at the state level for the *Re-investing in the Arts: RiverCenter at 25* project. ***(Request of Mayor Pro Tem Gary Allen)*** Councilor Joanne Cogle requested to be recused from voting on the resolution. Councilor Tucker made a motion to approve Councilor Cogle's request for recusal, seconded by Councilor Garrett and carried unanimously by all ten members of Council. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Cook and carried unanimously by the nine members voting, with Councilor Cogle having been recused from the vote.

**STATE LEVEL FUNDING LIBERTY THEATRE CULTURAL CENTER:**

Councilor Chambers made a motion to approve an oral resolution requesting that the local legislative delegation to the Georgia General Assembly support any legislation that would provide state-level funding for the Liberty Theatre Cultural Center. The motion was seconded by Councilor Davis and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

During discussions, members of Council expressed the need to further clarify the funding request and identify a specific dollar amount to be presented to Council for consideration and approval through a formal resolution.

**11. FY 2027 Gang Activity Prosecution (GAP) Grant**

**Resolution (384-26) –** A resolution authorizing the Mayor to apply for and accept, if awarded, a grant of $50,000.00, or as otherwise awarded, from the Georgia Emergency Management and Homeland Security Agency (GEMA/HS), FY27 Gang Activity Prosecution Grant, with no local match requirement, and to amend the Multi-Governmental Fund by the amount awarded. Funds will be utilized for the purchase of forensic and surveillance equipment. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

**12. 2026 Georgia Trauma Commission AEMT Grant**

**Resolution (385-26) –** A resolution authorizing the Mayor or his designee to accept a grant for equipment in the amount of $12,000.00 or as otherwise awarded, from the Georgia Trauma Commission. These funds will be utilized for the purchase of up-to-date equipment and ensuring

proper training, which are crucial to sustaining operational readiness and providing high-quality care to residents. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

**13. Greenpower Racing Program Donations FY27**

**Resolution (386-26) –** A resolution authorizing the Department of Parks and Recreation to accept donations of cash and in-kind items on behalf of the Greenpower Racing Program through June 30, 2027. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Barnes and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

**14. <u>PURCHASES</u>**

A. One (1) 2027 Ford F-450 Dump Truck for Muscogee County Prison – Georgia Statewide Contract Cooperative Purchase

**Resolution (352-26): -** A resolution authorizing the purchase of One (1) 2027 Ford F-450 Dump Truck for the Muscogee County Prison from Wade Ford (Smyrna, Georgia) in the amount of $74,627.00. The purchase will be accomplished by cooperative purchase via Georgia State Contract #99999-001-SPD0000218-0001. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

B. Repair of Refuse Truck for Public Works

**Resolution (353-26): -** A resolution authorizing the payment to Sansom Equipment Company (Birmingham, AL), in the amount of $53,607.40, for the repair of a refuse truck, Vehicle #19105-Peterbilt. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

C. Contract Extension for Pavement Marking Services (Annual Contract) – RFB No. 20-0048

**Resolution (354-26): -** A resolution authorizing the extension of the annual contract with Peek Pavement Marking, LLC (Columbus, GA) through May 8, 2027, to provide pavement marking services on an "as needed" basis. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

D. Change Order 1 for Construction Manager as General Contractor Services for Public Safety Building – RFP No. 26-0016

**Resolution (355-26): -** A resolution authorizing the execution of Change Order 1 in the amount of $3,700,000.00 with Freeman & Associates (Columbus, GA) for additional scope as part of the General Contractor Services for Public Safety Building Renovations contract. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

E. Guaranteed Maximum Price Amendment for Design & Construction Services for Columbus Pickleball Facility – RFP No. 26-0006

**Resolution (356-26): -** A resolution authorizing the execution of a Guaranteed Maximum Price Amendment in the amount of $8,610,000.00 with Brasfield & Gorrie, LLC (Columbus, GA) for construction of the Columbus Pickleball Facility at 1641 3rd Avenue. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Garrett and carried unanimously by the nine members present, with Councilor Tucker being absent for the vote.

## EMERGENCY PURCHASES

**1. Emergency Purchase: Information Only**

**REPAIRS TO STAIRWAY AT A. J. MCCLUNG MEMORIAL STADIUM:**

On August 5, 2026, the Parks and Recreation Department identified the need for repairs to a stairway at the A. J. McClung Memorial Stadium. Immediate repairs to several concrete steps and the stairway retaining wall must be completed before the upcoming Fountain City Classic football game. The game is expected to attract a high volume of spectators. The current condition of the stairway is a public safety issue.

The Parks and Recreation Department received a quote from Freeman & Associates, Inc. (Columbus, GA) in the amount of $70,003.00. Freeman & Associates is one of the vendors awarded the contract for On-Call General Contractor Services (Annual Contract), RFP No. 25-0003, per Res. No. 460-24 dated November 19, 2024.

The City Manager approved this emergency purchase on October 22, 2026.

Funding is available in the FY27 Budget: General Fund – Parks and Recreation – Aquatics – Operating Materials; 0101-270-4413-AQUT-6728.

## 15. UPDATES AND PRESENTATIONS

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

**Parks & Recreation Director Holli Browder** provided updates on ongoing park improvements, facility maintenance, playground accessibility, and recreational projects throughout the City, including Cooper Creek Park, A.J. McClung Memorial Stadium, and various restroom and splash pad projects.

**REFERRAL(S):**

FOR PARKS & RECREATION:

- Check on the lighting at the tennis court at Frank Chester Park to ensure that the lights are operational. (*Councilor Cook*)

- Determine the availability of Northside Recreation Center for youth gaming activities during the school year. (*Councilor Huff*)

- Provide the latest available safety inspection reports for parks and recreation facilities in District 1. (*Councilor Barnes*)

B. Infrastructure Update - Pam Hodge, Deputy City Manager, Finance, Planning, and Development, Ryan Pruett, Director of Inspections and Code, Will Johnson, Director of Planning. *Note: This item was delayed on the City Manager's Agenda*

C. Community Care Program Update - Pam Hodge, Deputy City Manager, Finance, Planning, and Development. *Note: This item was presented earlier on the City Manager's Agenda*

## BID ADVERTISEMENT

**DATE:** October 27, 2026

**TO:** Mayor and Councilors

**FROM:** Finance Department

**SUBJECT:** Advertised Bids/RFPs/RFQs

**October 28, 2026**

1. **Dragonfly Trail – River Road Segment (S.R. 219) – RFP No. 27-0006**

   Scope of Bid

   This project consists of constructing a new trail beginning near Cascade Road in Columbus, Georgia. The trail will run south along River Road (SR 219) and continue west to the existing riverwalk at Lake Oliver Road. The project length is approximately 5,026 lf and includes a 10' wide concrete trail, pedestrian bridge, landscape improvements, stormwater improvements, and trail amenities. Additional work associated with the project includes minor demolition and clearing, erosion control, grading, and signage. Portions of the project are located on state right-of-way. A GDOT encroachment permit has been obtained by the City of Columbus. A dbe goal of 10% has been established for this project.

2. **Tennis Court Resurfacing at Lakebottom Park and Double Churches Park – RFB No. 27-0011**

   Scope of Bid

   Provide all labor, equipment, and materials to resurface the tennis courts at Lakebottom Park and Double Churches Park.

3. **On-Call Irrigation Installation and Maintenance Services (Annual Contract) – RFP No. 27-0010**

   Scope of RFP

   It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a Primary and a Secondary contractor to provide all labor, equipment and materials to install/troubleshoot irrigation systems for on-call installation and maintenance services during normal business hours and after hours on an "as needed basis", throughout the City.

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

4. **Enterprise Resource Planning (ERP) System – RFP No. 27-0008**

   Scope of RFP

   Columbus Consolidated Government (the City) is seeking proposals from qualified vendors to provide a fully integrated Enterprise Resource Planning (ERP) system and related implementation services. The proposed system shall modernize financial, human resource, and administrative operations through a secure, scalable, and integrated solution.

5. **Electrical Fixtures, Parts and Supplies – RFB No. 27-0012**

   Scope of RFB

   Provide various electrical fixtures, parts and supplies to Columbus Consolidated Government on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

**November 4, 2026**

1. **Used & Confiscated Firearms for Credit or Swap – RFB No. 27-0010**

   Scope of Bid

   The Columbus Consolidated Government (the City) Police Department is offering used and confiscated firearms for sale to a licensed firearms dealer who can issue a credit to purchase or swap for Heckler & Koch MR556 A4 SBR 11" Part No. 81001048 rifles with accessories.

**November 18, 2026**

1. **Carpet – RFB No. 27-0015**

   Scope of Bid

   Provide carpet (roll and tile and base) and installation services for various Columbus Consolidated Government Facilities. The products and services will be procured on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

# EXECUTIVE SESSION

Mayor Henderson entertained a motion to go into Executive Session to discuss litigation and personnel as requested by City Attorney Fay. Councilor Cook made a motion to go into Executive Session, seconded by Councilor Barnes and carried unanimously by the seven members present, with Mayor Pro Tem Allen and Councilors Cogle and Tucker being absent for the vote, and the time being 8:20 p.m.

The Regular Meeting was reconvened at 9:09 p.m., at which time, Mayor Henderson announced that the Council did meet in Executive Session to discuss litigation, potential litigation and personnel; however, there were no votes taken.

## DEPUTY CITY MANAGERS' BONUS COMPENSATION:

Councilor Crabb made a motion to compensate each Deputy City Manager with a $25,000 bonus in recognition of their service, going above and beyond their regular duties during the time in which the City Manager position was vacant. The motion was seconded by Councilor Tucker and carried unanimously by the nine members, with Councilor Chambers being absent for the vote.

# CLERK OF COUNCIL'S AGENDA

## ENCLOSURES - ACTION REQUESTED

1. **Resignation(s):** Memo from the Clerk of Council regarding the resignation of Dr. Sylvester McRae from the Board of Health. Mayor Pro Tem Allen made a motion to receive the resignation, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Chambers being absent for the vote.

2. **Resignation(s):** Memo from the Clerk of Council regarding the resignation of Natasha Banks, Dr. Eric Spears, and Merrill Rushin from the Commission on International Relations & Cultural Liaison Encounters (CIRCLE). Mayor Pro Tem Allen made a motion to receive the resignations, seconded by Councilor Tucker and carried unanimously by the ten members.

3. **Travel Authorization:** A travel authorization request for Councilor Toyia Tucker to attend the Georgia Association of Regional Commissioners – 26th Annual Conference in St. Simons Island, GA. Councilor Crabb made a motion to approve the authorization, seconded by Councilor Tucker and carried unanimously by the ten members.

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

   Animal Control Advisory Board 09-18-26

   Board of Tax Assessors #39-26

   Board of Water Commissioners 09-14-26

   Development Authority of Columbus 09-10-26

   Hospital Authority 08-25-26

   Pension Board 04-08-26, 05-13-26 & 06-17-26

Mayor Pro Tem Allen made a motion to receive the minutes of various boards, seconded by Councilor Crabb and carried unanimously by the ten members present.

## BOARD APPOINTMENTS - ACTION REQUESTED

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

   **A. AUDIT COMMITTEE:**

A nominee for a vacant seat for a Finance/Accounting or Governmental Rep. on the Audit Committee that expired on June 30, 2027. *(Mayor's Appointment)* There were none.

**B. COLUMBUS IRONWORKS CONVENTION & TRADE CENTER:**

A nominee for the seat of Jonathan Payne *(Not Eligible)* with a term that expired on October 24, 2025, on the Columbus Ironworks Convention & Trade Center *(Council's Appointment).* There were none.

**C. COLUMBUS SPORTS & ENTERTAINMENT AUTHORITY:**

A nominee for a vacant seat for a Certified Public Accountant (CPA) on the Columbus Sports & Entertainment Authority that expired on June 30, 2026. *(Mayor's Appointment)* There were none.

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

A nominee for a vacant seat for a on the Commission on International Relation and Cultural Liaison Encounters (CIRCLE) that expires on March 1, 2027. *(Mayor's Appointment)* There were none.

**E. CONVENTION & VISITORS BOARD OF COMMISSIONERS (CVB):**

A nominee for the seat of Pace Halter *(Eligible)* with a term that expires on December 31, 2026, on the Convention & Visitors Board of Commissioners *(Mayor's Appointment).* Mayor Henderson renominated Pace Halter to serve another term on the Convention & Visitors Board of Commissioners. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Crabb and carried by the ten members.

A nominee for the seat of Michelle Spivey *(Eligible)* with a term that expires on December 31, 2026, on the Convention & Visitors Board of Commissioners *(Mayor's Appointment).* Mayor Henderson renominated Michelle Spivey to serve another term on the Convention & Visitors Board of Commissioners. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Crabb and carried by the ten members.

A nominee for the seat of Dan Gilbert *(Not Eligible)* with a term that expires on December 31, 2026, on the Convention & Visitors Board of Commissioners *(Mayor's Appointment).* Mayor Henderson nominated Pete Laven to succeed Dan Gilbert on the Convention & Visitors Board of Commissioners. Councilor Tucker made a motion for confirmation, seconded by Councilor Crabb and carried by the ten members.

**F. PENSION FUND, EMPLOYEES' BOARD OF TRUSTEES:**

A nominee for a vacant seat with a term that expired on June 30, 2026, as a representative of the Business Community on the Pension Fund, Employees' Board of Trustees *(Mayor's Appointment).* Mayor Henderson nominated Stephanie Hunter to fill the vacant seat on the Pension Fund, Employees' Board of Trustees. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Crabb and carried by the ten members.

**G. PUBLIC SAFETY ADVISORY COMMISSION:**

A nominee for the seat of Charles A. Mcclure, Jr ***(Does not desire reappointment)*** with a term that expires on October 31, 2026, on the Public Safety Advisory Commission *(Council's Appointment).* There were none.

**6. COUNCIL APPOINTMENTS – LISTED FOR CONFIRMATION:**

**A. ANIMAL CONTROL ADVISORY BOARD:** Ethelyn W. Riley was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: April 11, 2028. Councilor Crabb made a motion for confirmation, seconded by Councilor Barnes and carried by the ten members.

**B. ANIMAL CONTROL ADVISORY BOARD:** Karen D. Gaskins was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 15, 2028. Councilor Crabb made a motion for confirmation, seconded by Councilor Barnes and carried by the ten members.

**C. ANIMAL CONTROL ADVISORY BOARD:** Dr. Jo A. Brown was nominated to serve another term as the Georgia Licensed Veterinarian/Licensed Vet. Technician. *(Councilor Huff's nominee)* Term expires: October 15, 2028. Councilor Crabb made a motion for confirmation, seconded by Councilor Barnes and carried by the ten members.

**D. LAND BANK AUTHORITY:** S. Carson Cummings was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 31, 2030. Councilor Crabb made a motion for confirmation, seconded by Councilor Barnes and carried by the ten members.

**E. LAND BANK AUTHORITY:** Walter R. Bickerstaff was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 31, 2030. Councilor Crabb made a motion for confirmation, seconded by Councilor Barnes and carried by the ten members.

**F. LAND BANK AUTHORITY:** Deidre Tilley was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 31, 2030. Councilor Crabb made a motion for confirmation, seconded by Councilor Barnes and carried by the ten members.

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

**A. AIRPORT COMMISSION:**

A nominee for the seat of Francis B. Schley *(Eligible)* with a term that expires on December 31, 2026, on the Airport Commission *(Council's Appointment)*. There were none.

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

A nominee for a vacant seat *(Uptown Business Association)* for a term expiring on January 31, 2029, on the Historic & Architectural Review Board *(Confirmed by Council).* There were none.

**C. UPTOWN FAÇADE BOARD:**

A nominee for the seat of Rachel Kelly *(Uptown Business Improvement District)* for a term expiring on October 31, 2026, on the Uptown Facade Board *(Confirmed by Council).* There were none.

A nominee for a vacant seat *(Uptown Columbus)* for a term expiring on October 31, 2026, on the Uptown Facade Board *(Confirmed by Council).* There were none.

A nominee for a vacant seat *(Uptown Business Improvement District)* for a term expiring on October 31, 2026, on the Uptown Facade Board *(Confirmed by Council).* There were none.

A nominee for a vacant seat *(Uptown Business Improvement District)* for a term expiring on October 31, 2027, on the Uptown Facade Board *(Confirmed by Council).* There were none.

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

**A. PUBLIC SAFETY ADVISORY COMMISSION:**

A nominee for the vacant seat of District 3 Representative for a term that expires on October 31, 2028, on the Public Safety Advisory Commission *(District 3 – Huff).* There were none.

A nominee for the vacant seat of District 4 Representative for a term that expires on October 31, 2026, on the Public Safety Advisory Commission *(District 4 – Tucker).* Councilor Tucker nominated Kenneth Davis to fill the vacant seat on the Public Safety Advisory Commission. Councilor Tucker made a motion for confirmation, seconded by Councilor Crabb and carried by the ten members.

A nominee for the seat of Sarah E. Maglione *(Eligible)* for a term that expires on October 31, 2026, on the Public Safety Advisory Commission *(District 10 – Chambers).* There were none.

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

### A. ANIMAL CONTROL ADVISORY BOARD:

A nominee for a vacant seat for a term that expires on April 11, 2028, on the Animal Control Advisory Board (*Council's Appointment).* There were none.

### B. BOARD OF HEALTH:

A nominee for the seat of Dr. Jibike "Joy" Adegbile *(Eligible)* with the term that expired on December 31, 2026, on the Board of Health *(Council's Appointment).* There were none.

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

### C. BOARD OF HONOR:

A nominee for the seat of Wayne Anthony *(Eligible)* with the term that expired on October 31, 2026, on the Board of Honor *(Council's Appointment).* Councilor Crabb renominated Wayne Anthony to serve another term on the Board of Honor.

A nominee for the seat of John Wells *(Eligible)* with the term that expired on October 31, 2026, on the Board of Honor *(Council's Appointment).* Councilor Crabb renominated John Wells to serve another term on the Board of Honor.

### D. BOARD OF TAX ASSESSORS:

A nominee for the seat of Lanitra Sandifer Hicks *(Eligible)* with the term that expired on December 31, 2026, on the Board of Tax Assessors *(Council's Appointment).* Councilor Crabb nominated Vicki Hardage to succeed Lanitra Sadifer Hicks on the Board of Tax Assessors.

### E. BOARD OF WATER COMMISSIONERS:

A nominee for the seat of Nicholas Smith *(Eligible)* with the term that expired on December 31, 2026, on the Board of Water Commissioners *(Council's Appointment).* Councilor Crabb renominated Nicholas Smith to serve another term on the Board of Water Commissioners.

**F. BUILDING AUTHORITY OF COLUMBUS:**

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

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

A nominee for a vacant seat for a term that expired on March 1, 2026, on the Commission on International Relations and Cultural Liaison Encounters (*Council's Appointment)***.** There were none.

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

A nominee for the seat of Sandra Gill *(Does not desire reappointment)* for a term that expired on June 30, 2026, on the New Horizons Behavioral Health – Mental Health, Addictive Diseases and Developmental Disabilities – Community Service Board *(Council's Appointment).* There were none.

A nominee for the seat of Nancy Schroeder *(Does not desire reappointment)* for a term that expired on June 30, 2026, on the New Horizons Behavioral Health – Mental Health, Addictive Diseases and Developmental Disabilities – Community Service Board *(Council's Appointment).* There were none.

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

**I. PERSONNEL REVIEW BOARD:**

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

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

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

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

**J. RECREATION ADVISORY BOARD:**

A nominee for a vacant seat for a term that expires on December 31, 2026, on the Recreation Advisory Board (*Council's Appointment)***.** There were none.

**K. REGION SIX REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH & DEVELOPMENTAL DISABILITIES:**

A nominee for the seat of Dr. Janet C. Bussey *(Does not desire reappointment)* for a term that expires on June 30, 2026, on the Region Six Regional Advisory Council for Department of Behavioral Health & Development Disabilities *(Council's Appointment).* There were none.

**L. TREE BOARD:**

A nominee for a vacant seat *(At-Large)* for a term that expires on July 1, 2028, on the Tree Board (*Council's Appointment)***.** Clerk of Council McLemore announced that Councilor Tucker is nominating Nargarina Burkley to fill the at-large vacant seat on the Tree Board.

A nominee for a vacant seat *(Residential Development)* for a term that expires on December 31, 2026, on the Tree Board (*Council's Appointment)***.** There were none.

A nominee for a vacant seat *(Commercial or Industrial Development)* for a term that expires on December 31, 2026, on the Tree Board (*Council's Appointment)***.** There were none.

A nominee for a vacant seat *(Public Utility Representative)* for a term that expires on July 1, 2028, on the Tree Board (*Council's Appointment)***.** There were none.

# PUBLIC AGENDA (continued)

2. Mr. Carey Hall, Re: Alcohol License.

4. Dr. Marvin Broadwater, Sr., Re: Pickleball, A.J. McClung, and Youth Programs.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Mayor Pro Tem Allen to adjourn the October 27, 2026, Regular Council Meeting, seconded by Councilor Garrett and carried unanimously by the ten members, with the time being 9:25 p.m.

_____

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

**File Attachments for Item:**

**1. 1st Reading:** REZN 09-26-1749: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8500 Fulton Road** (parcel # 145-002-001) from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)

**ORDINANCE**

**NO. _____**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8500 Fulton Road** (parcel # 145-002-001) from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District.

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

**SECTION 1.**

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Residential Estate – 10 (RE10) Zoning District to Residential Estate – 1(RE1) Zoning District.

> "All that tract or parcel of land, situate, lying and being in Land Lots 286, 287 and 258 in the 7th District of Columbus, Muscogee County, Georgia and being designated as TRACT 200, 205.04 Acres as shown on a plat of survey entitled "Replat of Part of Land Lots 258, 259, 286 & 287, I7th District, Columbus, Muscogee County, Georgia", by Moon Meeks Mason & Vinson, Inc., dated March 5, 2012 and recorded in Plat Book 163, Page 259, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, said plat being incorporated herein and made a part hereof by reference."

_____

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____
**Lindsey G Mclemore**
Clerk of Council

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

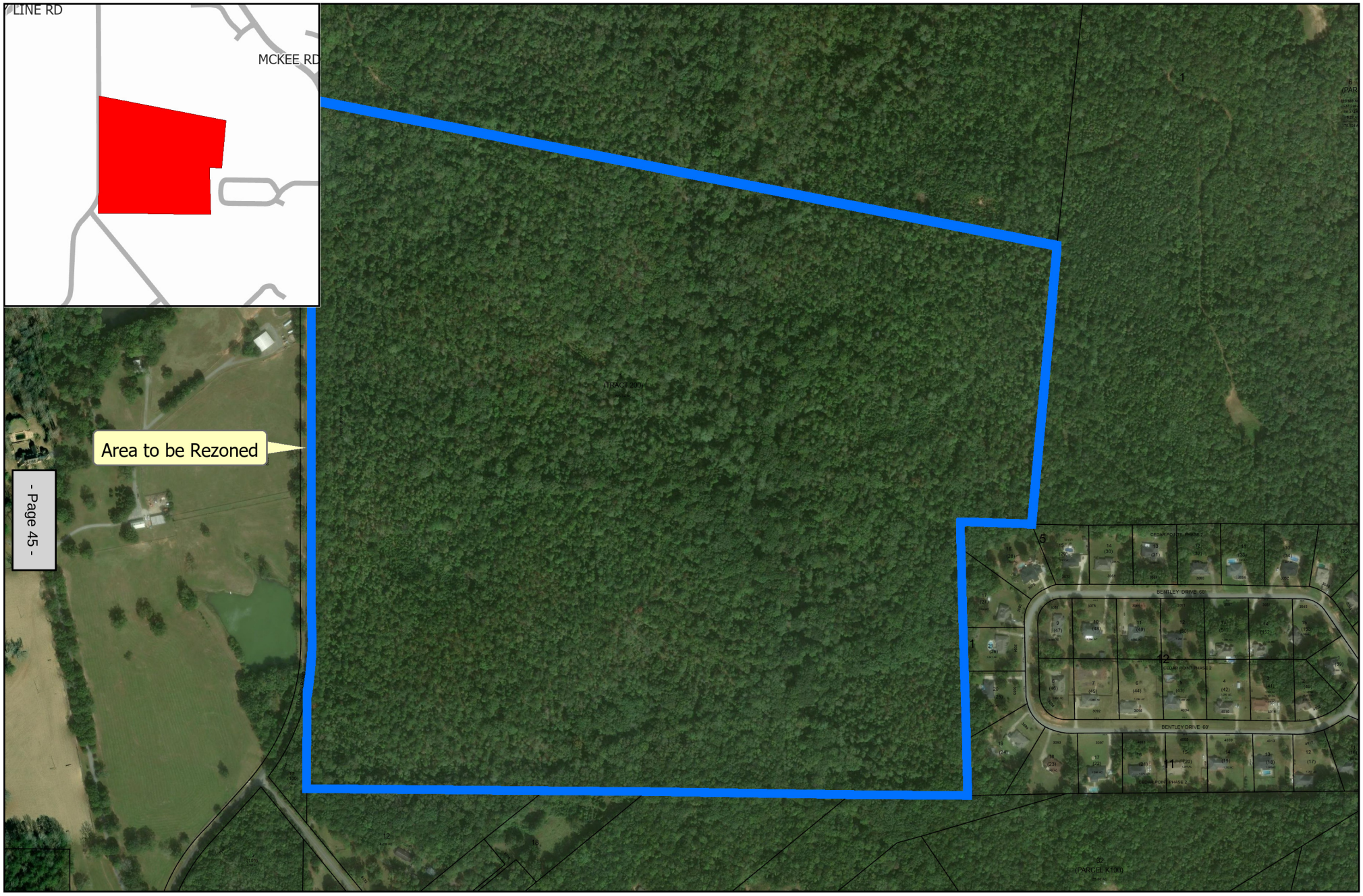
Columbus, GA
CONSOLIDATED GOVERNMENT
*What progress has preserved.*
PLANNING DEPARTMENT

# COUNCIL
# STAFF REPORT
## REZN-09-26-1749

| | |
|---|---|
| **Applicant:** | Mark D Strozier |
| **Owner:** | Hardaway Properties LP |
| **Location:** | 8500 Fulton Road |
| **Parcel:** | 145-002-001 |
| **Acreage:** | 68.10 Acres |
| **Current Zoning Classification:** | Residential Estates 10 |
| **Proposed Zoning Classification:** | Residential Estates 1 |
| **Current Use of Property:** | Vacant |
| **Proposed Use of Property:** | Single Family Residential Subdivision |
| **Council District:** | District 6 |
| **PAC Recommendation:** | **Approval** based on the Staff Report and compatibility with existing land uses. |
| **Planning Department Recommendation:** | **Approval** based on compatibility with existing land uses. |
| **General Land Use:** | Consistent<br>Planning Area B |
| **Current Land Use Designation:** | Vacant/Undeveloped |
| **Future Land Use Designation:** | Rural Residential |
| **Compatible with Existing Land-Uses:** | Yes |
| **Environmental Impacts:** | The property does not lie within the floodway and floodplain area. The developer will need an |

| | | |
|---|---|---|
| | | approved drainage plan prior to issuance of a Site Development permit, if a permit is required. |
| **City Services:** | | Property is served by public water and private sewer. |
| **Traffic Engineering:** | | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage. |
| **Engineering Comments:** | | Proposed access points may change during the permit process due to sight distance profiles and proximity to existing streets.<br><br>Lots 66 and 67 will need to be reconfigured to have access from internal streets. Residential lots in a subdivision are not permitted access from a collector or arterial street. |
| **School Impact:** | | N/A |
| **Buffer Requirement:** | | N/A |
| **Fort Moore's Recommendation:** | | N/A |
| **DRI Recommendation:** | | N/A |
| **Surrounding Zoning:** | **North** | Residential Estates 1 |
| | **South** | Residential Estates 1 |
| | **East** | Residential Estates 1 |
| | **West** | Residential Estates 1 |
| **Attitude of Property Owners:** | | **Eighteen** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning. |
| | **Approval** | **0** Responses |
| | **Opposition** | **0** Responses |
| **Additional Information:** | | 92 lot single family subdivision, approximately 200 acres total. Access from County Line Road. |
| **Attachments:** | | Aerial Land Use Map<br>Location Map<br>Zoning Map<br>Existing Land Use Map |

Future Land Use Map
Concept Plan




# REZN 09-26-1749: Aerial Map
# CCG Planning Department

COLUMBUS PLANNING

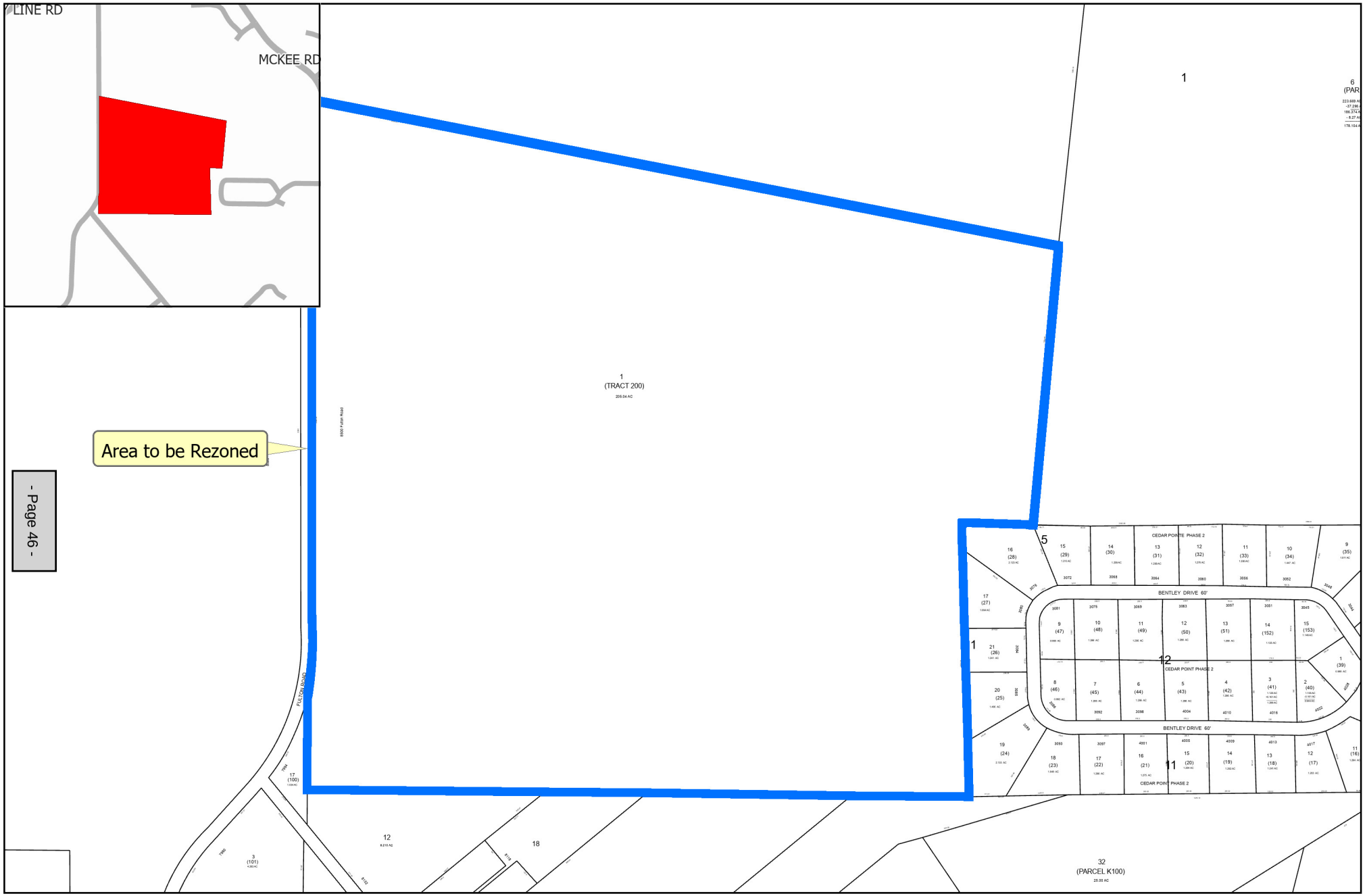
0 150 300 600 900 1200 1500 1800 Feet

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

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

Item #1.

Prepared by Rex Wilkinson 9/15/2026






# REZN 09-26-1749: Location Map
## CCG Planning Department

COLUMBUS PLANNING

0 150 300 600 900 1200 1500 1800 Feet

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Item #1.

Prepared by Rex Wilkinson 9/15/2026




# REZN 09-26-1749: Zoning Map
# CCG Planning Department

COLUMBUS PLANNING

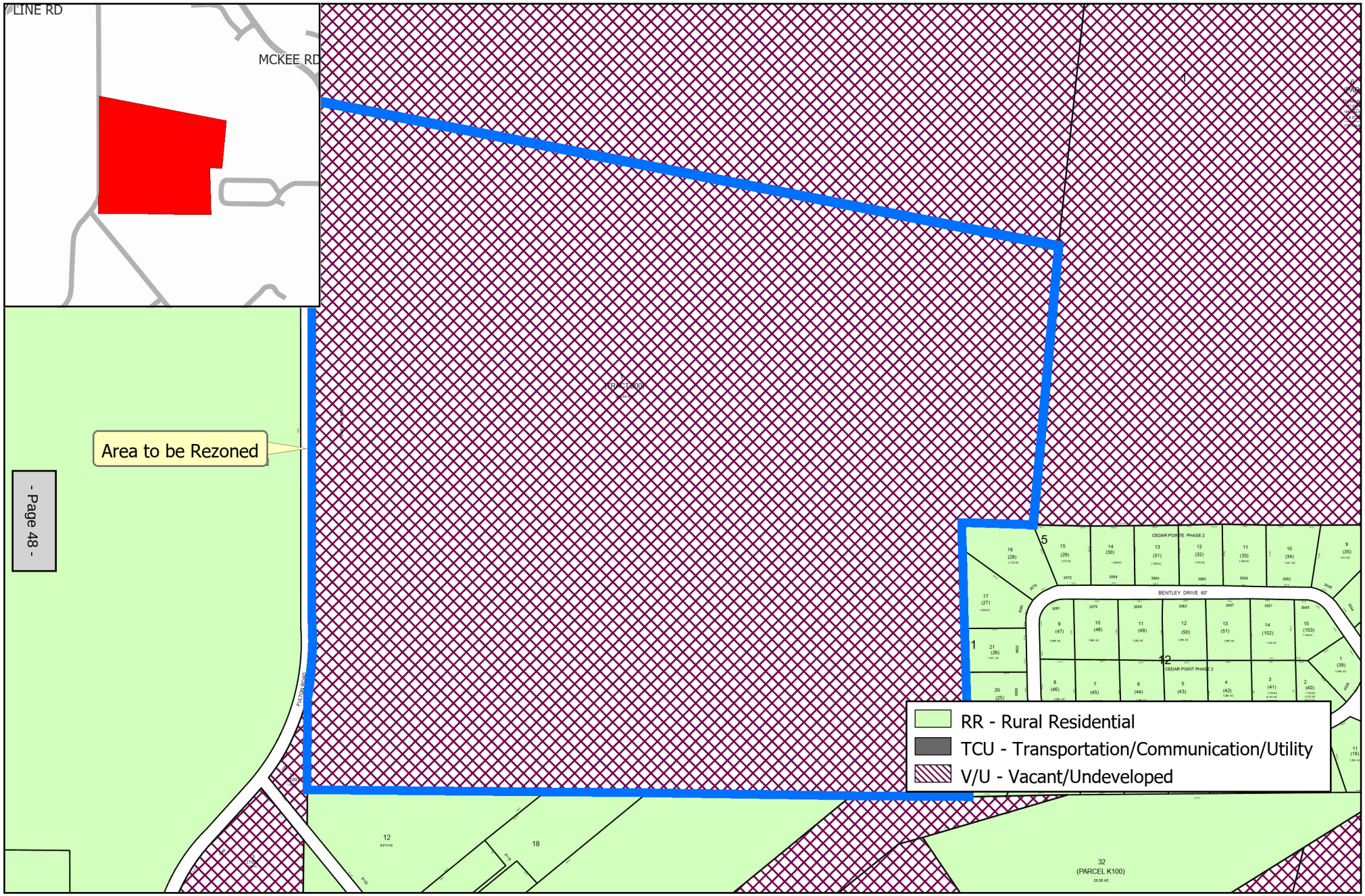
0 150 300 600 900 1200 1500 1800 Feet

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Item #1.

Prepared by Rex Wilkinson 9/15/2026




# REZN 09-26-1749: Existing Land Use Map
# CCG Planning Department

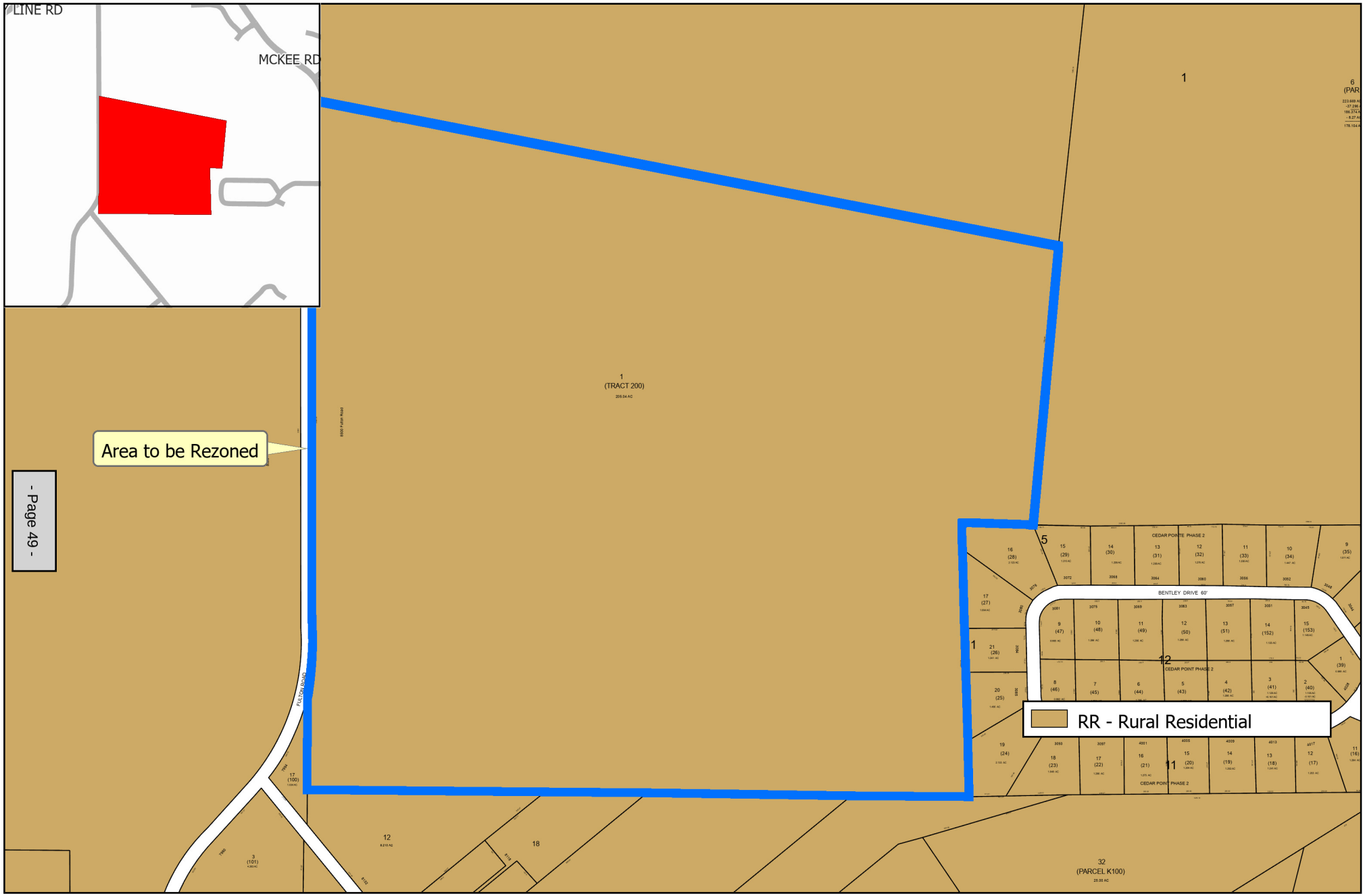
0 150 300 600 900 1200 1500 1800 Feet

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

Item #1.

Prepared by Rex Wilkinson 9/15/2026




# REZN 09-26-1749: Future Land Use Map
# CCG Planning Department

COLUMBUS PLANNING

0 150 300 600 900 1200 1500 1800 Feet

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

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

Item #1.

Prepared by Rex Wilkinson 9/15/2026

GEORGIA811
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Know what's **below.**
**Call** before you dig.

N E S W

200 100 0 200 400
SCALE: 1" = 200' FEET

FLOOD AREA NOTE: THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BE F.E.M.A. FLOOD INSURANCE RATE MAPS:
(FIRM) # 1351580018F, WITH EFFECTIVE DATE OF 9/5/2007;
(FIRM) # 1351580017F, WITH EFFECTIVE DATE OF 9/5/2007;
(FIRM) # 13145C0330C, WITH EFFECTIVE DATE OF 7/3/2012

CAUTION !!!
CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.

| STREET DATA | |
|---|---|
| TOTAL # OF CULDESACS: | 3 |
| STREET LENGTHS (FT): | |
| - STREET A: | 5,253 |
| - STREET B: | 349 |
| - STREET C: | 2,540 |
| - STREET D: | 2,297 |
| TOTAL: | 10,439 LF |

| SITE AREA | |
|---|---|
| - PARCEL # 144 001 001 LAND AREA: | ±205.04 AC |
| - PARCEL # 145 002 001 LAND AREA: | ±205.04 AC |
| TOTAL LAND AREA: | ±410 AC |
| TOTAL # OF PROPOSED LOTS: | 92 |
| MINIMUM LOT AREA:: | 43,560 SF (1 ACRE) |
| MINIMUM LOT WIDTH: | 125 FT |
| MINIMUM LOT WIDTH AT CUL-DE-SAC (50' RADIUS): | 45 FT |
| JURISDICTION: | CITY OF COLUMBUS, GA |
| CURRENT ZONING PARCEL # 144 001 001: | RE1 |
| CURRENT ZONING PARCEL # 145 002 001: | RE10 |
| PROPOSED ZONING PARCEL # 145 002 001: | RE1 |
| SETBACK - FRONT (LOCAL STREET): | 50 FT |
| SETBACK - REAR: | 40 FT |
| SETBACK - SIDE YARD AT STREET:: | 50 FT |
| SETBACK - SIDE: | 20 FT |
| **SEWER SYSTEM** | |
| SEPTIC SYSTEM LOTS: ALL LOTS | |




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GEORGIA REGISTERED PROFESSIONAL ENGINEER
BRANDON A. BOLT
PRELIMINARY - NOT FOR CONSTRUCTION

CONCEPTUAL LAYOUT PLAN
COUNTY LINE & FULTON ROAD

PT OF LAND LOTS 258, 259, 286, 287, 17th LAND DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

| SYMBOL | DESCRIPTION | DATE |
|---|---|---|
| | | |

JOB NO.: 22 264
INITIAL DATE: 09.19.2025
SCALE: 1" = 200'
GSWCC #53174

SHEET #
CS-100

| Parcel Area Table | | |
|---|---|---|
| PARCEL NO. | SQUARE FEET | ACRES |
| 0 | 17419251.79 | 399.89 |
| 1 | 51640.09 | 1.19 |
| 2 | 42836.40 | 0.98 |
| 3 | 79763.51 | 1.83 |
| 4 | 64656.09 | 1.48 |
| 5 | 127117.35 | 2.92 |
| 6 | 133215.75 | 3.06 |
| 7 | 131579.25 | 3.02 |
| 8 | 152782.40 | 3.51 |
| 9 | 152523.88 | 3.50 |
| 10 | 155966.03 | 3.58 |
| 11 | 44282.81 | 1.02 |
| 12 | 63127.51 | 1.45 |
| 13 | 45717.41 | 1.05 |
| 14 | 43700.00 | 1.00 |
| 15 | 43700.00 | 1.00 |
| 16 | 43700.00 | 1.00 |
| 17 | 43700.00 | 1.00 |
| 18 | 43700.00 | 1.00 |
| 19 | 109855.21 | 2.52 |
| 20 | 107661.94 | 2.47 |
| 21 | 55320.64 | 1.27 |
| 22 | 76957.21 | 1.77 |
| 23 | 188898.13 | 4.34 |
| 24 | 241402.01 | 5.54 |
| 28 | 69037.26 | 1.58 |
| 29 | 55560.10 | 1.28 |
| 30 | 43800.00 | 1.01 |
| 31 | 43800.00 | 1.01 |
| 32 | 43800.00 | 1.01 |
| 33 | 43800.00 | 1.01 |
| 34 | 43800.00 | 1.01 |
| 35 | 43800.00 | 1.01 |
| 36 | 43800.00 | 1.01 |
| 37 | 53985.82 | 1.24 |
| 38 | 48693.61 | 1.12 |
| 39 | 48693.61 | 1.12 |
| 40 | 48693.61 | 1.12 |
| 41 | 48693.61 | 1.12 |
| 42 | 48693.61 | 1.12 |
| 43 | 51719.79 | 1.19 |
| 44 | 43800.00 | 1.01 |
| 45 | 53427.15 | 1.23 |
| 46 | 49092.18 | 1.13 |
| 47 | 63890.94 | 1.47 |
| 48 | 55706.54 | 1.28 |
| 49 | 87536.25 | 2.01 |
| 50 | 62847.54 | 1.44 |
| 51 | 55097.24 | 1.26 |
| 52 | 62824.37 | 1.44 |

| Parcel Area Table | | |
|---|---|---|
| PARCEL NO. | SQUARE FEET | ACRES |
| 53 | 125022.54 | 2.87 |
| 54 | 120001.38 | 2.75 |
| 55 | 91546.86 | 2.10 |
| 56 | 162171.59 | 3.72 |
| 57 | 85551.12 | 1.96 |
| 58 | 52668.47 | 1.21 |
| 59 | 52948.71 | 1.22 |
| 60 | 57427.09 | 1.32 |
| 61 | 104096.38 | 2.39 |
| 62 | 134846.30 | 3.10 |
| 63 | 176889.50 | 4.06 |
| 64 | 78497.88 | 1.80 |
| 65 | 76647.13 | 1.76 |
| 66 | 218223.40 | 5.01 |
| 67 | 90436.39 | 2.08 |
| 68 | 93171.13 | 2.14 |
| 69 | 87962.99 | 2.02 |
| 70 | 62459.42 | 1.43 |
| 71 | 68640.58 | 1.58 |
| 72 | 57878.11 | 1.33 |
| 73 | 57752.47 | 1.33 |
| 74 | 92947.48 | 2.13 |
| 75 | 63349.16 | 1.45 |
| 76 | 49079.65 | 1.13 |
| 77 | 43700.00 | 1.00 |
| 78 | 49891.29 | 1.15 |
| 79 | 48625.84 | 1.12 |
| 80 | 46602.88 | 1.07 |
| 81 | 69230.35 | 1.59 |
| 82 | 207562.47 | 4.76 |
| 83 | 92129.02 | 2.11 |
| 84 | 71432.74 | 1.64 |
| 85 | 50373.33 | 1.16 |
| 86 | 70233.73 | 1.61 |
| 87 | 76649.80 | 1.76 |
| 88 | 80180.51 | 1.84 |
| 89 | 81968.33 | 1.88 |
| 90 | 152263.43 | 3.50 |
| 91 | 59922.65 | 1.38 |
| 92 | 87400.00 | 2.01 |
| 501 | 155342.99 | 3.57 |
| 502 | 1644789.10 | 37.76 |
| 1001 | 8333044.56 | 191.30 |

NOTE:
SERIES 500 LOTS ARE OPEN SPACE AND NOT BUILDABLE;
LOT 1001 LOT TO REMAIN IN HARDAWAY FAMILY



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GEORGIA REGISTERED PROFESSIONAL ENGINEER BRANDON A. BOLT

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

CONCEPTUAL LAYOUT TABLE
COUNTY LINE & FULTON ROAD

PT OF LAND LOTS 258, 259, 286, 287, 17th LAND DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

| SYMBOL | DESCRIPTION | DATE |
|---|---|---|
| | | |

JOB NO.: 22 264
INITIAL DATE: 09.19.2025
SCALE: N/A
GSWCC #53174

SHEET #
CS-101

**File Attachments for Item:**

**2. 1st Reading:** REZN 09-26-1787: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2409 S Lumpkin Road** (parcel #059-056-014 ) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.)(Councilor Cogle)

**ORDINANCE**

**NO. _____**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2409 S Lumpkin Road** (parcel #059-056-014) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District.

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

**SECTION 1.**

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District.

"All that lot, tract or parcel of land lying and being in Columbus, Muscogee County, Georgia and being Part of Land Lot 30 of the 7th District and being known and designated as part of that tract of land that is designated as "Commercial", upon a map of Carter Acres, Subdivision, recorded in Plat Book 7, Page 284A, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia said tract being immediately adjacent to and East of Block "C", of said Carter Acres and being more particularly described as follows:
Beginning at an iron pin situated at the Northwest corner of Meade Street and Lumpkin Road and from said point of beginning running South 87 degrees 00 minutes West along the North line of Meade Street, a distance of 165.50 feet to an iron; thence North 03 degrees 00 minutes West along the East line of Lots 1 and 27, Block "C", Carter Acres, 300 feet to an iron on the South side of Wise Street,; thence North 87 degrees 00 minutes East along the South line of Wise Street, a distance of 15.0 feet to an iron; thence South 03 degrees 00 minutes East, a distance of 125.0 feet to an iron, thence North 87 degrees 00 minutes East, a distance of 180.71 feet to a nail in the pavement on the West side of Lumpkin Road; thence Southerly along the West side of Lumpkin Road, a distance of 177.52 feet to the point of beginning.

Said property is further shown on that certain Plat by Moon, Meeks and Associates, dated February 12, 1969, and recorded in Plat Book 45, Page 5 in the above Clerk's office. The property conveyed is all of the original Commercial area at the East end of Block "C", Carter Acres, less and except that part previously conveyed to Thomas M. Flournoy, III and Gene Watson by deed recorded in Deed Book 1103, Page 27, in the above Clerk's office.
This property is conveyed subject also to all valid and enforceable restrictive covenants, easements and zoning ordinances of record applicable."

---

Introduced at a regular meeting of the Council of Columbus, Georgia held on the

10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026; and adopted at said meeting by the affirmative vote of ____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____
**Lindsey G Mclemore**
Clerk of Council

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

Columbus, GA
CONSOLIDATED GOVERNMENT
*What progress has preserved.*
PLANNING DEPARTMENT

# COUNCIL
# STAFF REPORT
## REZN-09-26-1787

| | |
|---|---|
| **Applicant:** | Adrian J Roque Vernabente |
| **Owner:** | AB Excellence LLC |
| **Location:** | 2409 S Lumpkin Road |
| **Parcel:** | 059-056-014 |
| **Acreage:** | 0.77 Acres |
| **Current Zoning Classification:** | Neighborhood Commercial |
| **Proposed Zoning Classification:** | General Commercial |
| **Current Use of Property:** | Vacant |
| **Proposed Use of Property:** | General Commercial, Auto Rental |
| **Council District:** | District 7 |
| **PAC Recommendation:** | **Approval** based on the Staff Report and compatibility with existing land uses. |
| **Planning Department Recommendation:** | **Approval** based on compatibility with existing land uses. |
| **General Land Use:** | Consistent<br>Planning Area C |
| **Current Land Use Designation:** | General Commercial |
| **Future Land Use Designation:** | Neighborhood Commercial |
| **Compatible with Existing Land-Uses:** | Yes |
| **Environmental Impacts:** | The property does not lie within the floodway and floodplain area. The developer will need an |

| | | |
|---|---|---|
| | | approved drainage plan prior to issuance of a Site Development permit, if a permit is required. |
| **City Services:** | | Property is served by all city services. |
| **Traffic Engineering:** | | This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.<br><br>The owner will be required to eliminate the driveway access from Meade Street and use S Lumpkin Road only for access. |
| **School Impact:** | | N/A |
| **Buffer Requirement:** | | The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. |
| **Fort Moore's Recommendation:** | | N/A |
| **DRI Recommendation:** | | N/A |
| **Surrounding Zoning:** | **North** | General Commercial |
| | **South** | Single Family Residential 3 |
| | **East** | Neighborhood Commercial |
| | **West** | Single Family Residential 3 |
| **Attitude of Property Owners:** | | **Thirty-nine** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning. |
| | **Approval** | **0** Responses |
| | **Opposition** | **0** Responses |
| **Additional Information:** | | Proposed use is Auto Rental business in an existing building. The property is within the Victory Drive Overlay. |
| **Attachments:** | | Aerial Land Use Map<br>Location Map<br>Zoning Map<br>Existing Land Use Map<br>Future Land Use Map |




# REZN 09-26-1787: Aerial Map
# CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

0 40 80 160 240 320 400 480 Feet

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

Item #2.




# REZN 09-26-1787: Location Map
# CCG Planning Department

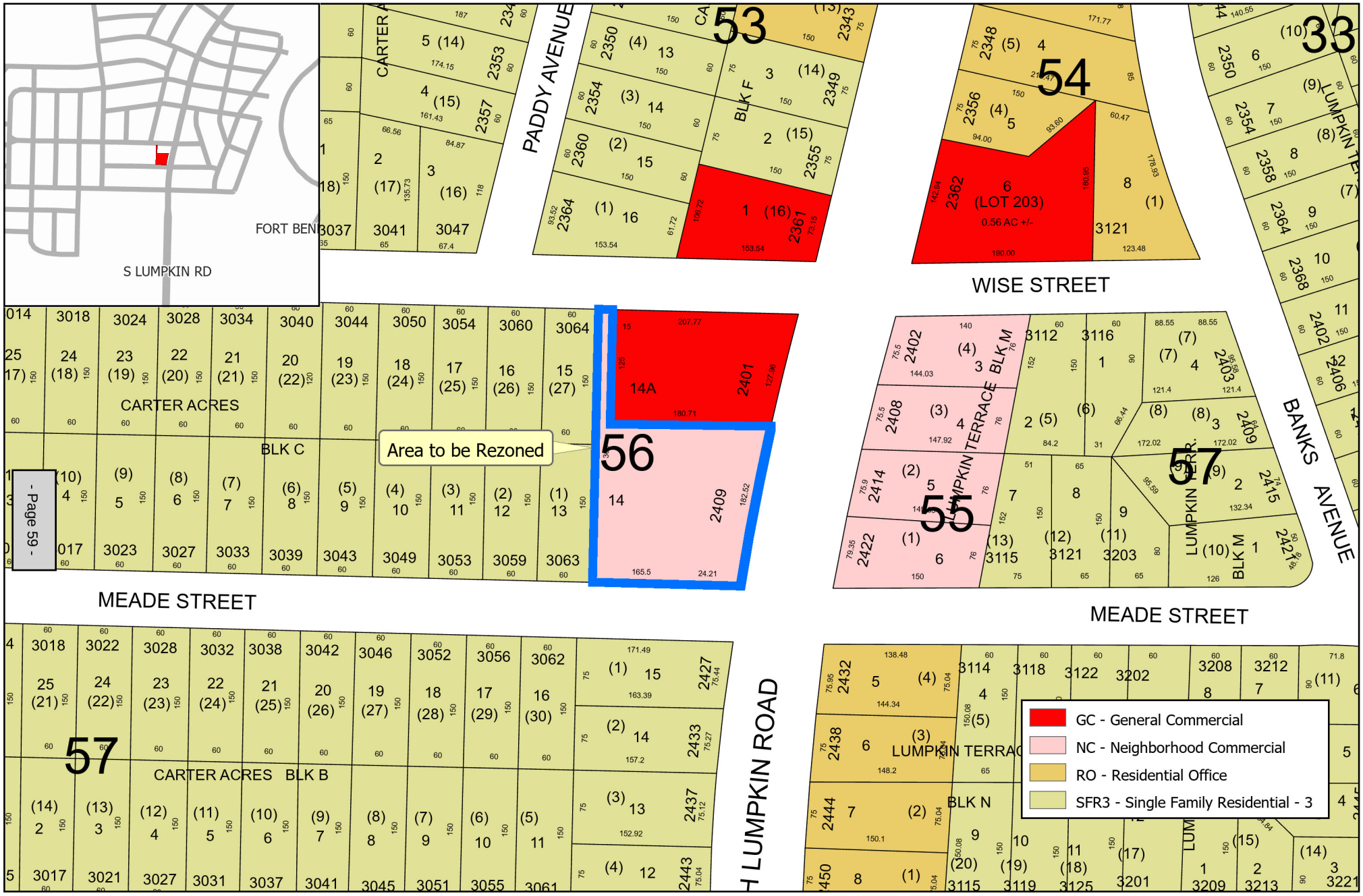
Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

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Item #2.




# REZN 09-26-1787: Zoning Map
# CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

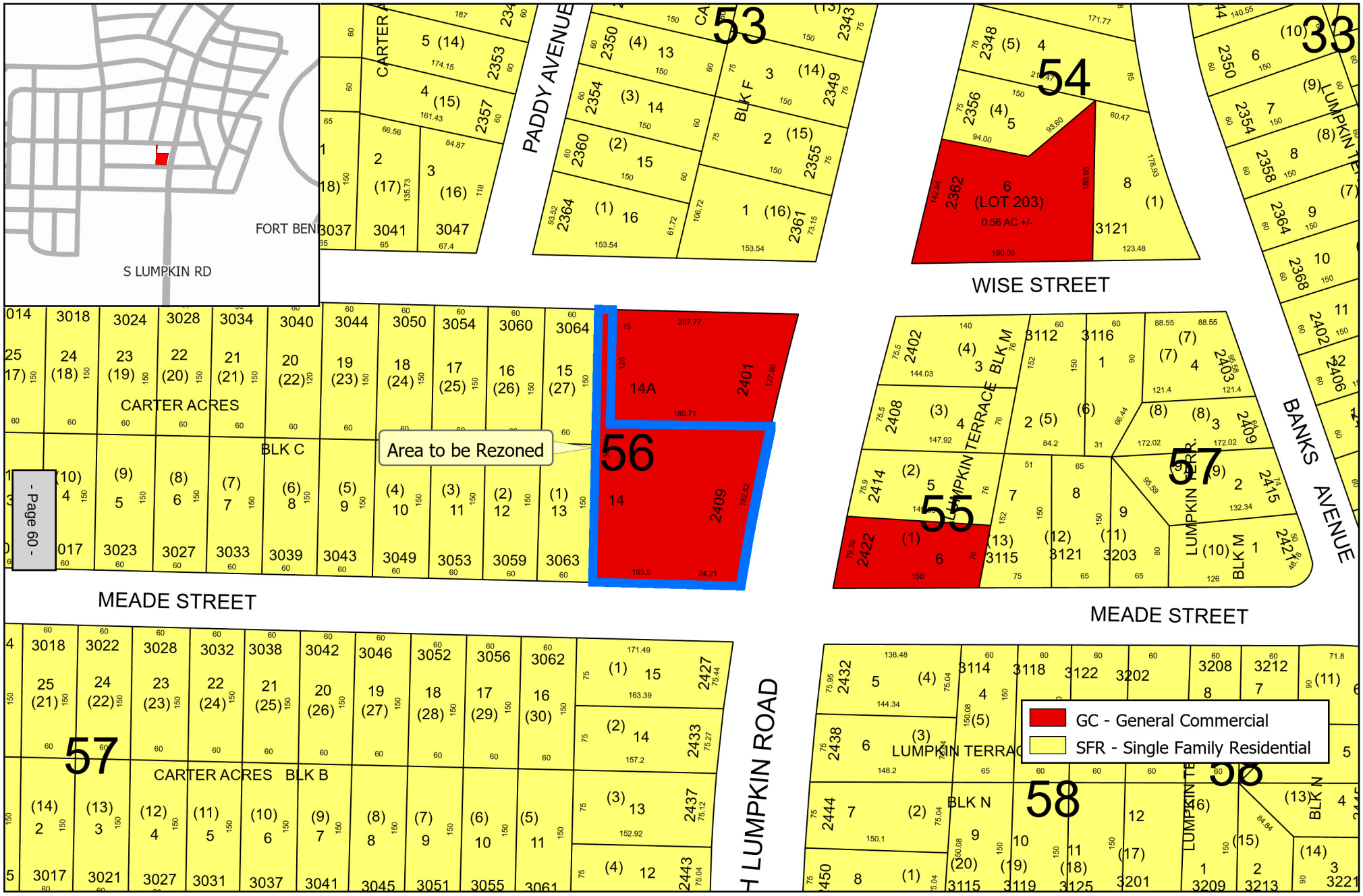
COLUMBUS PLANNING

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Item #2.




# REZN 09-26-1787: Existing Land Use Map
# CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

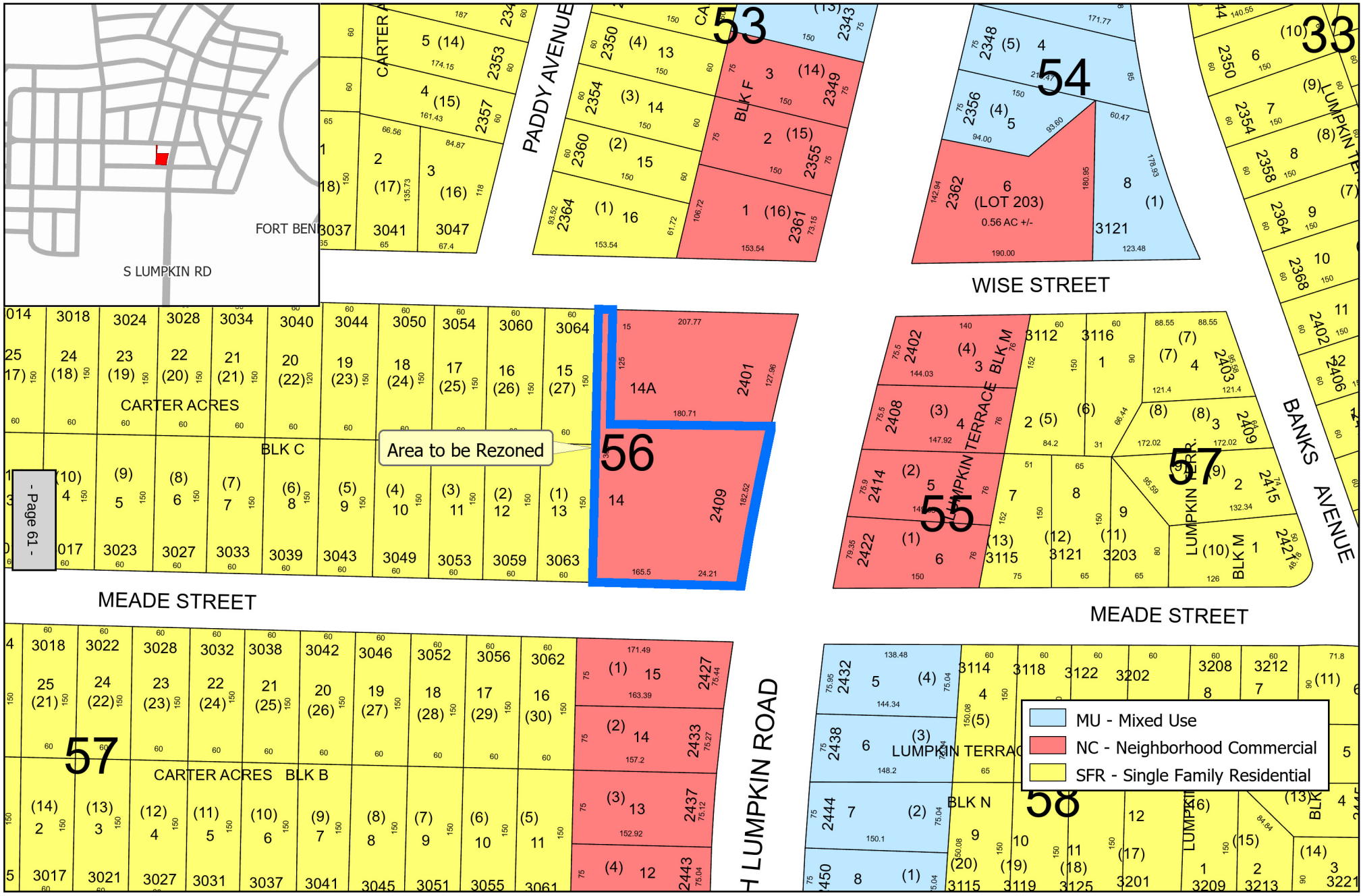
COLUMBUS PLANNING

0 40 80 160 240 320 400 480 Feet

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Item #2.




# REZN 09-26-1787: Future Land Use Map
# CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

0 40 80 160 240 320 400 480 Feet

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Item #2.

**File Attachments for Item:**

**3. 1st Reading:** REZN 09-26-1794: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2900 12th Avenue** (parcel # 029-017-006) from Neighborhood Commercial - (NC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions. (Planning Department and PAC recommend approval.) (Councilor Cogle)

**ORDINANCE**

**NO. _____**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2900 12th Avenue** (parcel # 029-017-006) from Neighborhood Commercial - (NC) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions.

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

**SECTION 1.**

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

> "All that lot, tract and parcel of land situate, lying and being in the State of Georgia, County of Muscogee and City of Columbus, and being known and designated as ALL OF LOT NUMBERED ONE (1), in BLOCK LETTERED "B", of what is known as CITYVIEW, and being more particularly described within the following metes and bounds, to-wit
> Beginning at the Northeastern comer of the intersection of 12th Avenue and 29th Street, said beginning point being also the Southwest comer of said Lot 1, and from said beginning point running North 02 degrees, 43 minutes West, along the Eastern line of 12th Avenue, 48.52 feet to an iron stake; thence running North 87 degrees 04 minutes East along the line dividing said Lot I from Lot 2 of said Block "B", of City view Survey, 150 feet to another iron stake; thence running South 02 degrees 43 minutes "East, along the line dividing said Lot I from Lot 7 of said Block "B", of City view Survey, 49.12 feet to another iron stake located on the Northern line of 29th Street; and thence running South 87 degrees 19' minutes West along the Northern line of 29"' Street, 150 feet to the beginning iron. Said property is shown on a Plat entitled "Lot I, Block "B", Cityview, Columbus, Muscogee County, Georgia", dated April 14, 1961, made by J. Dayton Willis, Civil Engineer, and recorded in Plat Book 25, Folio 48, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia."

**SECTION 2.**

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

1. Minimum lot size of 4,000 sq ft
2. Minimum lot width of 45 feet.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026; and adopted at said meeting by the affirmative vote of ____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Davis | voting _____ |

Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

_____ _____

**Lindsey G Mclemore**
Clerk of Council

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

CONSOLIDATED GOVERNMENT
*What progress has preserved.*
PLANNING DEPARTMENT

# COUNCIL
# STAFF REPORT
## REZN-09-26-1794

| | |
|---|---|
| **Applicant:** | Gomer Eliseo Lopez Garcia |
| **Owner:** | Gomer Eliseo Lopez Garcia |
| **Location:** | 2900 12th Avenue |
| **Parcel:** | 029-017-006 |
| **Acreage:** | 0.17 Acres |
| **Current Zoning Classification:** | Neighborhood Commercial |
| **Proposed Zoning Classification:** | Residential Multifamily – 1 |
| **Proposed Conditions:** | 1. Minimum lot size of 4,000 sq ft<br>**2.** Minimum lot width of 45 feet. |
| **Current Use of Property:** | Single Family Residential |
| **Proposed Use of Property:** | Single Family Residential |
| **Council District:** | District 7 |
| **PAC Recommendation:** | **Approval** based on the Staff Report and compatibility with existing land uses. |
| **Planning Department Recommendation:** | **Approval** based on compatibility with existing land uses. |
| **General Land Use:** | Consistent<br>Planning Area D |
| **Current Land Use Designation:** | Single Family Residential |
| **Future Land Use Designation:** | Single Family Residential |

| | | |
|---|---|---|
| **Compatible with Existing Land-Uses:** | | Yes |
| **Environmental Impacts:** | | The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required. |
| **City Services:** | | Property is served by all city services. |
| **Traffic Engineering:** | | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage. |
| **School Impact:** | | N/A |
| **Buffer Requirement:** | | The site shall include a Category C buffer along all property lines bordered by the NC zoning district. |
| **Fort Moore's Recommendation:** | | N/A |
| **DRI Recommendation:** | | N/A |
| **Surrounding Zoning:** | **North** | Neighborhood Commercial |
| | **South** | General Commercial |
| | **East** | Neighborhood Commerical |
| | **West** | Neighborhood Commercial |
| **Attitude of Property Owners:** | | **Thirty-Two (32)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning. |
| | **Approval** | **0** Responses |
| | **Opposition** | **0** Responses |
| **Additional Information:** | | Existing Single Family residence |
| **Attachments:** | | Aerial Land Use Map<br>Location Map<br>Zoning Map<br>Existing Land Use Map<br>Future Land Use Map |




# REZN 09-26-1794: Aerial Map
# CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

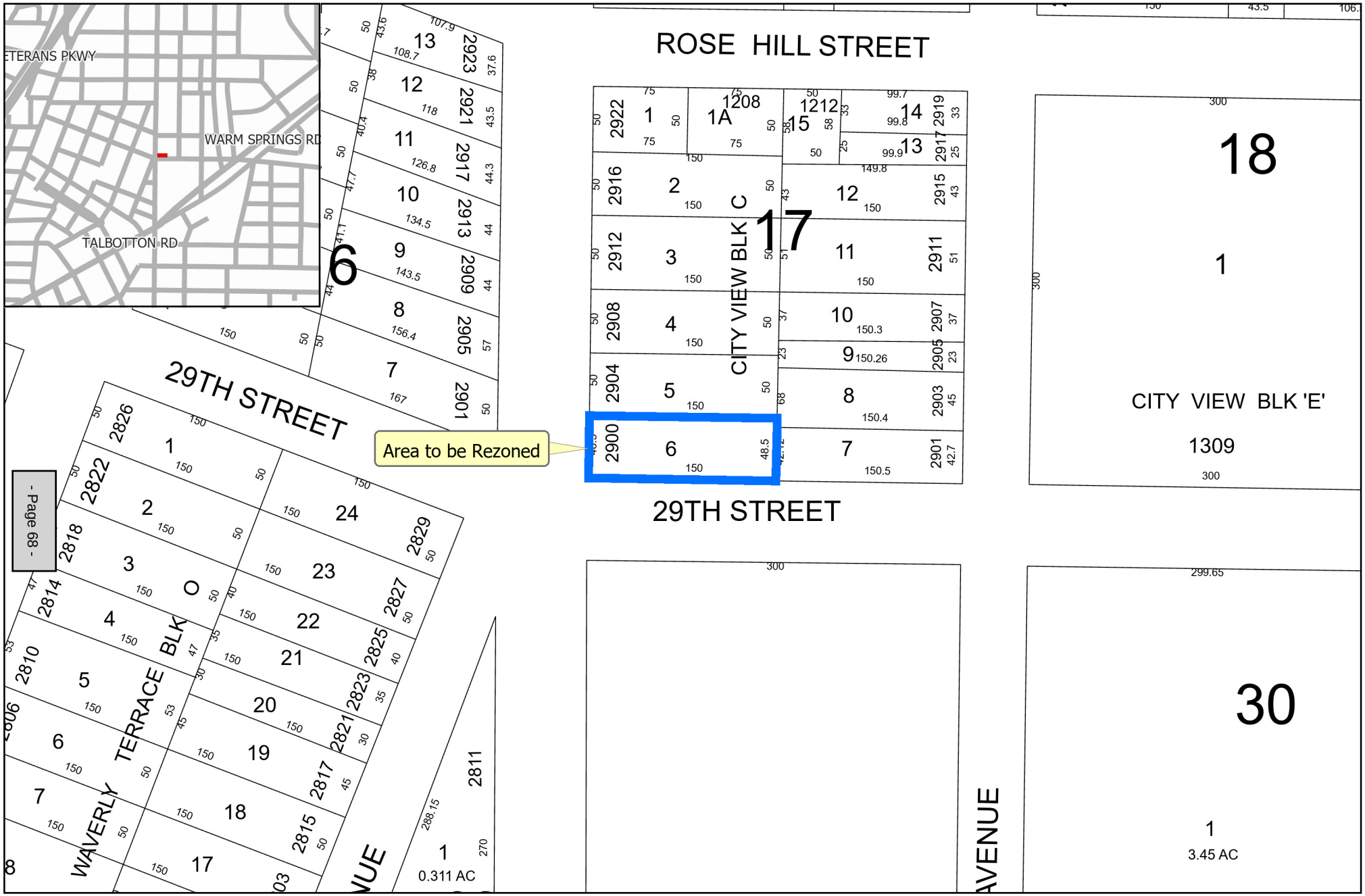
COLUMBUS PLANNING

0 30 60 120 180 240 300 360 Feet

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Item #3.




# REZN 09-26-1794: Location Map
## CCG Planning Department

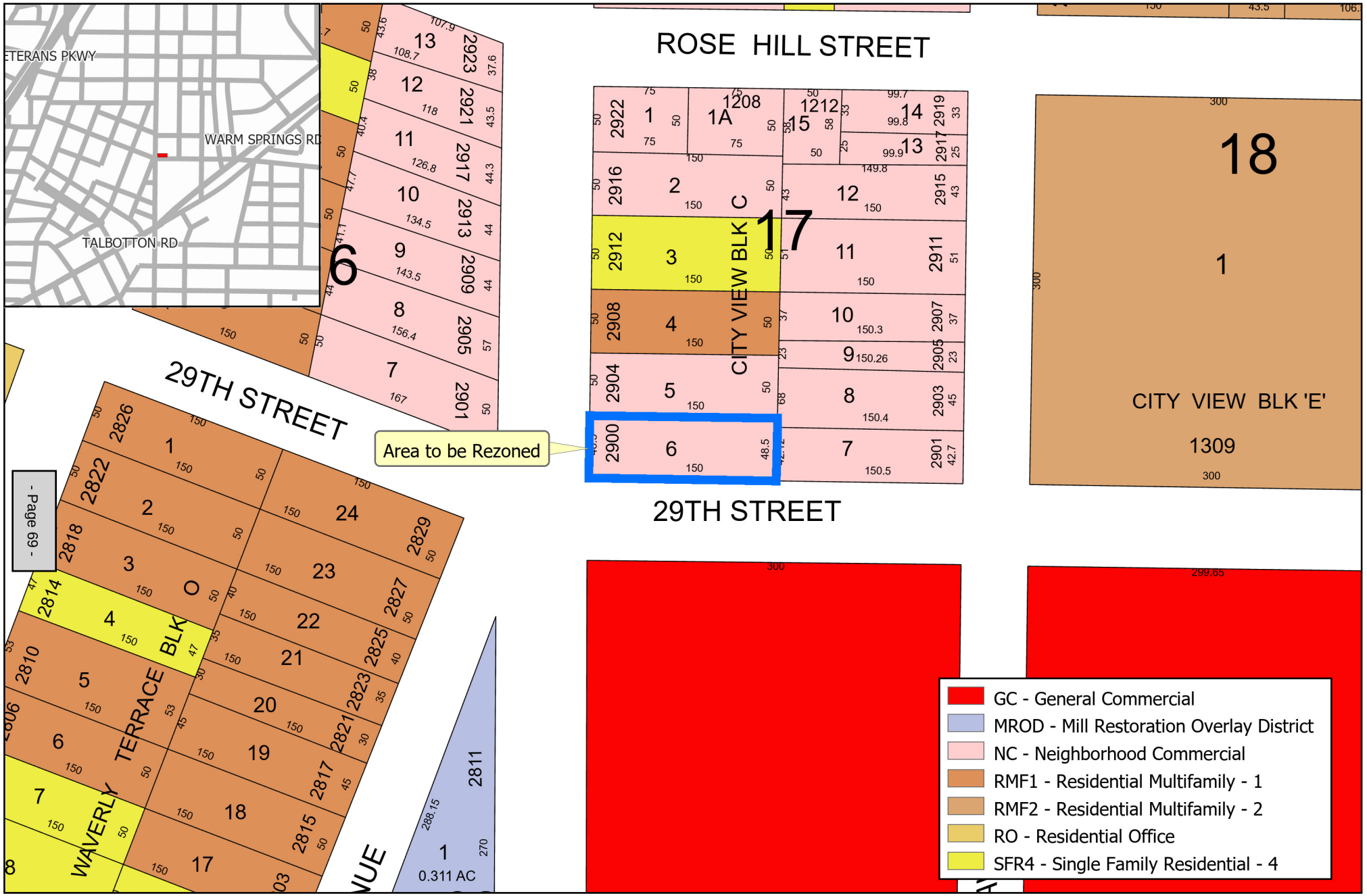
0 30 60 120 180 240 300 360 Feet

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Item #3.

Prepared by Rex Wilkinson 10/2/2026






# REZN 09-26-1794: Zoning Map
## CCG Planning Department

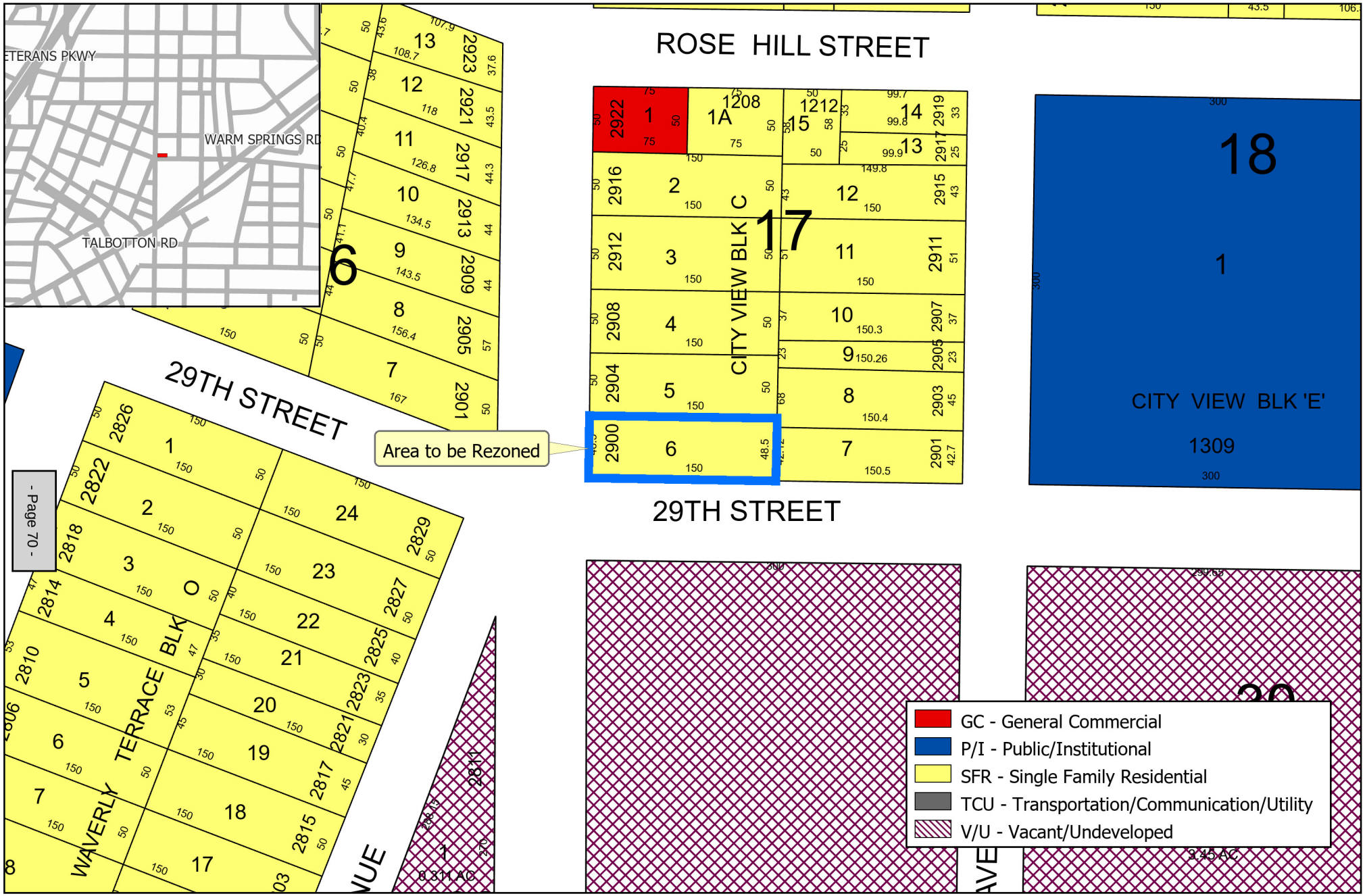
Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

0 30 60 120 180 240 300 360 Feet

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# REZN 09-26-1794: Existing Land Use Map
# CCG Planning Department

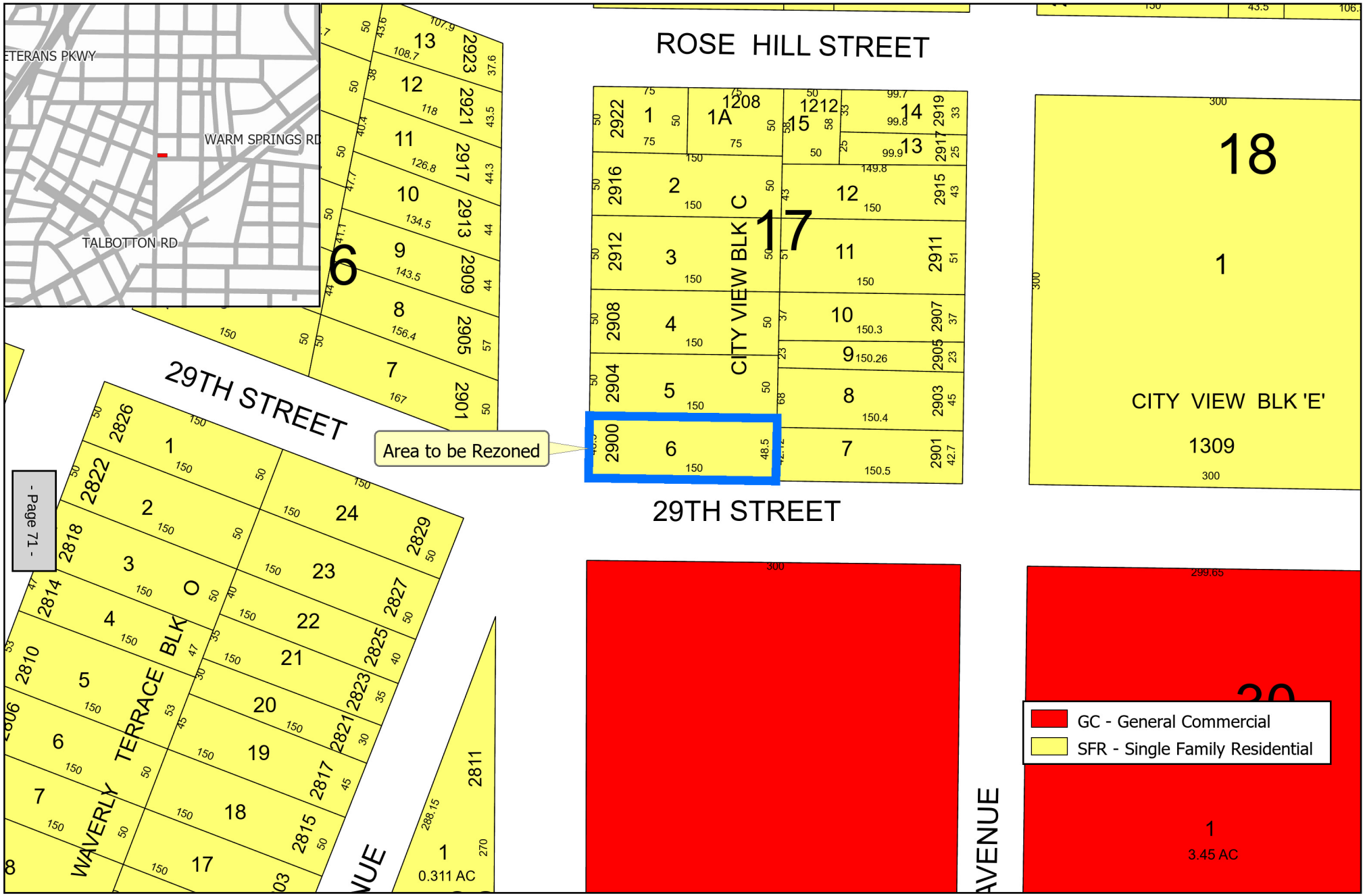
0 30 60 120 180 240 300 360 Feet

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Prepared by Rex Wilkinson 10/2/2026

Item #3.






# REZN 09-26-1794: Future Land Use Map
## CCG Planning Department

0 30 60 120 180 240 300 360 Feet

Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

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**File Attachments for Item:**

**4. 1st Reading:** REZN 09-26-1821: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district from Various Zoning Classifications to MRZD (Mill Redevelopment Zoning District) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett)

**ORDINANCE**

**NO. _____**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district from Various Zoning Classifications to MRZD (Mill Redevelopment Zoning District) Zoning District.

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

**SECTION 1.**

The following properties shall be rezoned to MRZD:

| Parcel ID | Acres | Address | |
|---|---|---|---|
| 008 003 001 | 8.83 | 70 Porter Street | MROD to MRZD |
| 014 016 002 | 6.85 | 3227 River Avenue | MROD to MRZD |
| | | | |
| 008 002 008 | 0.86 | 3600 2nd Avenue | GC to MRZD |
| 008 002 021 | 0.17 | 3601 3rd Avenue | RMF1 to MRZD |
| 008 002 007 | 0.17 | 3608 2nd Avenue | GC to MRZD |
| 008 002 005 | 0.29 | 3612 2nd Avenue | GC to MRZD |
| 008 002 024 | 0.17 | 3615 3rd Avenue | RMF1 to MRZD |
| 008 002 004 | 0.17 | 3618 2nd Avenue | GC to MRZD |
| 008 002 002 | 1.19 | 3702 2nd Avenue | GC to MRZD |
| 009 010 021 | 0.05 | 214 40th Street | RMF1 to MRZD |
| 009 010 020 | 0.03 | 218 40th Street | RMF1 to MRZD |
| 009 010 019 | 0.08 | 3923 3rd Avenue | RMF1 to MRZD |
| 008 002 018 | 0.17 | 3509 3rd Avenue | RMF1 to MRZD |
| | | | |
| 008 008 001 | 4.1 | 70 Porter Street | MROD to MRZD |
| 009 023 001 | 0.24 | 3801 1st Avenue | MROD to MRZD |
| 009 023 002 | 0.88 | 3200 2nd Avenue | LMI to MRZD |
| 008 008 010 | 11.13 | 3313 4th Avenue | LMI to MRZD |
| | | | |
| 008 001001 | 1.21 | 3802 2nd Avenue | GC to MRZD |
| 008 001003 | 0.17 | 223 38th Street | GC to MRZD |
| 008 001004 | 0.06 | 225 38th Street | GC to MRZD |
| 008 004 001 | 1.34 | 3411 2nd Avenue | LMI to MRZD |
| 008 004 002 | 0.8 | 3326 1st Avenue | LMI to MRZD |
| 008 004 003 | 0.11 | 3324 1st Avenue | LMI to MRZD |
| 008 004 004 | 0.12 | 3322 1st Avenue | LMI to MRZD |
| 008 004 005 | 0.12 | 3316 1st Avenue | LMI to MRZD |
| 008 004 006 | 0.1 | 3314 1st Avenue | LMI to MRZD |
| 008 004 007 | 0.09 | 3312 1st Avenue | LMI to MRZD |
| 008 004 008 | 0.09 | 3310 1st Avenue | LMI to MRZD |
| 008 004 009 | 0.09 | 3308 1st Avenue | LMI to MRZD |
| 008 004 010 | 0.09 | 3306 1st Avenue | LMI to MRZD |

| | | | |
|---|---|---|---|
| 008 004 011 | 0.09 | 3304 1st Avenue | LMI to MRZD |
| 008 004 012 | 0.1 | 3302 1st Avenue | LMI to MRZD |
| 008 004 013 | 0.1 | 3300 1st Avenue | LMI to MRZD |
| 008 004 014 | 0.11 | 3222 1st Avenue | LMI to MRZD |
| 008 004 015 | 0.1 | 3220 1st Avenue | LMI to MRZD |
| 008 004 016 | 0.15 | 3218 1st Avenue | LMI to MRZD |
| 008 004 018 | 0.06 | 3210 1st Avenue | LMI to MRZD |
| 008 004 019 | 0.14 | 101 32nd Street | LMI to MRZD |
| 008 004 020 | 0.27 | 105 32nd Street | LMI to MRZD |
| 008 004 021 | 0.18 | 109 32nd Street | LMI to MRZD |
| 008 004 022 | 0.28 | 3205 2nd Avenue | LMI to MRZD |
| 008 004 024 | 0.28 | 3215 2nd Avenue | LMI to MRZD |
| 008 004 025 | 0.12 | 3217 2nd Avenue | LMI to MRZD |
| 008 004 026 | 0.23 | 3221 2nd Avenue | LMI to MRZD |
| 008 004 027 | 0.17 | 3301 2nd Avenue | LMI to MRZD |
| 008 004 028 | 0.15 | 3305 2nd Avenue | LMI to MRZD |
| 008 004 029 | 0.13 | 3309 2nd Avenue | LMI to MRZD |
| 008 004 030 | 0.13 | 3311 2nd Avenue | LMI to MRZD |
| 008 004 031 | 0.09 | 3315 2nd Avenue | LMI to MRZD |
| 008 004 032 | 0.08 | 3317 2nd Avenue | LMI to MRZD |
| 008 004 033 | 0.08 | 3319 2nd Avenue | LMI to MRZD |
| 008 004 034 | 0.08 | 3321 2nd Avenue | LMI to MRZD |
| 008 004 035 | 0.16 | 3323 2nd Avenue | LMI to MRZD |
| 008 004 036 | 0.15 | 3329 2nd Avenue | LMI to MRZD |
| 008 004 037 | 0.24 | 3401 2nd Avenue | NC to MRZD |
| 008 010 006 | 0.08 | 3805 2nd Avenue | SFR4 to MRZD |
| 008 010 007 | 0.08 | 3803 2nd Avenue | SFR4 to MRZD |
| 008 010 008 | 0.06 | 3801 2nd Avenue | SFR4 to MRZD |
| 008 010 009 | 0.08 | 109 38th Street | SFR4 to MRZD |
| 008 010 010 | 0.08 | 107 38th Street | SFR4 to MRZD |
| 008 010 011 | 0.09 | 105 38th Street | SFR4 to MRZD |
| 009 010 005 | 0.17 | 3906 2nd Avenue | GC to MRZD |
| 009 010 006 | 0.17 | 3830 2nd Avenue | GC to MRZD |
| 009 010 007 | 0.17 | 3826 2nd Avenue | GC to MRZD |
| 009 010 009 | 0.28 | 3813 3rd Avenue | GC to MRZD |
| 009 010 010 | 0.17 | 3819 3rd Avenue | RMF1 to MRZD |
| 009 010 011 | 0.17 | 3823 3rd Avenue | RMF1 to MRZD |
| 009 010 013 | 0.18 | 3901 3rd Avenue | RMF1 to MRZD |
| 009 010 014 | 0.19 | 3905 3rd Avenue | RMF1 to MRZD |
| 009 011 010 | 0.06 | 3807 2nd Avenue | RMF1 to MRZD |

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

**Lindsey G. Mclemore**
Clerk of Council

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

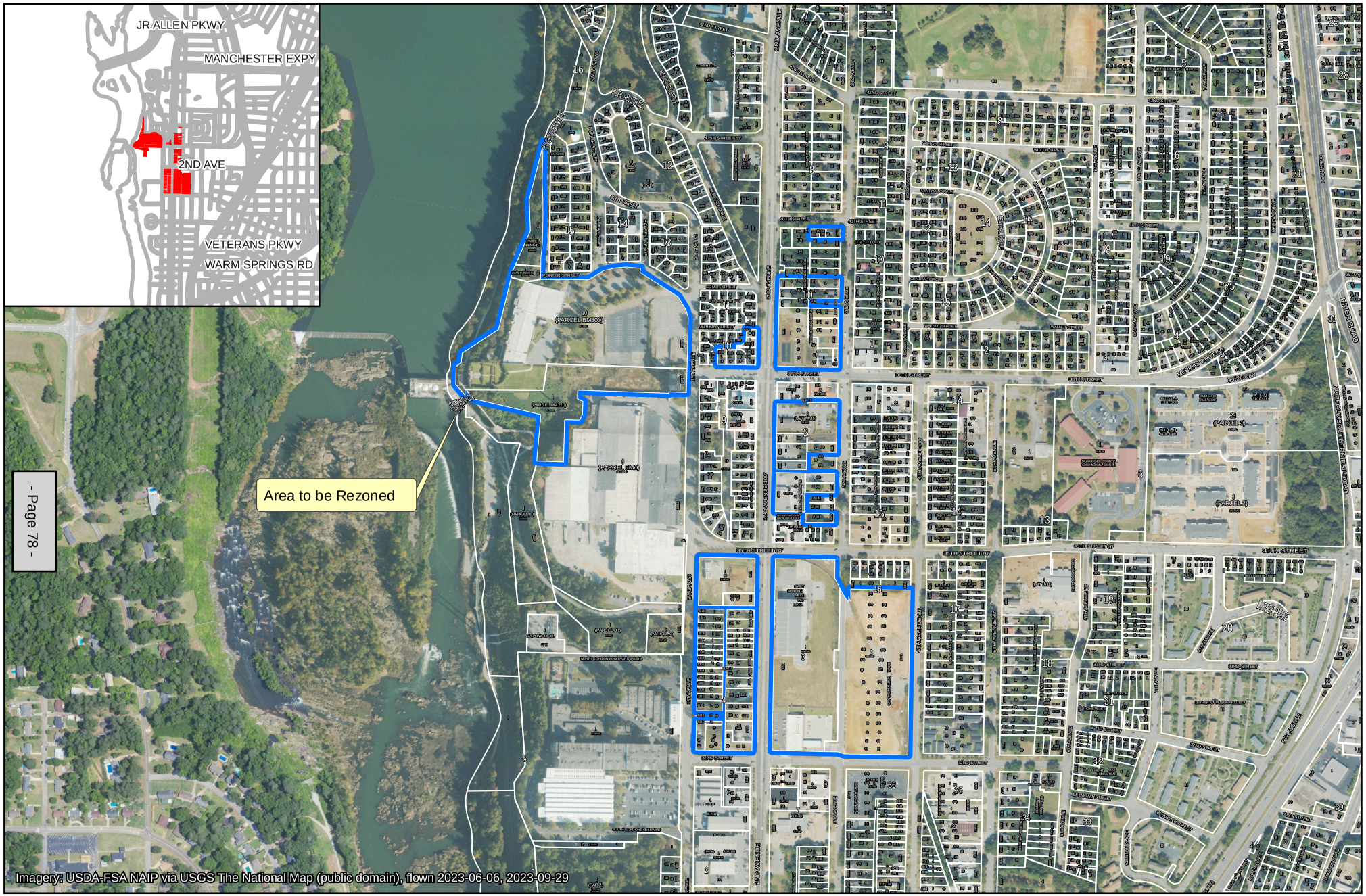
CONSOLIDATED GOVERNMENT
*What progress has preserved.*
PLANNING DEPARTMENT

# COUNCIL
# STAFF REPORT

## REZN-09-26-1821

| | |
|---|---|
| **Applicant:** | CCG - PLANNING |
| **Owner:** | Please See Attached |
| **Location:** | Please See Attached |
| **Parcel:** | Please See Attached |
| **Acreage:** | N/A |
| **Current Zoning Classification:** | Various Zoning Classifications |
| **Proposed Zoning Classification:** | MRZD (Mill Redvelopment Zoning District) |
| **Current Use of Property:** | Various Uses |
| **Proposed Use of Property:** | Mixed Use |
| **Council District:** | District 8 (Garrett) |
| **PAC Recommendation:** | **Approval** based on the Staff Report and compatibility with existing land uses. |
| **Planning Department Recommendation:** | **Approval** based on compatibility with existing land uses. |
| **Fort Moore's Recommendation:** | N/A |
| **DRI Recommendation:** | N/A |
| **General Land Use:** | Consistent<br>Planning Area F |
| **Current Land Use Designation:** | Various Designations |
| **Future Land Use Designation:** | MRZD |

| | |
|---|---|
| **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**: | N/A |
| **Traffic Engineering:** | This site shall meet the Codes and regulations of the Columbus Consolidated Government for mixed use usage. |
| **Surrounding Zoning:** | Various Zoning Classifications |
| **Reasonableness of Request:** | The request is compatible with existing land uses. |
| **School Impact:** | N/A |
| **Buffer Requirement:** | N/A |
| **Attitude of Property Owners:** | N/A |
| **Additional Information:** | New zoning classification. Initial group rezoning managed by the CCG Planning Department. |
| **Attachments:** | Aerial Land Use Map<br>Location Map<br>Zoning Map<br>Existing Land Use Map<br>Future Land Use Map<br>Traffic Report |






# REZN 09-26-001821: Aerial Map
# CCG Planning Department

0 200 400 800 1200 1600 2000 2400 Feet

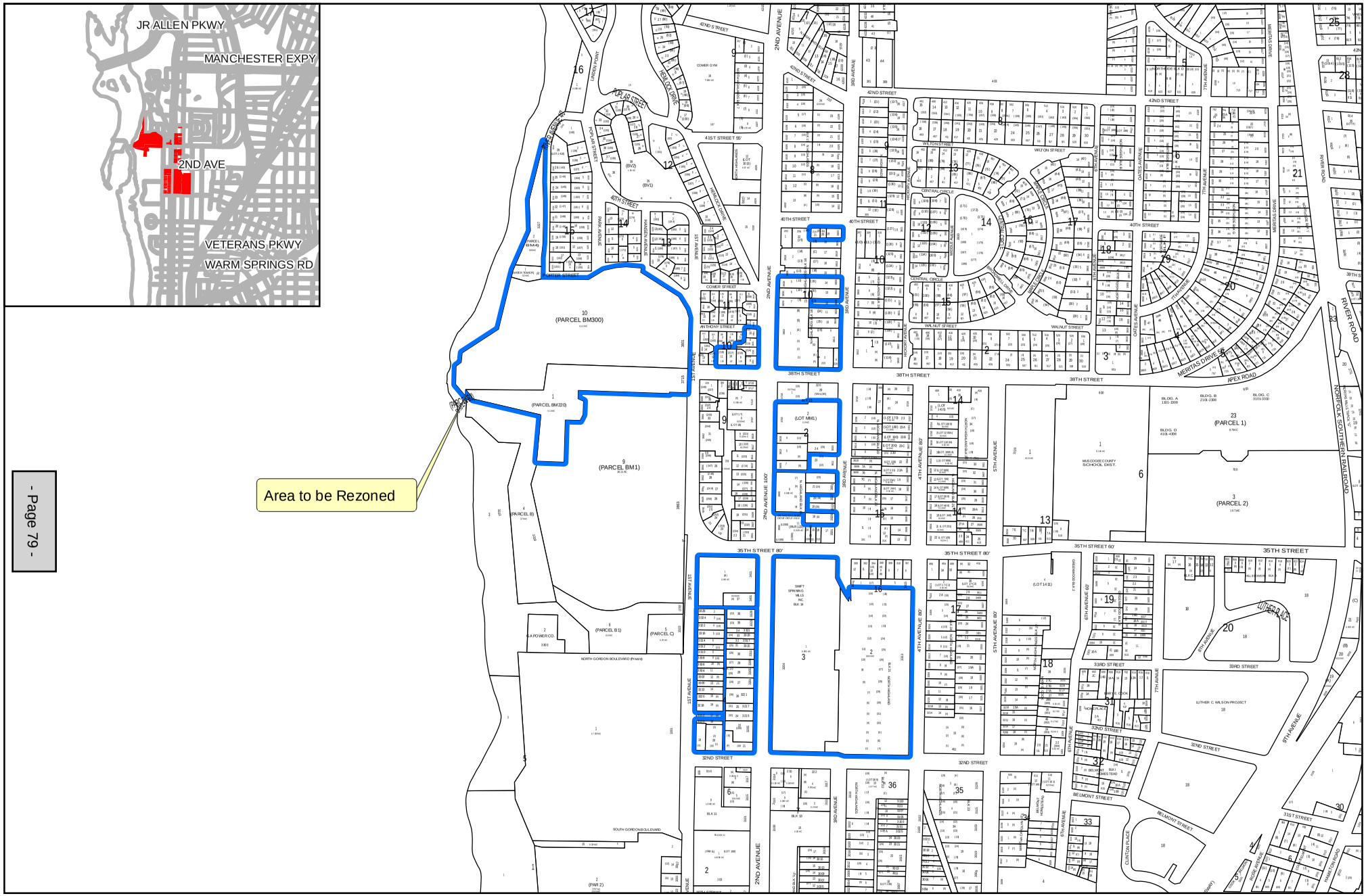
COLUMBUS PLANNING

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Item #4.

Prepared by Rex Wilkinson 9/29/2026






# REZN 09-26-001821: Location Map
## CCG Planning Department

0 200 400 800 1200 1600 2000 2400 Feet

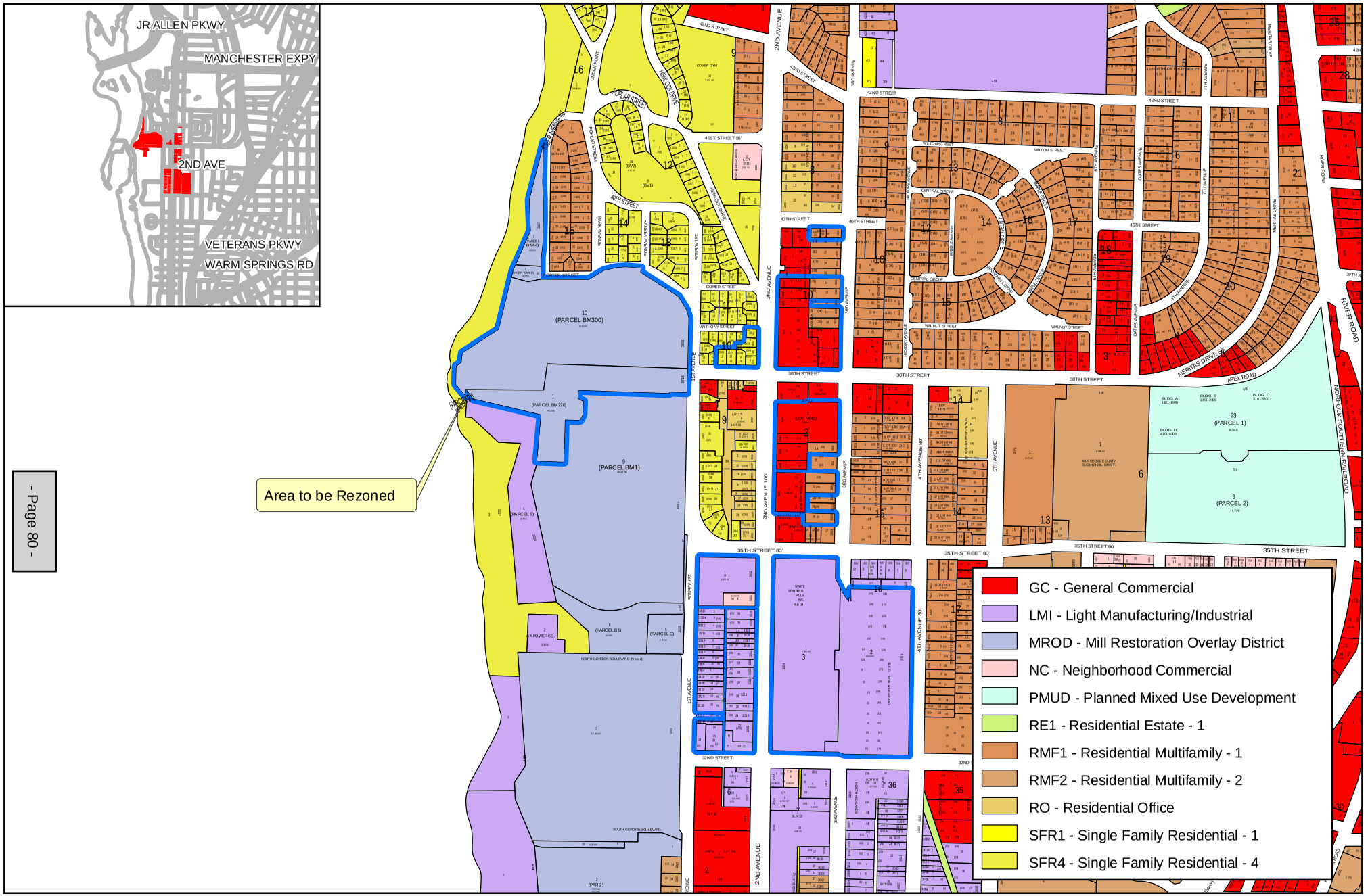
COLUMBUS PLANNING

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Item #4.

Prepared by Rex Wilkinson 9/29/2026






# REZN 09-26-001821: Zoning Map
# CCG Planning Department

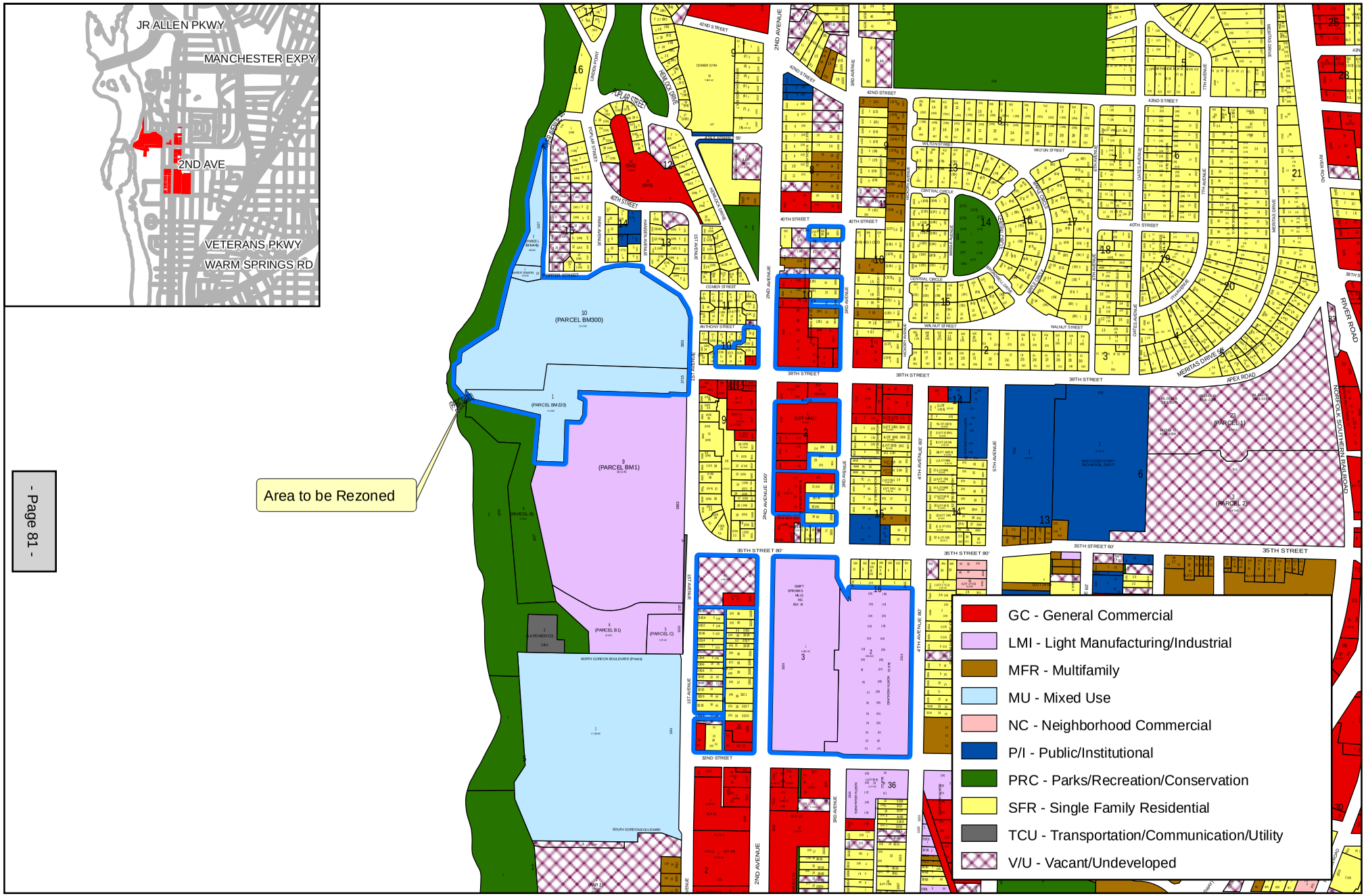
0 200 400 800 1200 1600 2000 2400 Feet

COLUMBUS PLANNING

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

Prepared by Rex Wilkinson 9/29/2026






# REZN 09-26-001821: Existing Land Use Map
# CCG Planning Department

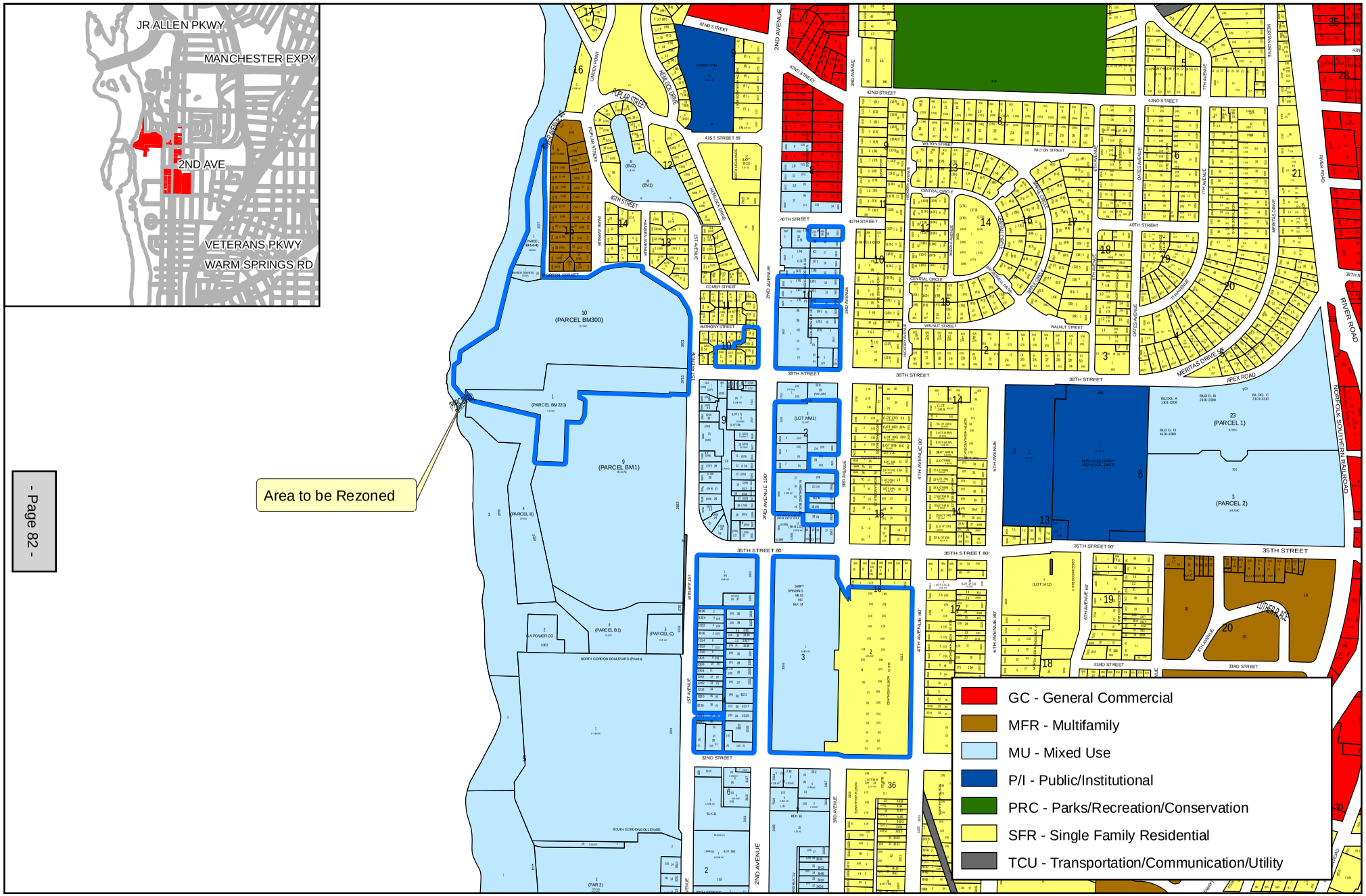
0 200 400 800 1200 1600 2000 2400 Feet

COLUMBUS PLANNING

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.

Prepared by Rex Wilkinson 9/29/2026






# REZN 09-26-001821: Future Land Use Map
# CCG Planning Department

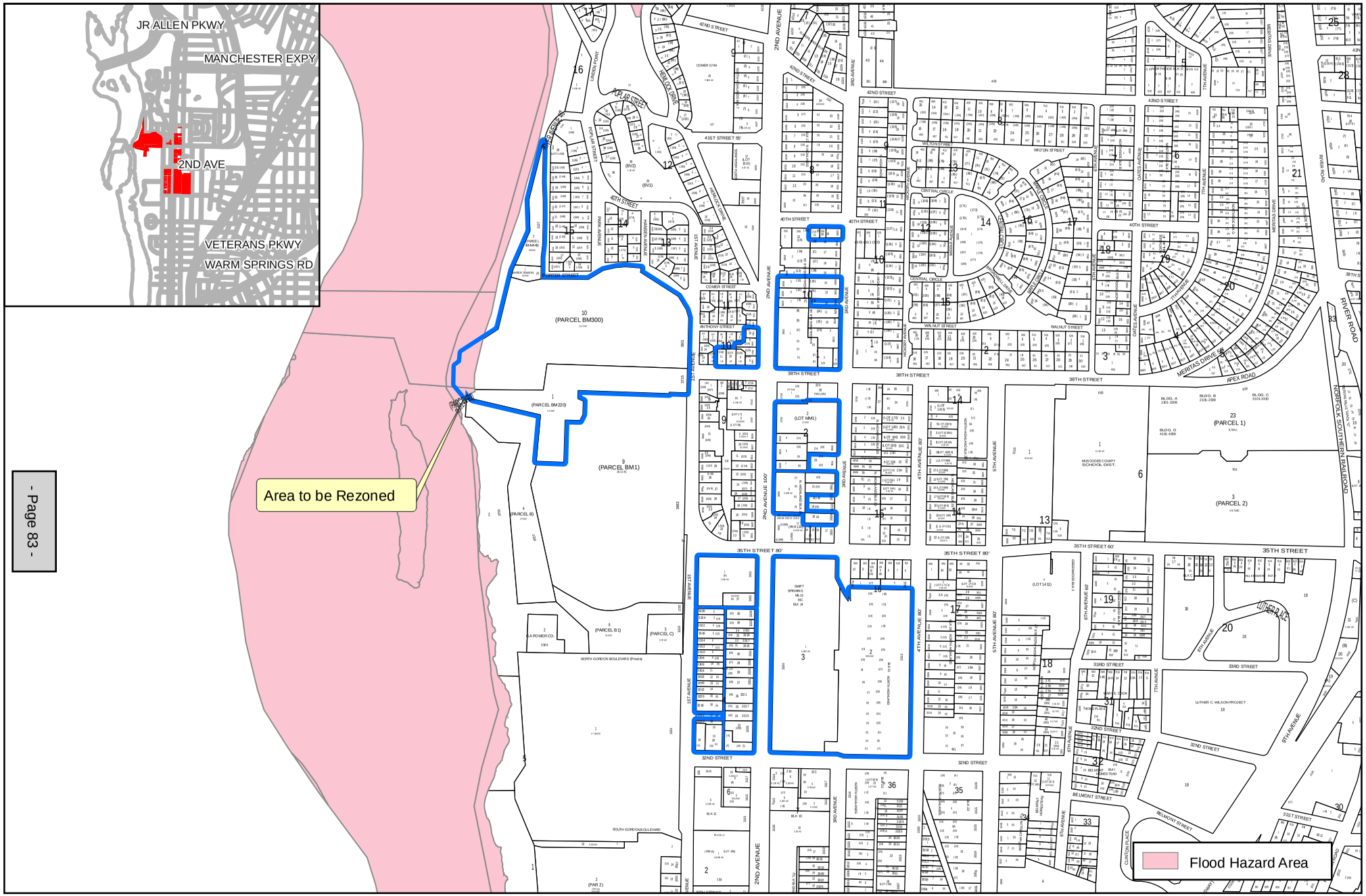
0 200 400 800 1200 1600 2000 2400 Feet

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Prepared by Rex Wilkinson 9/29/2026






# REZN 09-26-001821: Flood Hazard Area Map
## CCG Planning Department

0 200 400 800 1200 1600 2000 2400 Feet

COLUMBUS PLANNING

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

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

Item #4.

Prepared by Rex Wilkinson 9/29/2026

| Owner | Parcel ID | Acres | Address |
|---|---|---|---|
| Webb Construction | 008 003 001 | 8.83 | 70 Porter Street |
| Webb Construction | 014 016 002 | 6.85 | 3227 River Avenue |
| | | | |
| MercyMed | 008 002 008 | 0.86 | 3600 2nd Avenue |
| MercyMed | 008 002 021 | 0.17 | 3601 3rd Avenue |
| MercyMed | 008 002 007 | 0.17 | 3608 2nd Avenue |
| MercyMed | 008 002 005 | 0.29 | 3612 2nd Avenue |
| MercyMed | 008 002 024 | 0.17 | 3615 3rd Avenue |
| MercyMed | 008 002 004 | 0.17 | 3618 2nd Avenue |
| MercyMed | 008 002 002 | 1.19 | 3702 2nd Avenue |
| MercyMed | 009 010 021 | 0.05 | 214 40th Street |
| MercyMed | 009 010 020 | 0.03 | 218 40th Street |
| MercyMed | 009 010 019 | 0.08 | 3923 3rd Avenue |
| MercyMed | 008 002 018 | 0.17 | 3509 3rd Avenue |
| | | | |
| WC Bradley Read Estate | 008 008 001 | 4.10 | 70 Porter Street |
| WC Bradley Read Estate | 009 023 001 | 0.24 | 3801 1st Avenue |
| WC Bradley Read Estate | 009 023 002 | 0.88 | 3200 2nd Avenue |
| WC Bradley Read Estate | 008 008 010 | 11.13 | 3313 4th Avenue |
| | | | |
| Brad Turner | 008 001 001 | 1.21 | 3802 2nd Avenue |
| Brad Turner | 008 001 003 | 0.17 | 223 38th Street |
| Brad Turner | 008 001 004 | 0.06 | 225 38th Street |
| Brad Turner | 008 004 001 | 1.34 | 3411 2nd Avenue |
| Brad Turner | 008 004 002 | 0.80 | 3326 1st Avenue |
| Brad Turner | 008 004 003 | 0.11 | 3324 1st Avenue |
| Brad Turner | 008 004 004 | 0.12 | 3322 1st Avenue |
| Brad Turner | 008 004 005 | 0.12 | 3316 1st Avenue |
| Brad Turner | 008 004 006 | 0.10 | 3314 1st Avenue |
| Brad Turner | 008 004 007 | 0.09 | 3312 1st Avenue |
| Brad Turner | 008 004 008 | 0.09 | 3310 1st Avenue |
| Brad Turner | 008 004 009 | 0.09 | 3308 1st Avenue |
| Brad Turner | 008 004 010 | 0.09 | 3306 1st Avenue |
| Brad Turner | 008 004 011 | 0.09 | 3304 1st Avenue |
| Brad Turner | 008 004 012 | 0.10 | 3302 1st Avenue |
| Brad Turner | 008 004 013 | 0.10 | 3300 1st Avenue |
| Brad Turner | 008 004 014 | 0.11 | 3222 1st Avenue |

| | | | |
|---|---|---|---|
| Brad Turner | 008 004 015 | 0.10 | 3220 1st Avenue |
| Brad Turner | 008 004 016 | 0.15 | 3218 1st Avenue |
| Brad Turner | 008 004 018 | 0.06 | 3210 1st Avenue |
| Brad Turner | 008 004 019 | 0.14 | 10132nd Street |
| Brad Turner | 008 004 020 | 0.27 | 105 32nd Street |
| Brad Turner | 008 004 021 | 0.18 | 109 32nd Street |
| Brad Turner | 008 004 022 | 0.28 | 3205 2nd Avenue |
| Brad Turner | 008 004 024 | 0.28 | 3215 2nd Avenue |
| Brad Turner | 008 004 025 | 0.12 | 3217 2nd Avenue |
| Brad Turner | 008 004 026 | 0.23 | 3221 2nd Avenue |
| Brad Turner | 008 004 027 | 0.17 | 3301 2nd Avenue |
| Brad Turner | 008 004 028 | 0.15 | 3305 2nd Avenue |
| Brad Turner | 008 004 029 | 0.13 | 3309 2nd Avenue |
| Brad Turner | 008 004 030 | 0.13 | 3311 2nd Avenue |
| Brad Turner | 008 004 031 | 0.09 | 3315 2nd Avenue |
| Brad Turner | 008 004 032 | 0.08 | 3317 2nd Avenue |
| Brad Turner | 008 004 033 | 0.08 | 3319 2nd Avenue |
| Brad Turner | 008 004 034 | 0.08 | 3321 2nd Avenue |
| Brad Turner | 008 004 035 | 0.16 | 3323 2nd Avenue |
| Brad Turner | 008 004 036 | 0.15 | 3329 2nd Avenue |
| Brad Turner | 008 004 037 | 0.24 | 3401 2nd Avenue |
| Brad Turner | 008 010 006 | 0.08 | 3805 2nd Avenue |
| Brad Turner | 008 010 007 | 0.08 | 3803 2nd Avenue |
| Brad Turner | 008 010 008 | 0.06 | 3801 2nd Avenue |
| Brad Turner | 008 010 009 | 0.08 | 109 38th Street |
| Brad Turner | 008 010 010 | 0.08 | 107 38th Street |
| Brad Turner | 008 010 011 | 0.09 | 105 38th Street |
| Brad Turner | 009 010 005 | 0.17 | 3906 2nd Avenue |
| Brad Turner | 009 010 006 | 0.17 | 3830 2nd Avenue |
| Brad Turner | 009 010 007 | 0.17 | 3826 2nd Avenue |
| Brad Turner | 009 010 009 | 0.28 | 3813 3rd Avenue |
| Brad Turner | 009 010 010 | 0.17 | 3819 3rd Avenue |
| Brad Turner | 009 010 011 | 0.17 | 3823 3rd Avenue |
| Brad Turner | 009 010 013 | 0.18 | 3901 3rd Avenue |
| Brad Turner | 009 010 014 | 0.19 | 3905 3rd Avenue |
| Brad Turner | 009 011 010 | 0.06 | 3807 2nd Avenue |

**File Attachments for Item:**

**5. 1st Reading:** REZN 08-26-1678: An ordinance amending the text of the Unified Development Ordinance (UDO) for Columbus, Georgia to add Accessory Dwelling Units (ADU's) to the category of Dwellings, Accessory and to provide applicable ADU requirements. (Planning Department and PAC recommend approval.) (Councilor Tucker)

**ORDINANCE**

**NO. _____**

An ordinance amending the text of the Unified Development Ordinance (UDO) for Columbus, Georgia to add Accessory Dwelling Units (ADU's) to the category of Dwellings, Accessory and to provide applicable ADU requirements.

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

**SECTION 1.**

Chapter 3 of the Unified Development Ordinance is hereby amended by adding ADUs as a new type of Dwellings, Accessory. Current Section 3.2.29 is repealed and replaced with a new Section 3.2.29 to read as follows:

**Section 3.2.29. - Dwellings, Accessory.**

Accessory dwellings shall comply with the standards listed below.

A. *Types of Accessory Dwellings.* Five types of accessory dwellings may be established:

1. Employee residence;
2. Groom's quarters;
3. Guest cottage;
4. Security quarters; and
5. ADU (Accessory Dwelling Unit).

B. *Standards.* Accessory dwellings shall comply with the standards listed in Table 3.2.3

C. *Location.* An accessory dwelling shall be attached or detached from the principal structure.

D. *Property Development Regulations.* The dwellings shall comply with all property development regulations for the principal structure.

E. *Additional Groom's Quarters Requirements.* In addition to the requirements of this Section, installation of groom's quarters shall also comply with the requirements listed below.

1. *Use.* Groom's quarters shall be used as a residence only by individuals employed in the training, care and maintenance of horses and related equestrian activities that occur on the site of the principal dwelling.

2. *Location.* Groom's quarters may be located within barns or as a separate accessory structure. The number of units and maximum permitted size of such units shall determine maximum size of a separate accessory structure.

3. *Central Facilities.* Central bathing and kitchen facilities may be provided.

4. *Size.* The size of bathing, kitchen and similar central facilities must be reasonably related to the maximum number of groom's to be housed on the site.

5. *Size of Units.* Groom's quarters shall not exceed 500 square feet per unit.

Table 3.2.3

Standards for Accessory Dwellings

| Applicable Standard | Guest Cottage | Employee Residence | Groom's Quarter | Security Quarters | ADU |
|---|---|---|---|---|---|
| Minimum Lot Size of Principal Structure | 1 acre | 2.5 | None | None | Lot size must meet the minimum lot area requirement of the underlying zoning district |
| Maximum Number of Units | 1 per lot—not permitted if accessory dwelling unit exists | 1 per lot | 1 per 5 stalls | 1 per project or development | 1 per lot |
| Maximum Size | 1,000 square feet, including enclosed garage, porch or similar spaces | 1,000 square feet, including enclosed garage, porch or similar spaces | See specific standards | 1,000 square feet, including enclosed garage, porch or similar spaces | 1,200 square feet, including enclosed garage, porch or similar spaces |
| Rental of Unit Permitted | No | No | No | No | Yes |
| Residency Limitation | Guest of resident | Employee of resident | Employee of resident | Security personnel | None |

| | | | | | |
|---|---|---|---|---|---|
| Kitchen Permitted | No | Yes | Yes | Yes | Yes |
| Permitted Residential Zoning Districts | See Table 3.1.1 | | | | |
| Permitted Nonresidential Zoning Districts | None | None | None | UPT, CRD, OR, OC, GC, SAC, M/L, M/H and TECH May be permitted in PCD or PID | None |

6. *Security Quarters.* Residential quarters for security services provided to nonresidential uses may be established subject to the standards listed below.

(A) *Location.* The quarters shall be provided on the premises.

(B) *Type of Dwelling.* The dwelling shall not be a mobile home, but may be a manufactured dwelling.

(C) *Use.* The security quarters shall be used only in non-residential zoning districts.

(D) *Utilities and Drainage.* Security quarters shall be provided with water, sewer and drainage services consistent with the requirements of this UDO and other applicable regulations of the City.

(E) *Exception.* The Director may approve a special exception use to allow a security quarters in association with an ongoing residential development project, subject to the standards listed below.

(1) The dwelling shall not be a mobile home but may be a manufactured dwelling.

(2) The Director may approve such quarters for a period of not to exceed two years. Extensions of not more than six months may be granted to allow completion of the project.

(3) Security dwellings shall be located in a manner that is compatible with adjacent properties and residences.

F. *Additional Employee Residence Requirements.* In addition to the requirements of this Section an employee residence shall be restricted to an individual that is:

1. Employed in duties directly related to the service, upkeep and maintenance of the principal dwelling or;

2. Employed in duties assisting the resident of the principal dwelling.

G. *Additional ADU Residence Requirements.* In addition to the requirements of this Section an ADU shall be restricted to the standards listed below:

1. Occupancy Standards.
   (A) An ADU shall not have more than two (2) bedrooms.
   (B) ADUs shall not be permitted as Short-Term Vacation Rentals.

2. Primary Entrance. An ADU shall not have its main entrance in the front façade of the principal structure unless it is sharing a main entryway with the principal structure. Said entryway shall contain only one main door on the front façade of the primary structure.

3. Architectural Design and Type of Structures. All ADUs visible from the public right of way shall be compatible with the existing primary structure in both materials and design as determined by the Director.

4. Utilities. No ADU shall be permitted unless connected to public sanitary sewer or an approved private sewer disposal system. All ADU's shall have their own water and power connections and meter.

5. Driveways. No new driveway cuts will be permitted for ADUs.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026; and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen voting _____
Councilor Barnes voting _____
Councilor Chambers voting _____
Councilor Cogle voting _____
Councilor Crabb voting _____
Councilor Cook voting _____
Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

**Lindsey G Mclemore**
Clerk of Council

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

Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.

***Planning Department***

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

This application comes at the request of Columbus Consolidated Government.

A request to amend the text of the Unified Development Ordinance (UDO) for various items.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

## *1.* Explanation of Revisions: Amend Section 3.2.29 by adding ADUs as a new type of Dwellings, Accessory.

**Section 3.2.29. - Dwellings, Accessory.**

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5. ADU (Accessory Dwelling Unit).

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| | | | | | |
|---|---|---|---|---|---|
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| Rental of Unit Permitted | No | No | No | No | Yes |
| Residency Limitation | Guest of resident | Employee of resident | Employee of resident | Security personnel | None |
| Kitchen Permitted | No | Yes | Yes | Yes | Yes |
| Permitted Residential Zoning Districts | See Table 3.1.1 | | | | |
| Permitted Nonresidential Zoning Districts | None | None | None | UPT, CRD, OR, OC, GC, SAC, M/L, M/H and TECH May be permitted in PCD or PID | None |

6. *Security Quarters.* Residential quarters for security services provided to nonresidential uses may be established subject to the standards listed below.

(A) *Location.* The quarters shall be provided on the premises.

(B) *Type of Dwelling.* The dwelling shall not be a mobile home, but may be a manufactured dwelling.

(C) *Use.* The security quarters shall be used only in nonresidential zoning districts.

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(A) An ADU shall not have more than two (2) bedrooms.

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3. Architectural Design and Type of Structures. All ADUs visible from the public right of way shall be compatible with the existing primary structure in both materials and design as determined by the Director.

4. Utilities. No ADU shall be permitted unless connected to public sanitary sewer or an approved private sewer disposal system. All ADU's shall have their own water and power connections and meter.

5. Driveways. No new driveway cuts will be permitted for ADUs.

ADDITIONAL INFORMATION:
N/A

Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meetings on September 16, 2026. PAC recommended **approval** by a vote of 5-0.

The Planning Department recommends **approval.**

Sincerely,

Will Johnson
Planning Director

Columbus GEORGIA

We do amazing.

# ACCESSORY DWELLING UNITS & TINY HOUSES

**PLANNING DEPARTMENT | COLUMBUS CITY COUNCIL | NOVEMBER 10, 2026**

DRAFT - staff verification required; not a determination (R17)

# AGENDA

Columbus already has accessory dwelling units: garage apartments and backyard cottages, many built before World War II. Today the UDO allows new ones only as guest cottages on lots of at least one acre. This presentation reviews ADUs and tiny houses, how other Georgia communities handle them, and the changes the Planning Department would like to see.

**01 What Is an ADU?**
Definition, history, and why communities allow them

**02 ADUs in Columbus**
What the UDO allows today, local examples, peer communities and proposed changes

**03 Tiny Houses**
Which tiny homes the building code covers, and how they are permitted

**04 Options & Direction**
Other small-home types, and the direction we are asking for

01

# WHAT IS AN ADU?

DEFINITION, HISTORY, AND WHY COMMUNITIES ALLOW THEM

# ADUs DEFINED

A SECOND, SMALL HOME ON THE SAME LOT AS A SINGLE-FAMILY HOUSE

Park District, Columbus




## WHAT MAKES IT AN ADU

Also called accessory apartments, second units or granny flats: additional living quarters on a single-family lot that are independent of the primary dwelling unit.

- Equipped with its own kitchen and bathroom facilities
- Can be attached to the main residence or detached from it
- Common forms: an apartment over the garage, a backyard cottage, a basement apartment or a pool house

→Purpose: affordable housing, or housing for a family member

# A BRIEF HISTORY

ADUs ARE NOT NEW; POSTWAR SUBURBS MADE THEM RARE



Television's best-known ADU: the Fonz rented the apartment over the Cunninghams' garage on Happy Days.

## 1900s

→ADUs can be traced back to the early twentieth century

→In Columbus: garage apartments in the Park District and converted servant quarters in the Historic District

## 1945

→After World War II, demand for housing led to a booming suburban population

→Large lots, an emphasis on the nuclear family and suburban development lessened the need for ADUs

## 2008

→Despite the recession's impact on housing, the chief concern was our aging population

## TODAY

→Multigenerational households are not going anywhere

→Requests to Planning for ADUs have increased over the last two decades

# WHY IT MATTERS NOW

## THE BABY BOOMERS ARE ENTERING THEIR GOLDEN YEARS

**10,000**

Estimated baby boomers reaching retirement age every day

**61.2M**

Americans aged 65 and older in 2024

**72M**

Americans aged 65 and older forecast for 2030

Despite the 2008 recession and its impact on housing, the chief concern was our aging population. Even as the economy rebounded, multigenerational households are not going anywhere, and an ADU lets families live close together on one lot.

# BENEFITS OF ADUs

## WHO ADUs SERVE IN A COMMUNITY

### MORE HOUSING SUPPLY

⟶Cost less than a new single-family home on a separate lot

⟶An affordable option for many low- and moderate-income residents

### AGING IN PLACE

⟶Elderly or disabled persons can live close to family members or caregivers

⟶Lets senior citizens "age in place"

### MULTIGENERATIONAL HOMES

⟶Empty nesters can move in with their children's family

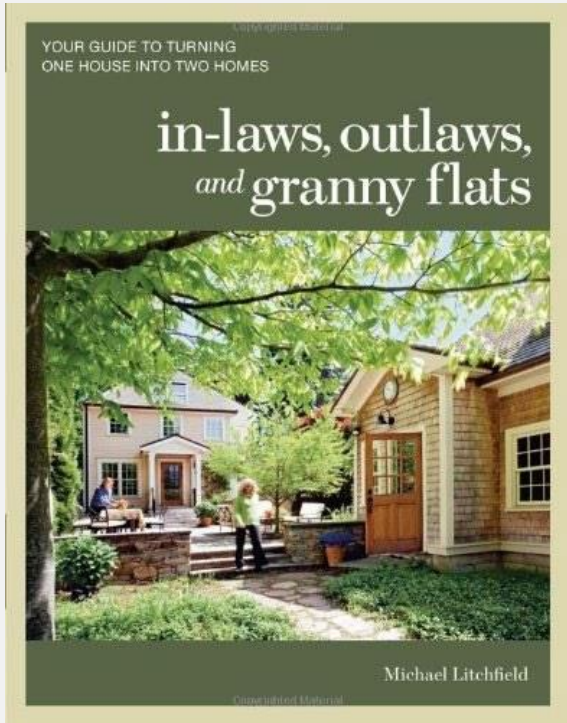
⟶Creates multigenerational households

### YOUNG ADULTS

⟶Students and young adults just entering the workforce find ADUs convenient and affordable

# OTHER ADVANTAGES

## ADDING HOMES WITHOUT CHANGING THE CHARACTER OF A NEIGHBORHOOD




Further reading: Michael Litchfield, In-laws, Outlaws, and Granny Flats

### BLENDS IN

Can be designed to blend in with the surrounding architecture

### NO NEW INFRASTRUCTURE

There is no need to develop new infrastructure

### USES EXISTING HOUSING

Efficient use of existing housing stock helps meet the demand for housing

### A GENTLER ALTERNATIVE

An alternative to major zoning changes that can significantly alter neighborhoods

02

# ADUs IN COLUMBUS

WHAT THE UDO ALLOWS TODAY, WHAT IS ALREADY HERE, AND WHAT PEERS DO

# ADUs IN COLUMBUS TODAY

## ALREADY PART OF OUR OLDER NEIGHBORHOODS, BUT HARD TO BUILD NEW

⟶ADUs already exist here. Before World War II many neighborhoods had them, such as garage apartments in the Park District or converted servant quarters in the Historic District

⟶Most of these are legal, nonconforming uses

⟶Today, ADUs are allowed as guest cottages: for a guest of the homeowner, not a tenant, on a lot of at least one acre

⟶Requests for ADUs have increased over the last two decades, mostly for multigenerational households, but the one-acre minimum has kept them off most "in-town" properties

**1 ACRE**

Minimum lot for a guest cottage, which excludes a majority of the urban core

**1,000 SQ FT**

Maximum guest cottage floor area, including enclosed garage, porch or similar spaces

# WHAT THE UDO ALLOWS TODAY

## FOUR TYPES OF ACCESSORY DWELLING; THE GUEST COTTAGE IS THE ONE A HOMEOWNER CAN USE FOR FAMILY OR GUESTS

| STANDARD | GUEST COTTAGE | EMPLOYEE RESIDENCE | GROOM'S QUARTERS | SECURITY QUARTERS |
|---|---|---|---|---|
| **Minimum lot size** | 1 acre | 2.5 acres | None | None |
| **Maximum units** | 1 per lot—not permitted if accessory dwelling unit exists | 1 per lot | 1 per 5 stalls | 1 per project or development |
| **Maximum floor area** | 1,000 square feet, including enclosed garage, porch or similar spaces | 1,000 square feet, including enclosed garage, porch or similar spaces | See specific standards (500 square feet per unit) | 1,000 square feet, including enclosed garage, porch or similar spaces |
| **Rental permitted** | No | No | No | No |
| **Who may live there** | Guest of resident | Employee of resident | Employee of resident | Security personnel |
| **Zoning districts** | RE10, RE5, RE1, RT, SFR1, SFR2 | HIST, RE10, RE5, RE1 | HIST | Nonresidential: UPT, CRD, RO, CO, GC, SAC, LMI, HMI and TECH; may be permitted in PCD or PID |

Source: UDO §3.2.29 and Table 3.2.3, pp.85–86. A kitchen is permitted in all four types. D om the Planning Department; confirm against UDO Table 3.1.1.

# ADUs ALREADY IN COLUMBUS

## GARAGE APARTMENTS AND SEPARATE DWELLINGS IN THE HISTORIC AND PARK DISTRICTS




Historic District




Park District

# AN ADU ON 19TH AVENUE

## A SMALL HOME AND ITS ACCESSORY DWELLING UNIT, SEEN FROM THE FRONT AND THE SIDE







Photographs: Alina Phillips

# HOW AN ADU FITS ON A TYPICAL LOT

## CONCEPTS FOR AN ATTACHED AND A DETACHED UNIT ON TWO SUBURBAN LOTS







Concept diagrams: Alina Phillips, MLA, Planning Department. Imagery © 2013 Google

Each concept adds a 30 ft x 30 ft unit (900 sq ft). The example lots are 160 ft x 120 ft (about 0.44 acre) and 240 ft x 90 ft (about 0.50 acre): both under the one-acre minimum, so neither could add a guest cottage today.

# ADUs ACROSS THE COUNTRY

## ATTACHED AND DETACHED UNITS DESIGNED TO FIT THEIR NEIGHBORHOODS










Examples from other communities, as shown in the department's presentation

# OTHER COMMUNITIES

## WHERE ADUs ARE ALLOWED, THEN AND NOW

## 2014

### MOSTLY THE WEST AND NORTHEAST

Several Southern cities permitted ADUs, from Kissimmee, FL to Arlington, VA. Close to home: Fairhope, AL and North Augusta, SC, and in Georgia, Forsyth County and Roswell.

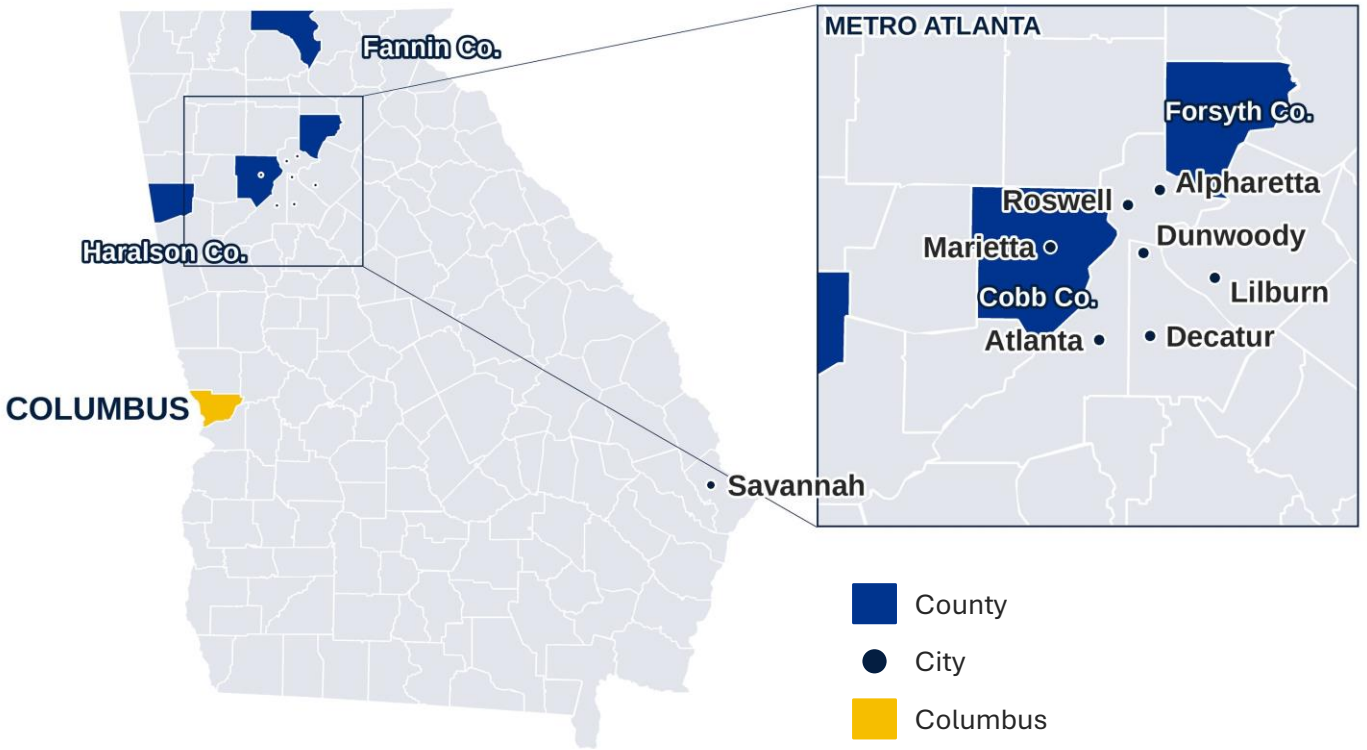
## 2026

### NATIONWIDE, FROM SEATTLE TO MIAMI

In Georgia: Forsyth County, Atlanta, Savannah, Decatur, Marietta, Alpharetta, Cobb County, the mountains (Fannin and Haralson Counties), Roswell, Dunwoody and Lilburn.

# ADUs IN GEORGIA

GEORGIA COMMUNITIES THAT PERMIT ADUs, AS NAMED IN THIS PRESENTATION (NOT A COMPLETE LIST)




Map: Census TIGERweb boundaries, 2026-10-25

## HOW PEERS SET THE RULES

The biggest difference between our current ordinance and these communities is the lot size requirement.

- Atlanta, Decatur, Savannah, Dunwoody and Lilburn use the underlying zoning to set lot size; a detached ADU is then treated as an accessory structure
- Marietta and Alpharetta require the property owner to live on site

→Columbus today: one-acre minimum lot, and a guest of the homeowner only

# PROPOSED ADU STANDARDS

## MODIFICATIONS THE PLANNING DEPARTMENT WOULD LIKE TO SEE ADDED

### NO SHORT-TERM RENTALS

⟶The ADU shall not be a short-term rental

### TWO BEDROOMS AT MOST

⟶Limit the number of bedrooms to 2

### ITS OWN ENTRANCE

⟶Regardless of the type of ADU, each shall have its own separate entrance

### ACCESSORY STRUCTURE RULES

⟶Detached ADUs shall meet Section 2.1.6, Accessory Structures

### FOR COUNCIL TO CONSIDER

⟶Architectural standards: the ADU closely resembles the primary structure in design and materials

Planning's view: apart from the one-acre minimum lot size and the guest requirement, the current ordinance is in line with the ADU requirements of other communities.

# 03

# TINY HOUSES

## WHICH TINY HOMES THE BUILDING CODE COVERS, AND HOW THEY ARE PERMITTED

# WHAT IS A TINY HOUSE?

TYPICALLY 400 SQUARE FEET OR LESS




**DEFINITION**

Typically defined as a single-family home, generally 400 square feet or less, excluding lofts.

- Tiny houses are built in various ways
- It is important to identify which types of tiny homes fall within the scope and application of building codes

→Permitted: modular (industrialized) and site-built homes on a permanent foundation

→Not Permitted: recreational vehicles and manufactured (mobile) homes or anything not on a permanent foundation.

# TINY IS THE NEW BIG

## HOW TINY IS A 400-SQUARE-FOOT HOUSE?

**2,598 SQ FT**
Average new home

**100–400 SQ FT**
Tiny house

**17,424**
tiny houses could fit inside Disneyland in California

**2,020**
tiny houses could fit on the Golden Gate Bridge

**144**
tiny houses could fit on a football field

**9**
king-size beds could fit in a tiny house (and nothing else!)

Source: U.S. Census Bureau; The Tiny Life (from the infographic in the department's presentation)

# WHICH TINY HOMES QUALIFY?

## TINY HOUSE RULES WOULD APPLY ONLY TO MODULAR AND SITE-BUILT HOUSES



### RECREATIONAL VEHICLES (RVs)

**NOT COVERED**

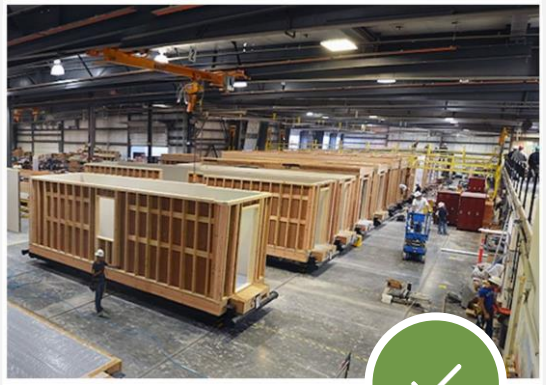
Not a dwelling under the tiny house provisions



### MANUFACTURED (MOBILE) HOMES

**NOT COVERED**

Not covered by the tiny house provisions



### RESIDENTIAL (MODULAR) INDUSTRIALIZED BUILDINGS

**COVERED**

Built in a factory; inspected by third-party agencies and approved by DCA



### SITE-BUILT DWELLINGS

**COVERED**

Built on the lot through the normal plan review and permit process

# TWO PATHS TO A PERMITTED TINY HOUSE

**MODULAR HOMES ARE INSPECTED AT THE FACTORY; SITE-BUILT HOMES FOLLOW THE USUAL PERMIT PROCESS**



## MODULAR (INDUSTRIALIZED) BUILDING

01 Inspected by independent third-party agencies

02 DCA insignia affixed to each module or unit on completion

03 Once approved by DCA, a moving permit is pulled

04 Building permit for the foundation only, for Inspections & Code to verify



## SITE-BUILT TINY HOUSE

01 Plan review

02 Permit pulled

03 Inspections performed

04 Certificate of completion

# TINY HOUSES IN THE CODE

HOW THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND GEORGIA DCA TREAT TINY HOUSES



Columbus requires all modular homes to be affixed to a permanent foundation.

## 2012

→Tiny house provisions introduced in the IRC, Appendix S

→DCA changes: habitable rooms down to 70 sq ft from 120 (excepting kitchens); 5-foot minimum loft height; smoke and CO detectors required

## 2018

→The IRC was updated again

## 2026

→January 1, 2026: latest IRC update, the 2024 IRC Appendix BB (Tiny Houses)

→ DCA will still require smoke and CO detectors

→ For appendixes to be enforced, they must be specifically adopted by the local governing authority.

# TINY HOUSE STANDARDS

## 2024 IRC APPENDIX BB, THE LATEST UPDATE (JANUARY 1, 2026)

### 400 SQ FT

A tiny house is 400 square feet or less

### 6′ 8″

Minimum ceiling height

### 3′ | 35 SQ FT

Lofts: 3-foot minimum height and 35 square feet minimum

### 17″ | 20″

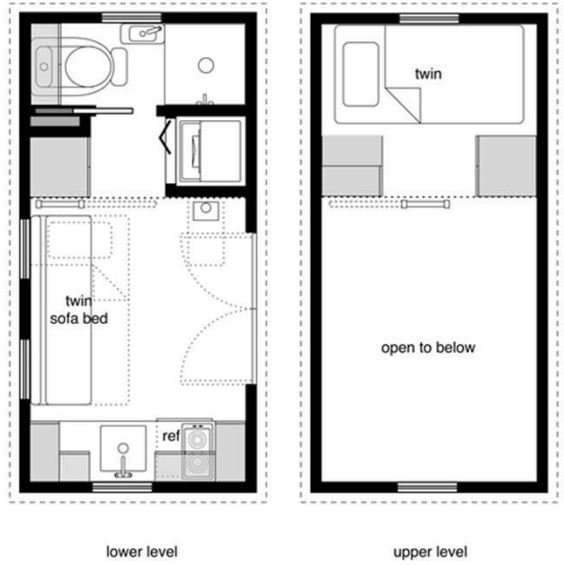
Minimum stair width to lofts: 17 inches at the handrail, 20 inches below it

### LADDERS

Ladders and ship ladders allowed, with specifications

### SMOKE + CO

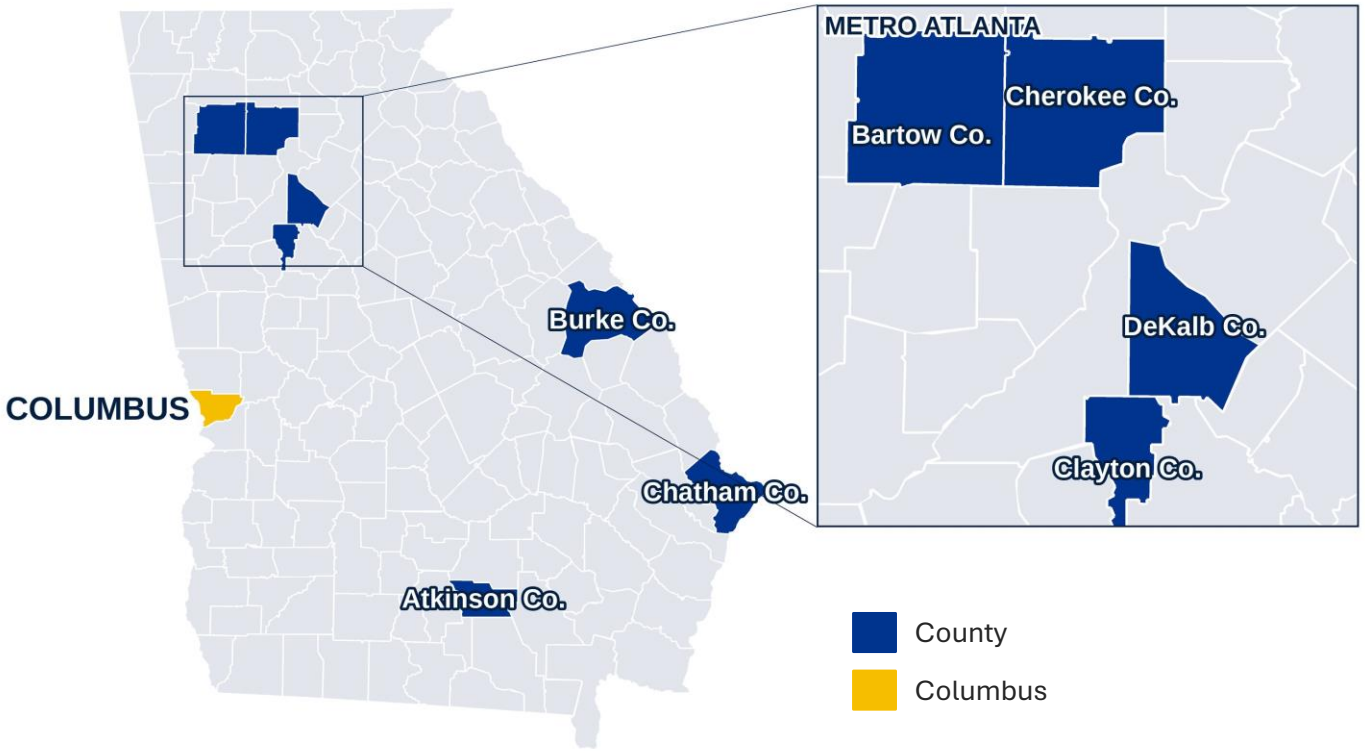
DCA will still require smoke and carbon monoxide detectors




A typical tiny house plan: a lower level with kitchen, bath and sofa bed, and a sleeping loft above.

# TINY HOMES IN GEORGIA

## GEORGIA COUNTIES THAT ALLOW TINY HOMES (NOT A COMPLETE LIST)




Map: Census TIGERweb boundaries, 2026-10-25

### WHERE TINY HOMES ARE ALLOWED

Tiny homes are prevalent in major metropolitan areas of the United States, from Los Angeles, CA to Portland, ME.

- Metro Atlanta: DeKalb, Cherokee, Clayton and Bartow Counties
- East Georgia: Burke County
- Southeast Georgia: Chatham and Atkinson Counties

# TINY HOUSE CONCLUSIONS

## WHAT COUNCIL APPROVAL WOULD ALLOW

- ⟶Approval of proposed ordinance would add the 2024 IRC Appendix BB (Tiny Houses) to the local building code. Tiny houses could then be built on lots as the primary structure, or on multifamily lots in an approved zone
- ⟶Tiny homes as ADUs would be allowed as such pending approval of ADU changes in the zoning ordinance.
- ⟶Tiny homes must be attached to a permanent foundations and meet the requirements of the Building Code like any other dwelling.

**400 SQ FT**

Largest tiny house under the 2024 IRC Appendix BB

**700 SQ FT**

Approximately minimum square footage without adoption of Appendix BB.

Columbus GEORGIA
We do amazing.

# QUESTIONS?

## THANK YOU

www.columbusga.gov/planning

Will Johnson, Planning/MPO Director

706-653-4116

1111 1st Avenue, 3rd Floor, Columbus, Georgia 31901

**File Attachments for Item:**

**6. 1st Reading:** An Ordinance amending Articles III and V of Chapter 8 of the Columbus Code to adopt building code standard pertinent to “Tiny Houses” and to update certain references to the State of Georgia and International Property Maintenance Code; and for other purposes. (Councilor Tucker)

# ORDINANCE

**No. _____**

An Ordinance amending Articles III and V of Chapter 8 of the Columbus Code to adopt building code standard pertinent to "Tiny Houses" and to update certain references to the State of Georgia and International Property Maintenance Code; and for other purposes.

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

**SECTION 1.**

Chapter 8, Article III. Building Code of the Columbus Code is hereby amended by deleting Section 8-14.1(e) and replacing it with a new Section 8-14.1 (e) to read as follows:

> "Appendices. To be enforceable, appendices must be referenced in the code text, adopted by the Georgia Department of Community Affairs, or specifically adopted by Columbus, Georgia.
>
> Appendix BB, "Tiny Houses," of the International Residential Code for One- and Two-Family Dwellings, in the latest edition adopted and made effective by the Georgia Department of Community Affairs, together with all applicable Georgia State Amendments, is hereby adopted by reference and incorporated into the Building Code of Columbus, Georgia. The Department of Inspections and Code shall administer and enforce Appendix BB in accordance with this article. All applicable zoning and other land-use requirements shall remain in effect.

**SECTION 2.**

Chapter 8 Article V Property Maintenance Code of the Columbus Code is hereby amended by deleting Section 8-41 in its entirety and substituting a new Section 8-41 to read as follows:

> "The provisions embraced within the following sections, together with Chapters 2, 3, 4, 5, 6, and 7 of the latest edition of the International Property Maintenance Code, published by the International Code Council, Inc., as adopted and made effective by the Georgia Department of Community Affairs, including all applicable Georgia State Amendments, are hereby adopted by reference as "The Property Maintenance Code of Columbus, Georgia," hereinafter referred to as "this code," for the purpose of establishing minimum housing standards to maintain health and cleanliness, ensure safe and sanitary conditions, and provide penalties for violations.
>
> Subsequent editions and applicable Georgia State Amendments adopted by the Georgia Department of Community Affairs shall automatically be incorporated by reference into this code, within the scope of the chapters adopted by this section, upon their respective effective dates established by the department.
>
> A current copy of the adopted code and applicable Georgia State Amendments shall be maintained in the Inspections and Code Department."

**SECTION 3.**

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

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Introduced at a regular meeting of the Council of Columbus, Georgia, held the 10th day of November 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026, and adopted at said meeting by the affirmative vote of ____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson, III, Mayor

## Sec. 8-41. Title.

The provisions embraced within the following sections, together with Chapters 2, 3, 4, 5, 6, and 7 of the latest edition of the International Property Maintenance Code, published by the International Code Council, Inc., as adopted and made effective by the Georgia Department of Community Affairs, including all applicable Georgia State Amendments, are hereby adopted by reference as "The Property Maintenance Code of Columbus, Georgia," hereinafter referred to as "this code," for the purpose of establishing minimum housing standards to maintain health and cleanliness, ensure safe and sanitary conditions, and provide penalties for violations.

Subsequent editions and applicable Georgia State Amendments adopted by the Georgia Department of Community Affairs shall automatically be incorporated by reference into this code, within the scope of the chapters adopted by this section, upon their respective effective dates established by the department.

A current copy of the adopted code and applicable Georgia State Amendments shall be maintained in the Inspections and Code Department.

(Ord. No. 17-19, § 8, 5-9-17; Ord. No. 20-061, § 1, 12-15-20)

## Sec. 8-41. Title.

~~The provisions embraced within the following sections along with Chapters 2, 3, 4, 5, 6, and 7 of the 2018 edition of the International Property Maintenance Code, as amended and adopted by the State of Georgia, published by the International Code Council, Inc., a copy of which is on file in the office of the Clerk of Council, are hereby adopted as "The Property Maintenance Code of Columbus; Georgia," for the purpose of establishing minimum housing standards to maintain health and cleanliness and to insure safe and sanitary conditions; providing penalties for violations of such code; and, hereinafter referred to as "this code."~~

The provisions embraced within the following sections, together with Chapters 2, 3, 4, 5, 6, and 7 of the latest edition of the International Property Maintenance Code, published by the International Code Council, Inc., as adopted and made effective by the Georgia Department of Community Affairs, including all applicable Georgia State Amendments, are hereby adopted by reference as "The Property Maintenance Code of Columbus, Georgia," hereinafter referred to as "this code," for the purpose of establishing minimum housing standards to maintain health and cleanliness, ensure safe and sanitary conditions, and provide penalties for violations.

Subsequent editions and applicable Georgia State Amendments adopted by the Georgia Department of Community Affairs shall automatically be incorporated by reference into this code, within the scope of the chapters adopted by this section, upon their respective effective dates established by the department.

A current copy of the adopted code and applicable Georgia State Amendments shall be maintained in the Inspections and Code Department.

(Ord. No. 17-19, § 8, 5-9-17; Ord. No. 20-061, § 1, 12-15-20)

# *ARTICLE III. BUILDING CODE*[1]

## Sec. 8-13. Title and definitions.

(a) *Uniform Codes Act.* Building permits shall be issued in conformance with the technical codes adopted and amended by Columbus under the Georgia Uniform Codes Act.

(b) The provisions embraced within this article along with the latest available edition of the International Building Code, as amended and adopted by the State of Georgia, published by the International Code Council, a copy of which is on file in the office of the clerk of council, are hereby adopted as "The Building Code of Columbus, Georgia," for the purpose of regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment use, height area, and maintenance of all buildings and/or structures in Columbus, Georgia; providing for issuance of permits and collection of fees therefor; providing penalties for violations of such code; and, hereinafter referred to as "this code."

(c) Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the latest available edition of the International Residential Code, as amended and adopted by the State of Georgia.

(d) Pursuant to Ga. L. 1996, p.1632, § 3, Columbus, Georgia, is hereby exempted from the provisions of said Act codified as O.C.G.A. Section 8-2-26(d).

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14. Code remedial.

(a) *Generally.* This code is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment, including alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems, and to provide safety to firefighters and emergency responders during emergency operations.

(b) The scope of this code shall include and apply to all new electrical installations, alterations, additions, repairs and maintenance to all electrical wiring, electrical construction, apparatus, fixtures, equipment or appurtenances thereto for the transmission, distribution or utilization of electrical energy for light, heat or power, including appliances, signs and elevators, within or on public and private buildings or structures,

[1]Editor's note(s)—Ord. No. 17-19, § 2, adopted May 9, 2017, amended Art. III in its entirety to read as herein set out. Former Art. III, §§ 8-13—8-14.1, pertained to similar subject matter, and derived from Ord. No. 95-85, §§ 1—12, 9-12-95; Ord. No. 98-51, 6-16-98; Ord. No. 06-46, § 1, 6-20-06; Ord. No. 11-34, § 2, 6-28-11.

including the premises or yards, tents, carnivals, parking lots or similar use of premises, within the jurisdiction of Columbus, Georgia.

(d) *Quality control.* Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

(e) *Permitting and inspection.* The inspection or permitting of any building, system or plan by any jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan, or their adequacy. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.1. Applicability.

(a) *Generally.* Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

(b) *Technical codes.* Any reference hereinafter to "technical codes" throughout this chapter of the Columbus Code includes to the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy Conservation Code, Minimum Fire Safety Standards, International Swimming Pool and Spa Code, and National Electrical Code, as may be adopted and updated by the state.

(c) *Building.* The provisions of the technical codes shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or appurtenance connected or attached to such buildings or structures.

(d) *Federal and state authority.* The provisions of this code shall not be held to deprive any federal or state agency, or any applicable governing authority having jurisdiction, of any power or authority which it had on the effective date of the adoption of this code or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

(e) Appendices. To be enforceable, appendices must be referenced in the code text, adopted by the Georgia Department of Community Affairs, or specifically adopted by Columbus, Georgia.

Appendix BB, “Tiny Houses,” of the International Residential Code for One- and Two-Family Dwellings, in the latest edition adopted and made effective by the Georgia Department of Community Affairs, together with all applicable Georgia State Amendments, is hereby adopted by reference and incorporated into the Building Code of Columbus, Georgia. The Department of Inspections and Code shall administer and enforce Appendix BB in accordance with this article. All applicable zoning and other land-use requirements shall remain in effect.

(f) *Referenced standards.* Standards referenced in this code shall be considered an integral part of the codes without separate adoption. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

(g) *Existing structures.* The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the State Minimum

Fire Safety Standards or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.2. Building department.

(a) *Establishment.* There is hereby recognized a department of inspections and code, the department head thereof being known as the chief of inspections and code, hereinafter referred to as the building official.

(b) *Employee qualifications.*

(1) *Building official qualifications.* The building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of work. The building official should be certified as a building official through a recognized certification program.

(2) *Deputy building official qualifications.* The building official may designate the assistant director of the department of inspections and code as the deputy building official who shall assist the building official in administering the provisions of the Building Code and during the absence or disability of the building official, exercise all the powers of the building official. Such deputy building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of the work. The deputy building official should be certified through a recognized certification program for the appropriate trade.

(3) *Inspector qualifications.* The building official may appoint or hire such number of officers, inspectors, assistants, and other employees, as shall be authorized from time to time. A person shall not be appointed or hired as inspector of construction who has not had at least five years' experience as a building inspector, engineer, architect, or as a superintendent, foreman, or competent mechanic in charge of construction. The inspector should be certified, through a recognized certification program, for the appropriate trade.

(c) *Restrictions on employees.* An officer or employee connected with the department shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflict with the interest of the department.

(d) *Department records.* The building official shall keep official records of applications received, permit and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required by the legally applicable records retention schedule.

(e) *Liability.* Any officer or employee, charged with the enforcement of this code, acting for the applicable governing authority, in the discharge of his duties, shall not thereby render himself personally liable, and is hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee or member because of such act performed by him in the enforcement of any provision of this code shall be defended by the city attorney until the final termination of the proceedings.

(f) *Reports.* The building official shall submit annually a report covering the work of the building department during the preceding year.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.3. Power and duties of the building official.

(a) *Generally.* The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(b) *Right of entry.*

(1) Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the building official may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code. If such building or premises are occupied, he shall first present proper credentials and request entry. If such building, structure or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official shall have recourse to every remedy provided by law to secure entry.

(2) When the building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.

(c) *Stop work orders.* Upon notice from the building official, work on any building, structure, electrical, gas, mechanical or plumbing system, that is being done contrary to the provisions of this code or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to this agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.

(d) *Revocation of permits.*

(1) *Misrepresentation of application.* The building official may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

(2) *Violation of code provisions.* The building official may revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

(e) *Unsafe buildings or systems.* All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the procedures for requiring the abatement of unsafe buildings, as outlined in articles V and VI of this chapter.

(f) *Requirements not covered by code.* Any requirements necessary for the strength, stability, or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing systems, or for the public safety, health, and general welfare, not specifically covered by this or the other technical codes, shall be determined by the building official.

(g) *Alternate materials and methods.* The provisions of the technical codes are not intended to prevent the use of any material or method of construction not specifically prescribed by them, provided any such alternate has been reviewed by the building official. The building official shall approve any such alternate for the purpose intended is at least the equivalent of that prescribed in the technical codes, in quality, strength, effectiveness, fire resistance, durability and safety. The building official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternate.

(i) *Modifications.* Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of inspections and code.

(j) *Flood hazard areas.* The building official shall not grant modifications to any provision required in flood hazard areas.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.4. Permits.

(a) *Permit application.*

(1) *Required.* Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

(2) *Work exempt from permit.* Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

a. Building:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

2. Temporary motion picture, television, and theatre stage sets and scenery.

3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

4. Swings and other playground equipment.

5. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

b. Electrical:

1. Listed cord and plug connected temporary decorative lighting. Temporary electric power and lighting installations shall be permitted for a period not to exceed 90 days.

2. Reinstallation of attachment plug receptacles but not the outlets, therefore.

3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

c. Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

d. Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
5. Portable evaporative coolers.
6. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
7. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

e. Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

f. Repairs:

1. Ordinary minor repairs may be made without a permit, provided that such repairs shall not violate any of the provisions of the technical codes. Such minor repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or loadbearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety. The building

official or his designee shall be available to determine whether the proposed repair is exempt.

2. Emergency repairs. Where equipment replacements and repairs that otherwise require a permit must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

(3) *Temporary structures.* The erection of temporary structures such as construction sheds, seats, canopies, tents and fences used in construction work or for temporary purposes such as reviewing stands shall not require a permit as long as such structures shall be completely removed in a timely fashion.

(4) *Work authorized.* A building permit shall carry with it the right to construct or install the work, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with the application, separate permits shall be required.

(5) *Information required.* Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or his authorized agent. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, of any, not covered by the building or structure, and shall contain such other information as may be required by the building official.

(b) *Drawings and specifications.*

(1) *Requirements.* When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for the permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications, and accompanying date shall bear the name and signature of the person responsible for the design.

(2) *Additional data.* The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications, and accompanying data, required by the building official to be prepared by an architect or engineer, shall be affixed with their official seal.

(3) *Design professional.* The design professional shall be an architect or engineer, legally registered under the laws of this state regulating the practice or architecture or engineering, and shall affix his official seal to said drawings, specifications, and accompanying data, for the following:

a. All group A, E, and I occupancies.

b. Buildings and structures three stories or more high.

c. Buildings and structures 5,000 square feet (465 m) or more in area.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered.

(4) *Structural and fire resistance integrity.* Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where a penetration of a required fire-resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and communication conduits, pipes and

systems and also indicate in sufficient detail how the fire integrity will be maintained where required fire-resistant floors intersect the exterior walls.

(5) *Site drawings.* Drawings shall show the location of the proposed building or structure and of every existing building or structure on the site or lot. The building official may require a boundary line survey prepared by a qualified surveyor.

(6) *Hazardous occupancies.* The building official may require the following:

a. *General site plan.* A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment, and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.

b. *Building floor plan.* A building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies, with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

(c) *Examination of documents.*

(1) *Plan review.* The building official shall examine, or cause to be examined, each application for a permit and the accompanying documents, consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances.

(2) *Affidavits.* The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may, without any examination or inspection, accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical, or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

(d) *Issuing permits.*

(1) *Action on permits.* The building official shall act upon an application for a permit without unreasonable or unnecessary delay. If the building official is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the technical codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.

(2) *Refusal to issue permit.* If the application for a permit and the accompanying contract documents describing the work do not conform to the requirements of the technical codes or other pertinent laws or ordinances, the building official shall not issue a permit but shall return the contract documents to the applicant with his refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.

(3) *Special foundation permit.* When application for permit to erect or enlarge a building has been filed and pending issuance of such permit, the building official may, at his discretion, issue a foundation only permit. The applicant may proceed at his own risk and without assurance that a permit for the remainder of the work will be granted or that corrections will not be required in order to meet provisions of the technical codes.

(4) *Public right-of-way.* A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises of any building or structure removed from another lot or premises, unless the applicant has made application at the office of the director of the Department of Engineering identifying the public street on which he proposes to build, erect or locate said building; and it shall be the duty of the building official to see that the street lines are not encroached upon except as provided for in this code.

(e) *Contractor's responsibilities.* It shall be the duty of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical or plumbing systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.

(1) *Electrician's license.*

a. No person, firm or corporation shall engage in the electrical construction, installation or repair business, within the corporate limits of the City of Columbus, without obtaining a business license as required by the ordinances of the City of Columbus.

b. No person shall engage in the business of electrical contractor unless such person holds a valid license issued by the State Construction Industry Board, Division of Electrical Contractors. No partnership or corporation shall have the right to engage in the business of electrical contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a fulltime basis who have valid licenses issued by the State Construction Industry Board, Division of Electrical Contractors.

c. Any person, partnership or corporation making application for a license to engage in the business of electrical contracting in Columbus, Georgia, shall furnish the Revenue Collections Division of Columbus, Georgia, a copy of the license issued by the division of electrical contractors.

d. No person shall engage in alarm system, general system, or telecommunication system, low-voltage contracting unless such person has a valid license issued by the state construction industry licensing board, division of low-voltage contracting. No partnership or corporation shall have the right to engage in the business of low-voltage contracting unless there is regularly connected with such partnership or corporation a person or persons, actually engaged in the performance of such business on a fulltime basis and supervising the low-voltage systems installation, repair, alteration, and service work of all employees of such partnership or corporation, who have valid licenses issued by the state construction industry licensing board, division of low-voltage contracting.

e. Any person, partnership or corporation, making application for a license to engage in the business of low-voltage contracting in the city shall furnish the revenue collections division of the city a copy of the license issued by the division of low-voltage contracting of the state construction industry licensing board.

(2) *Plumber license.* No person shall engage in the business of plumbing contractor unless such person holds a valid license for master plumber issued by the state construction industry board, division of

master plumbers and journeyman plumbers. No partnership or corporation shall have the right to engage in the business of plumbing unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a full-time basis who hold a valid license for master plumber issued by the state construction industry board, division of master plumbers and journeyman plumbers. Any person, partnership or corporation making application for a license to engage in the business of plumbing in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of master plumbers and journeyman plumbers.

(3) *Mechanical license.* No person shall engage in the business of conditioned air contractor unless such person holds a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors. No partnership or corporation shall have the right to engage in the business of conditioned air contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a full-time basis who hold a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors.. Any person, partnership or corporation making application for a license to engage in the business of conditioned air contractor in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of conditioned air contractors.

(f) *Conditions of the permit.*

(1) *Permit intent.* A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid if the work authorized by such permit is not commenced within six months after its issuance, or if the work authorized by such permit is commenced within six months after its issuance but then is suspended or abandoned for a period of six months after the time the work is commenced. One or more extensions of time, for periods not more than 90 days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall be in writing by the building official.

(2) *Permit issued on basis of an affidavit.* Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity with the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity with the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official.

(3) *Plans.* When the building official issues a permit, he shall endorse, in writing or by stamp, both sets of plans "Reviewed for Code Compliance." One set of drawings so reviewed shall be retained by the building official and the other set shall be returned to the applicant. The permit drawings shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative.

(g) *Fees.*

(1) *Prescribed fees.* A permit shall not be issued until the fees prescribed herein have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the

estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.

(2) *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.

(3) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.

(4) *Fee schedule.*

a. *Building.* For all buildings, structures, or alterations requiring a building permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. The permit fee for new construction and substantial renovation of one- or two-family residential structures shall be $0.35 per square feet of the structure. All areas under a roof shall be included in the total square feet of the structure. The minimum fee shall be $250.00.

2. The permit fee for new construction and substantial renovation of commercial structures shall be calculated per square foot and type of occupancy below:

• Assembly and Educational Occupancies = $0.65/square foot

• Business and Mercantile Occupancies = $0.50/square foot

• Residential Occupancy = $0.55/square foot

• All other occupancies = $0.40/square foot

All areas under a roof shall be included in the total square feet of the structure. The minimum fee shall be $250.00.

3. For renovation projects under $25,000, the permit fee shall be $100.00.

4. For renovation projects over $25,000.00, up to and including $50,000 the permit fee shall be $150.00.5. For renovation projects over $50,000.00, up to and including $75,000 the permit fee shall be $250.00. Renovation projects over $75,000.00 shall be deemed substantial renovation projects and fees will be calculated per paragraphs 1 and 2 above.

6. A plan review fee for commercial construction shall be one-fourth the permit fee to be submitted with permit application, $75.00 minimum. Plan review fee is a separate fee from the permit fee and shall not be deducted from the permit fee.

7. For the moving of any building or structure, other than a portable building, the fee shall be $150.00.

8. For moving of any portable building, the fee shall be $150.00.

9. For the demolition of any residential building or structure, the fee shall be $75.00.

10. For the issuance of any certificate of occupancy, the fee shall be $60.00.

11. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

12. Where any building permit has been expired less than 24 months, the reactivation fee shall be $75.00

13. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

b. *Gas.* For all gas systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of gas piping, appliances or appurtenances, the fee shall be $75.00 per meter.

2. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

c. *Electrical.* For all electrical systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of electrical work the fee shall be $75.00 per meter.

2. For temporary electrical service, the fee shall be $75.00 per meter.

3. For construction power permits the fee shall be $75.00 per meter.

4. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

5. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

6. Construction power approval shall be issued for a period of no more than 180 days. If it is necessary for temporary work to remain for more than 180 days, request for such extension of temporary approval shall be made in writing by the person, firm or corporation holding the permit.

d. *Plumbing.* For all plumbing work requiring a permit a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition to any plumbing system, fixture, or appliance the fee shall be $75.00 per meter.

2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

e. *Mechanical.* For all heating and air conditioning work requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of heating, ventilating, duct, air conditioning and refrigeration systems, the fee shall be $75.00.

2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter

f. *Building permit valuations.* If for substantial renovation projects, in the opinion of the building official, the valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

(Ord. No. 17-19, § 2, 5-9-17; Ord. No. 18-24, § 1, 6-12-18, eff. 7-1-18; Ord. No. 24-034, § 1, 6-11-24)

## Sec. 8-14.5. Inspections.

(a) *Existing building inspections.* Before issuing a permit, the building official may examine or cause to be examined any building, electrical, gas, mechanical, or plumbing systems for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. He shall inspect all buildings, structures, electrical, gas, mechanical and plumbing systems, from time to time, during and upon completion of the work for which a permit was issued. He shall make a record of every such examination and inspection and of all violations of the technical codes.

(b) *Manufacturers and fabricators.* When deemed necessary by the building official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

(c) *Inspection service.* The building official may make, or cause to be made, the inspections required by this section. He may accept reports of inspectors of recognized inspection services, provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of the technical codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

(d) *Inspections prior to issuance of certificate of occupancy or completion.* The building official shall inspect, or cause to be inspected, at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the certificate of occupancy or completion.

(e) *Posting of permit.* Work requiring a permit shall not commence until the permit holder, or his agent, posts the permit card in a conspicuous place on the premises. The permit shall be protected from the weather and located in such position as to permit the building official or representative to conveniently make the required entries thereon. This permit card shall be maintained in such position by the permit holder until the certificate of occupancy or completion is issued by the building official.

(f) *Required inspections.* The building official, upon notification from the permit holder or his agent, shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with this code:

(1) *Building.*

a. *Foundation inspection.* To be made after trenches are excavated and forms erected.

b. *Frame inspection.* To be made after the roof, all framing, fire-blocking, and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete.

c. *Final inspection.* To be made after the building is completed and ready for occupancy.

(2) *Gas.*

a. *Rough piping inspection:* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.

b. *Final piping inspection:* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.

c. *Final inspection:* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to ensure that the installation and construction of the gas system is in accordance with reviewed plans.

(3) *Electrical.*

a. The building official, or his duly authorized representative, shall inspect or cause to be inspected at various intervals all electrical work or installations for which an electrical permit is required, and upon completion of all work or installation, notice shall be given the building inspection department and a final inspection made.

b. Before any electrical work or installation is concealed, the building official, or his duly authorized representative, shall be notified. It shall then be his duty to inspect such work or installations, and, providing all the requirements of this code have been complied with, issue an approval to conceal the work or installation. It shall be unlawful for any individual, firm or corporation, their agents or employees, to cover or conceal any electrical installation before such inspection has been made.

c. The utility company shall not provide electrical service to any installations until the work to which service is to be provided has been approved by the building inspection department and the utility company so notified.

(4) *Plumbing.*

a. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire-blocking and bracing is in place, and all soil waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.

c. *Final inspection.* To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy. NOTE: See the applicable section of the International Plumbing Code for required tests.

(5) *Mechanical.*

a. *Underground inspection.* To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire-blocking and bracing are in place and all ducting, and other concealed components are complete, prior to the installation of wall or ceiling membranes.

c. *Final inspection.* To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

(g) *Reinforcing steel and structural frames.* Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining a release from the building official.

(h) *Plaster fire protection.* In all buildings where plaster is used for fire protection purposes, the permit holder or his agent shall notify the building official after all lathing and backing is in place. Plaster shall not be applied until the release from the building official, or his designee, has been received.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.6. Certificates.

(a) *Certificate of occupancy.*

(1) *Building occupancy.* A new building other than a one- or two-family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official. An existing building other than a one- or two-family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy.

(2) *Issuing certificate of occupancy.* Upon satisfactory completion of a building or structure and installation of electrical, gas, mechanical, and plumbing systems in accordance with the technical codes, reviewed plans and specifications, and after the final inspection, the building official shall issue a certificate of occupancy stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of this code.

(3) *Temporary/partial occupancy.* A temporary/partial certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion of the building.

(4) *Business license.* No business license shall be issued for any occupancy or change of occupancy for a building or part of a building until after the building official shall have issued a certificate of occupancy therefore.

(b) *Certificate of completion.* Upon satisfactory completion of a building, structure, electrical, gas, mechanical, or plumbing system, a certificate of completion may be issued. This certificate is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a certificate of occupancy.

(c) *Service utilities.*

(1) *Connection of service utilities.* No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by the technical codes for which a permit is required, until released by the building official and a certificate of occupancy or completion is issued.

(2) *Temporary connection.* The building official may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the testing of building service systems or for use under a temporary certificate of occupancy.

(3) *Authority to disconnect service utilities.* The building official shall have the authority to authorize the disconnection of the utility service to the building, structure, or system regulated by the technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure, or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system, shall be notified in writing, as soon as practical thereafter.

(d) *Posting floor loads.*

(1) *Occupancy.* An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity. The building official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied that such capacity will not thereby be exceeded.

(2) *Storage and factory-industrial occupancies.* It shall be the responsibility of the owner, agent, proprietor, or occupancy of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

(3) *Signs required.* In every building or part of a building used for storage, industrial, or hazardous purposes, the safe floor loads, as reviewed by the building official on the plan, shall be marked on the plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. Such plates shall not be removed or defaced, and if lost, removed or defaced, shall be replaced by the owner of the building.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.7. Tests.

Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall

approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required by the legally applicable records retention schedule.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.8. Appeals.

Whenever the building official shall reject or refuse to approve the mode or manner of construction proposed to be followed, or materials to be used in the erection or alteration of a building or structure, or when it is claimed that the provisions of this code do not apply, or that an equally good or more desirable form of construction can be employed in any specific case, or when it is claimed that the true intent and meaning of this code, or any of the regulations thereunder, have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the building official to the Council of Columbus, Georgia.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.9. Severability.

If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14.10. Violations and penalties.

Any person, firm, corporation, or agent who shall erect, construct, alter, install, demolish, or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of any requirements set forth in this article or any permits or plans submitted or issued in accordance with this article, or shall fail to obtain a certificate of occupancy or otherwise comply with the requirements of this article shall be guilty of an offense, punishable as set forth in section 1-8 of the Columbus Code. Each such person shall be considered guilty of a separate offense for each and every day, or portion thereof, during which any violation of any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation, such person shall be punished as set forth in section 1-8 of the Columbus Code. Any person violating any provision of this article shall be fined a minimum of $500.00 for the first offense and shall be fined a minimum of $1,000.00 for a second and each subsequent offense at the same property location.

(Ord. No. 17-19, § 2, 5-9-17; Ord. No. 21-059, § 1, 11-9-21)

# *ARTICLE III. BUILDING CODE*[1]

## Sec. 8-13. Title and definitions.

(a) *Uniform Codes Act.* Building permits shall be issued in conformance with the technical codes adopted and amended by Columbus under the Georgia Uniform Codes Act.

(b) The provisions embraced within this article along with the latest available edition of the International Building Code, as amended and adopted by the State of Georgia, published by the International Code Council, a copy of which is on file in the office of the clerk of council, are hereby adopted as "The Building Code of Columbus, Georgia," for the purpose of regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment use, height area, and maintenance of all buildings and/or structures in Columbus, Georgia; providing for issuance of permits and collection of fees therefor; providing penalties for violations of such code; and, hereinafter referred to as "this code."

(c) Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the latest available edition of the International Residential Code, as amended and adopted by the State of Georgia.

(d) Pursuant to Ga. L. 1996, p.1632, § 3, Columbus, Georgia, is hereby exempted from the provisions of said Act codified as O.C.G.A. Section 8-2-26(d).

(Ord. No. 17-19, § 2, 5-9-17)

## Sec. 8-14. Code remedial.

(a) *Generally.* This code is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health, and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment, including alteration, repair, removal, demolition, use and occupancy of buildings, structures, or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems, and to provide safety to firefighters and emergency responders during emergency operations.

(b) The scope of this code shall include and apply to all new electrical installations, alterations, additions, repairs and maintenance to all electrical wiring, electrical construction, apparatus, fixtures, equipment or appurtenances thereto for the transmission, distribution or utilization of electrical energy for light, heat or power, including appliances, signs and elevators, within or on public and private buildings or structures,

[1]Editor's note(s)—Ord. No. 17-19, § 2, adopted May 9, 2017, amended Art. III in its entirety to read as herein set out. Former Art. III, §§ 8-13—8-14.1, pertained to similar subject matter, and derived from Ord. No. 95-85, §§ 1—12, 9-12-95; Ord. No. 98-51, 6-16-98; Ord. No. 06-46, § 1, 6-20-06; Ord. No. 11-34, § 2, 6-28-11.

including the premises or yards, tents, carnivals, parking lots or similar use of premises, within the jurisdiction of Columbus, Georgia.

(d) *Quality control.* Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

(e) *Permitting and inspection.* The inspection or permitting of any building, system or plan by any jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan, or their adequacy. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.1. Applicability.

(a) *Generally.* Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

(b) *Technical codes.* Any reference hereinafter to "technical codes" throughout this chapter of the Columbus Code includes to the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy Conservation Code, Minimum Fire Safety Standards, International Swimming Pool and Spa Code, and National Electrical Code, as may be adopted and updated by the state.

(c) *Building.* The provisions of the technical codes shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or appurtenance connected or attached to such buildings or structures.

(d) *Federal and state authority.* The provisions of this code shall not be held to deprive any federal or state agency, or any applicable governing authority having jurisdiction, of any power or authority which it had on the effective date of the adoption of this code or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

(e) ~~*Appendices.* To be enforceable, the appendices included in this code must be referenced in the code text or specifically included in the adopting ordinance.~~ Appendices. To be enforceable, appendices must be referenced in the code text, adopted by the Georgia Department of Community Affairs, or specifically adopted by Columbus, Georgia.

Appendix BB, "Tiny Houses," of the International Residential Code for One- and Two-Family Dwellings, in the latest edition adopted and made effective by the Georgia Department of Community Affairs, together with all applicable Georgia State Amendments, is hereby adopted by reference and incorporated into the Building Code of Columbus, Georgia. The Department of Inspections and Code shall administer and enforce Appendix BB in accordance with this article. All applicable zoning and other land-use requirements shall remain in effect.

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(f) *Referenced standards.* Standards referenced in this code shall be considered an integral part of the codes without separate adoption. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

(g) *Existing structures.* The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the State Minimum Fire Safety Standards or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.2. Building department.

(a) *Establishment.* There is hereby recognized a department of inspections and code, the department head thereof being known as the chief of inspections and code, hereinafter referred to as the building official.

(b) *Employee qualifications.*

(1) *Building official qualifications.* The building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of work. The building official should be certified as a building official through a recognized certification program.

(2) *Deputy building official qualifications.* The building official may designate the assistant director of the department of inspections and code as the deputy building official who shall assist the building official in administering the provisions of the Building Code and during the absence or disability of the building official, exercise all the powers of the building official. Such deputy building official shall have at least ten years' experience or equivalent, as an architect, engineer, inspector, contractor, or superintendent of construction, or any combination of these, five years of which shall have been in responsible charge of the work. The deputy building official should be certified through a recognized certification program for the appropriate trade.

(3) *Inspector qualifications.* The building official may appoint or hire such number of officers, inspectors, assistants, and other employees, as shall be authorized from time to time. A person shall not be appointed or hired as inspector of construction who has not had at least five years' experience as a building inspector, engineer, architect, or as a superintendent, foreman, or competent mechanic in charge of construction. The inspector should be certified, through a recognized certification program, for the appropriate trade.

(c) *Restrictions on employees.* An officer or employee connected with the department shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflict with the interest of the department.

(d) *Department records.* The building official shall keep official records of applications received, permit and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required by the legally applicable records retention schedule.

(e) *Liability.* Any officer or employee, charged with the enforcement of this code, acting for the applicable governing authority, in the discharge of his duties, shall not thereby render himself personally liable, and is hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee or member because of such act performed by him in the enforcement of any provision of this code shall be defended by the city attorney until the final termination of the proceedings.

(f) *Reports.* The building official shall submit annually a report covering the work of the building department during the preceding year.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.3. Power and duties of the building official.

(a) *Generally.* The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(b) *Right of entry.*

(1) Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the building official may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code. If such building or premises are occupied, he shall first present proper credentials and request entry. If such building, structure or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official shall have recourse to every remedy provided by law to secure entry.

(2) When the building official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.

(c) *Stop work orders.* Upon notice from the building official, work on any building, structure, electrical, gas, mechanical or plumbing system, that is being done contrary to the provisions of this code or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to this agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.

(d) *Revocation of permits.*

(1) *Misrepresentation of application.* The building official may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

(2) *Violation of code provisions.* The building official may revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

(e) *Unsafe buildings or systems.* All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the procedures for requiring the abatement of unsafe buildings, as outlined in articles V and VI of this chapter.

(f) *Requirements not covered by code.* Any requirements necessary for the strength, stability, or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing systems, or for the public safety, health, and general welfare, not specifically covered by this or the other technical codes, shall be determined by the building official.

(g) *Alternate materials and methods.* The provisions of the technical codes are not intended to prevent the use of any material or method of construction not specifically prescribed by them, provided any such alternate has been reviewed by the building official. The building official shall approve any such alternate for the purpose intended is at least the equivalent of that prescribed in the technical codes, in quality, strength, effectiveness, fire resistance, durability and safety. The building official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternate.

(i) *Modifications.* Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of inspections and code.

(j) *Flood hazard areas.* The building official shall not grant modifications to any provision required in flood hazard areas.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.4. Permits.

(a) *Permit application.*

(1) *Required.* Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

(2) *Work exempt from permit.* Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

a. Building:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

2. Temporary motion picture, television, and theatre stage sets and scenery.

3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

4. Swings and other playground equipment.

5. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

b. Electrical:

1. Listed cord and plug connected temporary decorative lighting. Temporary electric power and lighting installations shall be permitted for a period not to exceed 90 days.

2. Reinstallation of attachment plug receptacles but not the outlets, therefore.

3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

c. Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

d. Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
5. Portable evaporative coolers.
6. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
7. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

e. Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

f. Repairs:

1. Ordinary minor repairs may be made without a permit, provided that such repairs shall not violate any of the provisions of the technical codes. Such minor repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or loadbearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety. The building

official or his designee shall be available to determine whether the proposed repair is exempt.

2. Emergency repairs. Where equipment replacements and repairs that otherwise require a permit must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

(3) *Temporary structures.* The erection of temporary structures such as construction sheds, seats, canopies, tents and fences used in construction work or for temporary purposes such as reviewing stands shall not require a permit as long as such structures shall be completely removed in a timely fashion.

(4) *Work authorized.* A building permit shall carry with it the right to construct or install the work, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with the application, separate permits shall be required.

(5) *Information required.* Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or his authorized agent. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, of any, not covered by the building or structure, and shall contain such other information as may be required by the building official.

(b) *Drawings and specifications.*

(1) *Requirements.* When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for the permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications, and accompanying date shall bear the name and signature of the person responsible for the design.

(2) *Additional data.* The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications, and accompanying data, required by the building official to be prepared by an architect or engineer, shall be affixed with their official seal.

(3) *Design professional.* The design professional shall be an architect or engineer, legally registered under the laws of this state regulating the practice or architecture or engineering, and shall affix his official seal to said drawings, specifications, and accompanying data, for the following:

a. All group A, E, and I occupancies.

b. Buildings and structures three stories or more high.

c. Buildings and structures 5,000 square feet (465 m) or more in area.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered.

(4) *Structural and fire resistance integrity.* Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where a penetration of a required fire-resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and communication conduits, pipes and

systems and also indicate in sufficient detail how the fire integrity will be maintained where required fire-resistant floors intersect the exterior walls.

(5) *Site drawings.* Drawings shall show the location of the proposed building or structure and of every existing building or structure on the site or lot. The building official may require a boundary line survey prepared by a qualified surveyor.

(6) *Hazardous occupancies.* The building official may require the following:

a. *General site plan.* A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment, and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.

b. *Building floor plan.* A building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies, with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

(c) *Examination of documents.*

(1) *Plan review.* The building official shall examine, or cause to be examined, each application for a permit and the accompanying documents, consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances.

(2) *Affidavits.* The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may, without any examination or inspection, accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical, or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

(d) *Issuing permits.*

(1) *Action on permits.* The building official shall act upon an application for a permit without unreasonable or unnecessary delay. If the building official is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the technical codes and other pertinent laws and ordinances, he shall issue a permit to the applicant.

(2) *Refusal to issue permit.* If the application for a permit and the accompanying contract documents describing the work do not conform to the requirements of the technical codes or other pertinent laws or ordinances, the building official shall not issue a permit but shall return the contract documents to the applicant with his refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.

(3) *Special foundation permit.* When application for permit to erect or enlarge a building has been filed and pending issuance of such permit, the building official may, at his discretion, issue a foundation only permit. The applicant may proceed at his own risk and without assurance that a permit for the remainder of the work will be granted or that corrections will not be required in order to meet provisions of the technical codes.

(4) *Public right-of-way.* A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises of any building or structure removed from another lot or premises, unless the applicant has made application at the office of the director of the Department of Engineering identifying the public street on which he proposes to build, erect or locate said building; and it shall be the duty of the building official to see that the street lines are not encroached upon except as provided for in this code.

(e) *Contractor's responsibilities.* It shall be the duty of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical or plumbing systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.

(1) *Electrician's license.*

a. No person, firm or corporation shall engage in the electrical construction, installation or repair business, within the corporate limits of the City of Columbus, without obtaining a business license as required by the ordinances of the City of Columbus.

b. No person shall engage in the business of electrical contractor unless such person holds a valid license issued by the State Construction Industry Board, Division of Electrical Contractors. No partnership or corporation shall have the right to engage in the business of electrical contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a fulltime basis who have valid licenses issued by the State Construction Industry Board, Division of Electrical Contractors.

c. Any person, partnership or corporation making application for a license to engage in the business of electrical contracting in Columbus, Georgia, shall furnish the Revenue Collections Division of Columbus, Georgia, a copy of the license issued by the division of electrical contractors.

d. No person shall engage in alarm system, general system, or telecommunication system, low-voltage contracting unless such person has a valid license issued by the state construction industry licensing board, division of low-voltage contracting. No partnership or corporation shall have the right to engage in the business of low-voltage contracting unless there is regularly connected with such partnership or corporation a person or persons, actually engaged in the performance of such business on a fulltime basis and supervising the low-voltage systems installation, repair, alteration, and service work of all employees of such partnership or corporation, who have valid licenses issued by the state construction industry licensing board, division of low-voltage contracting.

e. Any person, partnership or corporation, making application for a license to engage in the business of low-voltage contracting in the city shall furnish the revenue collections division of the city a copy of the license issued by the division of low-voltage contracting of the state construction industry licensing board.

(2) *Plumber license.* No person shall engage in the business of plumbing contractor unless such person holds a valid license for master plumber issued by the state construction industry board, division of

master plumbers and journeyman plumbers. No partnership or corporation shall have the right to engage in the business of plumbing unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a full-time basis who hold a valid license for master plumber issued by the state construction industry board, division of master plumbers and journeyman plumbers. Any person, partnership or corporation making application for a license to engage in the business of plumbing in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of master plumbers and journeyman plumbers.

(3) *Mechanical license.* No person shall engage in the business of conditioned air contractor unless such person holds a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors. No partnership or corporation shall have the right to engage in the business of conditioned air contractor unless there is regularly connected with such partnership or corporation a person or persons actually engaged in the performance of such business on a full-time basis who hold a valid license for conditioned air contractor issued by the state construction industry board, division of conditioned air contractors.. Any person, partnership or corporation making application for a license to engage in the business of conditioned air contractor in Columbus, Georgia, shall furnish the revenue collections division of Columbus, Georgia, a copy of the license issued by the division of conditioned air contractors.

(f) *Conditions of the permit.*

(1) *Permit intent.* A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid if the work authorized by such permit is not commenced within six months after its issuance, or if the work authorized by such permit is commenced within six months after its issuance but then is suspended or abandoned for a period of six months after the time the work is commenced. One or more extensions of time, for periods not more than 90 days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall be in writing by the building official.

(2) *Permit issued on basis of an affidavit.* Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity with the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity with the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official.

(3) *Plans.* When the building official issues a permit, he shall endorse, in writing or by stamp, both sets of plans "Reviewed for Code Compliance." One set of drawings so reviewed shall be retained by the building official and the other set shall be returned to the applicant. The permit drawings shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative.

(g) *Fees.*

(1) *Prescribed fees.* A permit shall not be issued until the fees prescribed herein have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in the

estimated cost of the building, structure, electrical, plumbing, mechanical or gas systems, has been paid.

(2) *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.

(3) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, along with the date and amount thereof.

(4) *Fee schedule.*

a. *Building.* For all buildings, structures, or alterations requiring a building permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. The permit fee for new construction and substantial renovation of one- or two-family residential structures shall be $0.35 per square feet of the structure. All areas under a roof shall be included in the total square feet of the structure. The minimum fee shall be $250.00.

2. The permit fee for new construction and substantial renovation of commercial structures shall be calculated per square foot and type of occupancy below:

• Assembly and Educational Occupancies = $0.65/square foot

• Business and Mercantile Occupancies = $0.50/square foot

• Residential Occupancy = $0.55/square foot

• All other occupancies = $0.40/square foot

All areas under a roof shall be included in the total square feet of the structure. The minimum fee shall be $250.00.

3. For renovation projects under $25,000, the permit fee shall be $100.00.

4. For renovation projects over $25,000.00, up to and including $50,000 the permit fee shall be $150.00.5. For renovation projects over $50,000.00, up to and including $75,000 the permit fee shall be $250.00. Renovation projects over $75,000.00 shall be deemed substantial renovation projects and fees will be calculated per paragraphs 1 and 2 above.

6. A plan review fee for commercial construction shall be one-fourth the permit fee to be submitted with permit application, $75.00 minimum. Plan review fee is a separate fee from the permit fee and shall not be deducted from the permit fee.

7. For the moving of any building or structure, other than a portable building, the fee shall be $150.00.

8. For moving of any portable building, the fee shall be $150.00.

9. For the demolition of any residential building or structure, the fee shall be $75.00.

10. For the issuance of any certificate of occupancy, the fee shall be $60.00.

11. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

12. Where any building permit has been expired less than 24 months, the reactivation fee shall be $75.00

13. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

b. *Gas.* For all gas systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of gas piping, appliances or appurtenances, the fee shall be $75.00 per meter.

2. Where any work or installation has been disapproved, the fee for a reinspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

c. *Electrical.* For all electrical systems requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of electrical work the fee shall be $75.00 per meter.

2. For temporary electrical service, the fee shall be $75.00 per meter.

3. For construction power permits the fee shall be $75.00 per meter.

4. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

5. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

6. Construction power approval shall be issued for a period of no more than 180 days. If it is necessary for temporary work to remain for more than 180 days, request for such extension of temporary approval shall be made in writing by the person, firm or corporation holding the permit.

d. *Plumbing.* For all plumbing work requiring a permit a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition to any plumbing system, fixture, or appliance the fee shall be $75.00 per meter.

2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter.

e. *Mechanical.* For all heating and air conditioning work requiring a permit, a fee shall be paid as required at the time such permit is issued, in accordance with the following schedule:

1. For the installation, repair, alteration or addition of heating, ventilating, duct, air conditioning and refrigeration systems, the fee shall be $75.00.

2. Where any work or installation has been disapproved, the fee for a re-inspection shall be as follows:

i. For first occurrence there will be no charge.

ii. For subsequent occurrences the fee shall be $75.00.

3. Where inspections are required after hours for approved shutdowns, or other emergency needs, the fee shall be $75.00, for the first hour, plus $50.00 for each additional hour thereafter

f. *Building permit valuations.* If for substantial renovation projects, in the opinion of the building official, the valuation of building, alteration, structure, electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

(Ord. No. 17-19, § 2, 5-9-17; Ord. No. 18-24, § 1, 6-12-18, eff. 7-1-18; Ord. No. 24-034, § 1, 6-11-24)

### Sec. 8-14.5. Inspections.

(a) *Existing building inspections.* Before issuing a permit, the building official may examine or cause to be examined any building, electrical, gas, mechanical, or plumbing systems for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. He shall inspect all buildings, structures, electrical, gas, mechanical and plumbing systems, from time to time, during and upon completion of the work for which a permit was issued. He shall make a record of every such examination and inspection and of all violations of the technical codes.

(b) *Manufacturers and fabricators.* When deemed necessary by the building official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

(c) *Inspection service.* The building official may make, or cause to be made, the inspections required by this section. He may accept reports of inspectors of recognized inspection services, provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of the technical codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

(d) *Inspections prior to issuance of certificate of occupancy or completion.* The building official shall inspect, or cause to be inspected, at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the certificate of occupancy or completion.

(e) *Posting of permit.* Work requiring a permit shall not commence until the permit holder, or his agent, posts the permit card in a conspicuous place on the premises. The permit shall be protected from the weather and located in such position as to permit the building official or representative to conveniently make the required entries thereon. This permit card shall be maintained in such position by the permit holder until the certificate of occupancy or completion is issued by the building official.

(f) *Required inspections.* The building official, upon notification from the permit holder or his agent, shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with this code:

(1) *Building.*

a. *Foundation inspection.* To be made after trenches are excavated and forms erected.

b. *Frame inspection.* To be made after the roof, all framing, fire-blocking, and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete.

c. *Final inspection.* To be made after the building is completed and ready for occupancy.

(2) *Gas.*

a. *Rough piping inspection:* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.

b. *Final piping inspection:* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.

c. *Final inspection:* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to ensure that the installation and construction of the gas system is in accordance with reviewed plans.

(3) *Electrical.*

a. The building official, or his duly authorized representative, shall inspect or cause to be inspected at various intervals all electrical work or installations for which an electrical permit is required, and upon completion of all work or installation, notice shall be given the building inspection department and a final inspection made.

b. Before any electrical work or installation is concealed, the building official, or his duly authorized representative, shall be notified. It shall then be his duty to inspect such work or installations, and, providing all the requirements of this code have been complied with, issue an approval to conceal the work or installation. It shall be unlawful for any individual, firm or corporation, their agents or employees, to cover or conceal any electrical installation before such inspection has been made.

c. The utility company shall not provide electrical service to any installations until the work to which service is to be provided has been approved by the building inspection department and the utility company so notified.

(4) *Plumbing.*

a. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire-blocking and bracing is in place, and all soil waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.

c. *Final inspection.* To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy. NOTE: See the applicable section of the International Plumbing Code for required tests.

(5) *Mechanical.*

a. *Underground inspection.* To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

b. *Rough-in inspection.* To be made after the roof, framing, fire-blocking and bracing are in place and all ducting, and other concealed components are complete, prior to the installation of wall or ceiling membranes.

c. *Final inspection.* To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

(g) *Reinforcing steel and structural frames.* Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining a release from the building official.

(h) *Plaster fire protection.* In all buildings where plaster is used for fire protection purposes, the permit holder or his agent shall notify the building official after all lathing and backing is in place. Plaster shall not be applied until the release from the building official, or his designee, has been received.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.6. Certificates.

(a) *Certificate of occupancy.*

(1) *Building occupancy.* A new building other than a one- or two-family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official. An existing building other than a one- or two-family residence that is not a home occupation shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building, business license name or description change until after the building official has issued a certificate of occupancy.

(2) *Issuing certificate of occupancy.* Upon satisfactory completion of a building or structure and installation of electrical, gas, mechanical, and plumbing systems in accordance with the technical codes, reviewed plans and specifications, and after the final inspection, the building official shall issue a certificate of occupancy stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of this code.

(3) *Temporary/partial occupancy.* A temporary/partial certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion of the building.

(4) *Business license.* No business license shall be issued for any occupancy or change of occupancy for a building or part of a building until after the building official shall have issued a certificate of occupancy therefore.

(b) *Certificate of completion.* Upon satisfactory completion of a building, structure, electrical, gas, mechanical, or plumbing system, a certificate of completion may be issued. This certificate is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a certificate of occupancy.

(c) *Service utilities.*

(1) *Connection of service utilities.* No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by the technical codes for which a permit is required, until released by the building official and a certificate of occupancy or completion is issued.

(2) *Temporary connection.* The building official may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the testing of building service systems or for use under a temporary certificate of occupancy.

(3) *Authority to disconnect service utilities.* The building official shall have the authority to authorize the disconnection of the utility service to the building, structure, or system regulated by the technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure, or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system, shall be notified in writing, as soon as practical thereafter.

(d) *Posting floor loads.*

(1) *Occupancy.* An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity. The building official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied that such capacity will not thereby be exceeded.

(2) *Storage and factory-industrial occupancies.* It shall be the responsibility of the owner, agent, proprietor, or occupancy of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record of the building department.

(3) *Signs required.* In every building or part of a building used for storage, industrial, or hazardous purposes, the safe floor loads, as reviewed by the building official on the plan, shall be marked on the plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. Such plates shall not be removed or defaced, and if lost, removed or defaced, shall be replaced by the owner of the building.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.7. Tests.

Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall

approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required by the legally applicable records retention schedule.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.8. Appeals.

Whenever the building official shall reject or refuse to approve the mode or manner of construction proposed to be followed, or materials to be used in the erection or alteration of a building or structure, or when it is claimed that the provisions of this code do not apply, or that an equally good or more desirable form of construction can be employed in any specific case, or when it is claimed that the true intent and meaning of this code, or any of the regulations thereunder, have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the building official to the Council of Columbus, Georgia.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.9. Severability.

If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

(Ord. No. 17-19, § 2, 5-9-17)

### Sec. 8-14.10. Violations and penalties.

Any person, firm, corporation, or agent who shall erect, construct, alter, install, demolish, or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of any requirements set forth in this article or any permits or plans submitted or issued in accordance with this article, or shall fail to obtain a certificate of occupancy or otherwise comply with the requirements of this article shall be guilty of an offense, punishable as set forth in section 1-8 of the Columbus Code. Each such person shall be considered guilty of a separate offense for each and every day, or portion thereof, during which any violation of any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation, such person shall be punished as set forth in section 1-8 of the Columbus Code. Any person violating any provision of this article shall be fined a minimum of $500.00 for the first offense and shall be fined a minimum of $1,000.00 for a second and each subsequent offense at the same property location.

(Ord. No. 17-19, § 2, 5-9-17; Ord. No. 21-059, § 1, 11-9-21)

**File Attachments for Item:**

**7. 1st Reading:** An Ordinance amending Section 17-25 of the Columbus Code to revise certain Columbus Police Department promotional requirements; and for other purposes. (Mayor Pro-Tem)(Continued on 1st Reading from 10-27-26.)

**AN ORDINANCE**

**NO _____**

An Ordinance amending Section 17-25 of the Columbus Code to revise certain Columbus Police Department promotional requirements; and for other purposes.

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

**SECTION 1.**

Section 17-25 of the Columbus Code of Ordinances is hereby deleted in its entirety, and a new Section 17-25 is inserted to read as follows:

**"Sec. 17-25. - Eligibility for promotions.**

(a) For promotion to police sergeant. To be eligible to participate in the promotional procedure for police sergeant, the employee must hold the rank of police officer or its equivalent as determined by the chief of police and have a minimum of five years of sworn law enforcement service in a full-time status in any jurisdiction, to include service in the miliary police, For purposes of computation of service, all eligibles who will have completed the fifth year of such service on the date on which the written phase of the sergeant's promotional procedure is given, shall be deemed to have met the length of service requirement.

(b) For promotion to police lieutenant. To be eligible to participate in the promotional procedure for police lieutenant, the employee must hold the rank of police sergeant and have a minimum of two years' continuous service, including the probationary period, as a police sergeant with the Police Department of the Consolidated Government of Columbus, Georgia. For purposes of computation of service, eligibles who will have completed the first year of such service on the date on which the written phase of the lieutenant's promotional procedure is given, shall be deemed to have met the length of service requirement to take part in the lieutenant assessment. Candidates will not be eligible for promotion to the rank of lieutenant until they have completed two continuous years of service as a sergeant.

(c) For promotion to police captain. To be eligible to participate in the promotional procedure for police captain, the employee must hold the rank of police lieutenant and have a minimum of two years of continuous service, including the probationary period, as a police lieutenant with the Police Department of the Consolidated Government of Columbus, Georgia. All eligibles who have completed the first year of service on the first day of the captain's assessment center shall be deemed to have met the length of service requirement to take part in the captain's assessment. Candidates are not eligible for promotion to the rank of captain until they have completed two continuous years of service as a lieutenant.

(d) To be eligible to participate in any promotional procedure for sergeant or higher rank, the officer must successfully complete an 18-month probation period at the Columbus Police Department. This probationary period may be credited toward the five-year minimum service required by paragraph (a) above. To be eligible to participate in any future promotional procedure for lieutenant and captain, the employee must possess a minimum of a baccalaureate degree in any field within the educational guidelines set forth by this Columbus Police Department. No college degree is required for sergeant."

**SECTION 2.**

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

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Introduced at a regular meeting of the Council of Columbus, Georgia, held the 13th day of October 2026; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2026, and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen voting _____
Councilor Barnes voting _____
Councilor Chambers voting _____
Councilor Cogle voting _____
Councilor Cook voting _____
Councilor Crabb voting _____
Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

_____ _____

**Lindsey G. McLemore**
Clerk of Council

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

**Sec. 17-25. - Eligibility for promotions.**

(a)

For promotion to police sergeant. To be eligible to participate in the promotional procedure for police sergeant, the employee must hold the rank of police officer or its equivalent as determined by the chief of police and have a minimum of five years of sworn law enforcement service in a full-time status in any jurisdiction, to include service in the miliary police, For purposes of computation of service, all eligibles who will have completed the fifth year of such service on the date on which the written phase of the sergeant's promotional procedure is given, shall be deemed to have met the length of service requirement.

(b)

For promotion to police lieutenant. To be eligible to participate in the promotional procedure for police lieutenant, the employee must hold the rank of police sergeant and have a minimum of twothree years' continuous service, including the probationary period, as a police sergeant with the Police Department of the Consolidated Government of Columbus, Georgia. For purposes of computation of service, eligibles who will have completed the thirdfirst year of such service on the date on which the written phase of the lieutenant's promotional procedure is given, shall be deemed to have met the length of service requirement to take part in the lieutenant assessment. Candidates will not be eligible for promotion to the rank of lieutenant until they have completed two continuous years of service as a sergeant.

(c)

For promotion to police captain. To be eligible to participate in the promotional procedure for police captain, the employee must hold the rank of police lieutenant and have a minimum of two years of continuous service, including the probationary period, as a police lieutenant with the Police Department of the Consolidated Government of Columbus, Georgia. All eligibles who have completed the secondfirst year of service on the first day of the captain's assessment center, shall be deemed to have met the length of service requirement to take part in the captain's assessment. Candidates are not eligible for promotion to the rank of captain until they have completed two continuous years of service as a lieutenant.

(d)

To be eligible to participate in any promotional procedure for sergeant or higher rank, the officer must successfully complete an 18-month probation period at the Columbus Police Department. This probationary period may be credited toward the five year minimum service required by paragraph (a) above. To be eligible to participate in any future promotional

procedure for lieutenant and captain, the employee must possess a minimum of a baccalaureate degree in any field within the educational guidelines set forth by this Columbus Police Department. No college degree is required for sergeant.

**File Attachments for Item:**

8. A Resolution authorizing the Housing Authority of Columbus, Georgia to issue bonds to finance a project located in Columbus, Georgia. (Request of the Housing Authority of Columbus, Georgia)

**RESOLUTION**

**NO. _____**

**A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA TO ISSUE BONDS TO FINANCE A PROJECT LOCATED IN COLUMBUS, GEORGIA**

**WHEREAS**, Harper Woods II, LP, a Georgia limited partnership, or an affiliate thereof (the "Borrower"), wishes to finance the acquisition, construction, furnishing, and equipping of approximately 198 units of residential rental housing, to be located at 6000 Warm Springs Road, Columbus, Georgia 31909 to be known as Harper Woods II Apartments (the "Project") located within the territory of Columbus, Georgia, a consolidated government ("Columbus"), the jurisdiction of the area of operation of the Housing Authority of Columbus, Georgia (the "Authority"); and

**WHEREAS**, the Authority, pursuant to the authority granted it under the provisions of the Housing Authority Law (O.C.G.A. § 8-3-1, *et seq.*), adopted a preliminary resolution on authorizing the issuance of its revenue bonds in an aggregate principal amount not to exceed $24,000,000 to be designated "Housing Authority of Columbus, Georgia Multifamily Housing Revenue Bonds (Harper Woods II Project) Series 2026" (or similarly styled instrument) (the "Series 2026 Bonds") and lending the proceeds of the Series 2026 Bonds from time to time, including pursuant to a place of finance, to the Borrower for the purpose of providing funds to: (i) acquire, construct, furnish, and equip the Project, (ii) fund reserves and (iii) pay the costs of issuance of the Series 2026 Bonds; and

**WHEREAS,** the Authority held a public hearing with respect to the proposed issuance of the Series 2026 Bonds and the Project being financed with the proceeds of the Series 2026 Bonds on November 2, 2026, after publication of a notice 7 days or more prior to the date of the hearing in the *Columbus Ledger-Enquirer*, a newspaper of general circulation in Columbus, Georgia. A copy of the Certificate of the Authority regarding the public hearing which has been delivered to this Council and the Mayor is attached hereto as Exhibit A; and

**WHEREAS**, the Authority has requested that the Council approve the issuance of the Series 2026 Bonds and the Project for the limited purpose of meeting the requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") in order to qualify the interest on the Series 2026 Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code; and

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

1. For the limited purpose of qualifying the interest on the Series 2026 Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to applicable provisions of the Code, the issuance of the Series 2026 Bonds by the Authority in the aggregate principal amount not to exceed $24,000,000 and the financing of the Project with the proceeds of the Series 2026 Bonds is approved. This approval is given solely for the purpose of compliance with provisions of the Code and in no event shall this approval constitute any obligation on the part of Columbus with respect to the Series 2026 Bonds.

2. Such approval by this Council does not constitute an endorsement to a prospective purchaser of the Bonds, and the Bonds shall not constitute an indebtedness or obligation of Columbus, Georgia or any of its Boards, Commissions, or Authorities.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 10th day of November 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson, III, Mayor

EXHIBIT A

CERTIFICATE OF AUTHORITY

**CERTIFICATION OF THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA**

I, Darrell Thomas, hereby certify that I am a duly qualified and authorized official of the **HOUSING AUTHORITY OF COLUMBUS, GEORGIA** (the "Issuer") related to a proposed bond issuance on behalf of **HARPER WOODS II, LP,** a Georgia limited partnership, or an affiliate thereof (the "Borrower").

I do hereby further certify as follows:

1. **Hearing Date**. On November 2, 2026, the Issuer held an open meeting for the purpose of considering requests by the Borrower to issue an amount not to exceed $24,000,000 of its Multifamily Housing Revenue Bonds (Harper Woods II Project) Series 2026.

2. **Hearing Location**. The hearing was conducted at the offices of the Issuer.

3. **Posting**. Notice was given in accordance with all applicable laws setting forth the time, date, place, and subject matter of said hearing.

4. **Public Comments**. No public comments were received at the meetings.

IN WITNESS WHEREOF, I have signed my name hereto November 2, 2026.

Darrell Thomas

Title: Hearing Officer

**File Attachments for Item:**

**1. Annual Unused Sick Leave Payment**

Approval is requested to authorize payment to employees for unused sick leave in accordance with 16B-15-6 (2) of the Columbus Code of Ordinances.

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | **Annual Unused Sick Leave Payment** |
| **AGENDA SUMMARY:** | Approval is requested to authorize payment to employees for unused sick leave in accordance with 16B-15-6 (2) of the Columbus Code of Ordinances. |
| **INITIATED BY:** | **Human Resources Department** |

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**Recommendation:** Approval is requested to authorize payment to employees for unused sick leave in accordance with 16B-15-6 (2) of the Columbus Code of Ordinances.

**Background:** It has been past practice that: When a City official or an employee shall have accumulated thirty (30) days of sick leave by the end of the last pay period in November, he/she may be paid in cash each year by December 25 for one fourth (1/4) of accumulated sick leave beyond the base thirty (30) days, not to exceed 13 days.

**Analysis:** As part of the FY2027 Budget, $ 365,000.00 was allocated to pay for this benefit. Current projections indicate that the required expenditure will not exceed this amount based on historical data.

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

**Legal Considerations:** The requested expenditure requires Council approval.

**Recommendations/Actions:** Finance and Human Resources recommends the approval of a resolution authorizing payment to employees for unused sick leave in accordance with 16B-15-6(2) of the Columbus Code of Ordinances.

**A RESOLUTION**

**NO. _____**

**A RESOLUTION AUTHORIZING PAYMENT TO EMPLOYEES FOR UNUSED SICK LEAVE IN ACCORDANCE WITH 16B-15-6 (2) OF THE COLUMBUS CODE OF ORDINANCES;**

**WHEREAS,** Ordinance# 71-213 as amended by Ordinance# 72-255, and as codified in 16B-15-6 (2), provides as follows:

"When a City official or an employee shall have accumulated thirty (30) days of sick leave by the end of the last pay period in November, they may be paid in cash each year by December 25 for one fourth (1/4) of accumulated sick leave beyond the base thirty (30) days, and the other three fourths (3/4) above the thirty (30) days shall be added to their sick leave reserve accumulation until a maximum of sixty (60) days shall be attained in the reserve accumulation"; and,

**WHEREAS,** the last bi-weekly pay period in November will end on November 20, 2026; and the payment of unused sick leave has been provided for in the FY27 budget.

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

1. That the employees and officials of Columbus, Georgia who are eligible for sick leave benefits shall be paid for 25% of unused sick leave in excess of 30 days' base accumulation through November 20, 2026.

2. That the payments shall be calculated in accordance with the above recited Ordinance at the normal regular rate of compensation for each employee in active pay status as of November 20, 2026.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia held on the10th day of November, 2026 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.



Lindsey G. McLemore, Clerk of Council

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

**File Attachments for Item:**

## 2. SMART FY2026 Support for Adam Walsh Act Implementation Grant Program

Approval is requested for submission and acceptance, if awarded of a grant from the Office of Justice Programs (OJP) for funds that support jurisdictions to develop or maintain and enhance programs that implement Title I of the Adam Walsh Child Protection and Safety Act of 2006, specifically Subtitle A, the Sex Offender Registration and Notification Act (SORNA), in the amount of $400,000 or as otherwise awarded, with no local match required, and amend the Multi-governmental Fund budget by the amount of the award.

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | **SMART FY 2026 Support for Adam Walsh Act Implementation Grant Program** |
| **AGENDA SUMMARY:** | Approval is requested for submission and acceptance, if awarded of a grant from the Office of Justice Programs (OJP) for funds that support jurisdictions to develop or maintain and enhance programs that implement Title I of the Adam Walsh Child Protection and Safety Act of 2006, specifically Subtitle A, the Sex Offender Registration and Notification Act (SORNA), in the amount of $400,000 or as otherwise awarded, with no local match required, and amend the Multi-governmental Fund budget by the amount of the award. |
| **INITIATED BY:** | **Muscogee County Sheriff's Office** |

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**Recommendation:** Approval is requested for the application for, acceptance, and expenditure of these funds as per the grant guidelines and City regulations, if awarded, a grant from the Office of Justice Programs (OJP), SMART FY 2026 Support for Adam Walsh Act Implementation Grant Program, for funds that support jurisdictions to develop or maintain and enhance programs that implement Title I of the Adam Walsh Child Protection and Safety Act of 2006, specifically Subtitle A, the Sex Offender Registration and Notification Act (SORNA), in the amount of $400,000 or as otherwise awarded, with no local match required, and amend the Multi-governmental Fund budget by the amount of the award.

**Background:** SMART FY 2026 funds will assist jurisdictions with their efforts to develop and/or enhance programs to implement the standards of SORNA. This includes increasing the capacity and efficiency of the tools and technologies used to collect information on registered sex offenders and share the information with relevant jurisdictions, federal agencies and databases, as well as improving law enforcement collaboration among jurisdictions, including federal, state, tribal, and local agencies to effectively and consistently monitor, register, and track sex offenders.

**Analysis:** These funds are available through the SMART FY 2026 Support for Adam Walsh Act Implementation Grant Program.

**Financial Considerations:** There is no local match requirement.

**Legal Considerations:** The Muscogee County Sheriff's Office is eligible to apply for and receive these funds if awarded, and will be obligated to the conditions of the grant award.

**Recommendation/Action:** Approval is requested for the application for and acceptance, if awarded, of a grant from the Office of Justice Programs (OJP), SMART FY 2026 Support for Adam Walsh Act Implementation Grant Program, for funds that support jurisdictions to develop or maintain and enhance programs that implement Title I of the Adam Walsh Child Protection and Safety Act of 2006, specifically Subtitle A, the Sex Offender Registration and Notification Act (SORNA), in the amount of $400,000 or as otherwise awarded, with no local match required, and amend the Multi-governmental Fund budget by the amount of the award.

**A RESOLUTION**

**NO. _____**

**A RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR AND ACCEPT, IF AWARDED, A GRANT OF $400,000.00, OR AS OTHERWISE AWARDED, FROM THE OFFICE OF JUSTICE PROGRAMS (OJP), SMART FY 2026 SUPPORT FOR ADAM WALSH ACT IMPLEMENTATION GRANT PROGRAM, WITH NO LOCAL MATCH REQUIREMENT, AND TO AMEND THE MULTI-GOVERNMENTAL FUND BY THE AMOUNT AWARDED. FUNDS WILL BE UTILIZED FOR THE PURCHASE OF FORENSIC AND SURVEILLANCE EQUIPMENT.**

**WHEREAS**, SMART FY 2026 Support for Adam Walsh Act Implementation Grant Program funds will be used to support jurisdictions to develop or maintain and enhance programs that implement Title I of the Adam Walsh Child Protection and Safety Act of 2006, specifically Subtitle A, the Sex Offender Registration and Notification Act (SORNA); and,

**WHEREAS,** the Muscogee County Sheriff's Office has been authorized by the Office of Justice Programs (OJP) to apply for $400,000 of grant monies; and,

**WHEREAS,** funds will be used to improve the efficiency and strengthen the capacity of systems to respond to search requests from the Dru Sjodin National Sex Offender Public Website (NSOPW.gov) including bandwidth enhancements, database optimization, architectural changes, and web services improvements and,

**WHEREAS,** funding will be used to improve sex offender information collection (including biometric data) by law enforcement and other agencies as well as methods of sharing that information within and between jurisdictions and federal agencies; and,

**WHEREAS,** funds will be utilized for developing or improving collaboration with other organizations and entities within a state or territory, including Indian Tribes, victim services agencies, courts, probation offices, schools, and other relevant entities; and,

**WHEREAS,** there are no matching funds required for this grant project.

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

That the Mayor, or their designee is authorized to apply for and accept, if awarded, a grant from the Office of Justice Programs (OJP), SMART FY 2026 Support for Adam Walsh Act Implementation Grant Program, for funds that support jurisdictions to develop or maintain and enhance programs that implement Title I of the Adam Walsh Child Protection and Safety Act of 2006, specifically Subtitle A, the Sex Offender Registration and Notification Act (SORNA), in the amount of $400,000 or as otherwise awarded, with no local match required, and amend the Multi-governmental Fund budget by the amount of the award.

_____

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 10th day of November, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____
Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

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

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | Contract Extension for Emergency Medical Supplies (Annual Contract) – RFB No. 21-0013 |
| **INITIATED BY:** | Finance Department |

It is requested that Council approve the extension of the annual contract with Bound Tree Medical, LLC (Dublin, OH), through March 31, 2027, on an "as needed" basis.

The emergency medical supplies will be purchased by the Fire and EMS Department and by the Public Works Department for the supply warehouse.

Per Resolution No. 393-20, dated December 8, 2020, Council authorized the execution of a 5-year annual contract with Bound Tree Medical, LLC (Dublin, OH). The contract has exhausted all renewals, previously authorized extensions, and will expire on December 10, 2026. The extension of this contract through March 31, 2027, is needed to advertise the new bid, receive responses, review responses and make an award recommendation. Council approval is required for this contract extension.

Funding is available for this ongoing expense: General Fund - Fire & EMS - Fire/EMS Operations - Medical Supplies; 0101 – 410 – 3610 – LOGI – 6795: and Various Departments – Operating Materials; 6728.

**A RESOLUTION**

**NO._____**

**A RESOLUTION AUTHORIZING THE EXTENSION OF THE ANNUAL CONTRACT WITH BOUND TREE MEDICAL, LLC (DUBLIN, OH), THROUGH MARCH 31, 2027, ON AN "AS NEEDED" BASIS.**

**WHEREAS**, the emergency medical supplies will be purchased by the Fire and EMS Department and by the Public Works Department for the supply warehouse; and,

**WHEREAS,** per Resolution No. 393-20, dated December 8, 2020, Council authorized the execution of a 5-year annual contract with Bound Tree Medical, LLC (Dublin, OH). The contract has exhausted all renewals, previously authorized extensions, and will expire on December 10, 2026. The extension of this contract through March 31, 2027, is needed to advertise the new bid, receive responses, review responses and make an award recommendation. Council approval is required for this contract extension.

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

That the City Manager and/or his designee is hereby authorized the extension of the annual contract with Bound Tree Medical, LLC (Dublin, OH), through March 31, 2027, on an "as needed" basis. Funding is available for this ongoing expense: General Fund - Fire & EMS - Fire/EMS Operations - Medical Supplies; 0101 – 410 – 3610 – LOGI – 6795: and Various Departments – Operating Materials; 6728.

_____

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

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

B. Contract Extension for Paper & Plastic Products (Annual Contract) – RFB No. 21-0016

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | Contract Extension for Paper & Plastic Products (Annual Contract) – RFB No. 21-0016 |
| **INITIATED BY:** | Finance Department |

It is requested that Council approve the extension of the annual contract with Southeastern Paper Group (College Park, GA), COPACO, Inc. (Columbus, GA) and Interboro Packing Corporation (Montgomery, NY), through March 31, 2027, to provide assorted paper and plastic products.

The products will be purchased, on an "as needed" basis. and will be used by various City Departments.

Per Resolution No. 411-20, dated December 15, 2020, Council authorized the execution of a 5-year annual contract with Southeastern Paper Group (College Park, GA), COPACO, Inc. (Columbus, GA) and Interboro Packing Corporation (Montgomery, NY). The contract has exhausted all renewals, previously authorized extensions, and will expire on December 31, 2026. The extension of this contract through March 31, 2027, is needed to advertise the new bid, receive responses, review responses and make an award recommendation. Council approval is required for this contract extension.

Funds are budgeted each fiscal year for this ongoing expense: Various Departments - Operating Materials; 6728.

**A RESOLUTION**

**NO._____**

**A RESOLUTION AUTHORIZING THE EXTENSION OF THE ANNUAL CONTRACT WITH SOUTHEASTERN PAPER GROUP (COLLEGE PARK, GA), COPACO, INC. (COLUMBUS, GA) AND INTERBORO PACKING CORPORATION (MONTGOMERY, NY), THROUGH MARCH 31, 2027, TO PROVIDE ASSORTED PAPER AND PLASTIC PRODUCTS.**

**WHEREAS**, the products will be purchased, on an "as needed" basis. and will be used by various City Departments; and,

**WHEREAS,** per Resolution No. 411-20, dated December 15, 2020, Council authorized the execution of a 5-year annual contract with Southeastern Paper Group (College Park, GA), COPACO, Inc. (Columbus, GA) and Interboro Packing Corporation (Montgomery, NY). The contract has exhausted all renewals, previously authorized extensions, and will expire on December 31, 2026. The extension of this contract through March 31, 2027, is needed to advertise the new bid, receive responses, review responses and make an award recommendation. Council approval is required for this contract extension.

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

That the City Manager and/or his designee is hereby authorized the extension of the annual contract with Southeastern Paper Group (College Park, GA), COPACO, Inc. (Columbus, GA) and Interboro Packing Corporation (Montgomery, NY), through March 31, 2027, to provide assorted paper and plastic products. Funds are budgeted each fiscal year for this ongoing expense: Various Departments - Operating Materials; 6728.

_____

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

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

C. On-Call Low Voltage Wiring Services (Annual Contract) – Georgia Statewide Cooperative Contract Purchase

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | On-Call Low Voltage Wiring Services (Annual Contract) – Georgia Statewide Cooperative Contract Purchase |
| **INITIATED BY:** | Finance Department |

It is requested that Council approve the purchase of on-call low voltage wiring services from Netplanner Systems, Inc. (Norcross, GA), for the estimated annual contract value of $148,600.00. The purchase will be accomplished by Cooperative contract, via Georgia Statewide Contract #99999-SPD0000172-012.

The vendor will provide all tools and labor required to perform electrical services for low voltage wiring services at City locations on an "as needed" basis.

Georgia Statewide Contract #99999-SPD0000172-012 is a cooperative contract whereby Netplanner Systems, Inc. (Norcross, GA), is one of the awarded vendors contracted to provide Integrated Security and Surveillance Products and Services. The term of the contract is good through April 30, 2027, and any additional renewals awarded by the State. Consequently, this contract will be renewed by the City in accordance with the State's renewal process.

Georgia Statewide Contracts are available for use by any Georgia governmental entity. The Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are budgeted each fiscal year for this ongoing expense: General Fund – Information Technology – Information Technology – Professional Services, Consulting, Telephone, Operating Materials, and Computer Equipment; 0101-210-1000-ISS-6311, 6315, 6621, 6728, (LOST 7751) as well as, various departments and project budgets.

**A RESOLUTION**

**NO._____**

**A RESOLUTION AUTHORIZING THE PURCHASE OF ON-CALL LOW VOLTAGE WIRING SERVICES FROM NETPLANNER SYSTEMS, INC. (NORCROSS, GA), FOR THE ESTIMATED ANNUAL CONTRACT VALUE OF $148,600.00. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE CONTRACT, VIA GEORGIA STATEWIDE CONTRACT #99999-SPD-0000172-012.**

**WHEREAS,** the vendor will provide all tools and labor required to perform electrical services for low voltage wiring services at City locations on an "as needed" basis; and,

**WHEREAS,** Georgia Statewide Contract #99999-SPD0000172-012 is a cooperative contract whereby Netplanner Systems, Inc. (Norcross, GA), is one of the awarded vendors contracted to provide Integrated Security and Surveillance Products and Services. The term of the contract is good through April 30, 2027, and any additional renewals awarded by the State. Consequently, this contract will be renewed by the City in accordance with the State's renewal process; and,

**WHEREAS,** Georgia Statewide Contracts are available for use by any Georgia governmental entity. The Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

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

That the City Manager and/or his designee are hereby authorized to purchase on-call low voltage wiring services from Netplanner Systems, Inc. (Norcross, GA), for the annual estimated contract value of $148,600.00. The purchases will be accomplished by Cooperative contract, via Georgia Statewide Contract #99999-SPD0000172-012. Funds are budgeted each fiscal year for this ongoing expense: General Fund – Information Technology – Information Technology – Professional Services, Consulting, Telephone, Operating Materials, and Computer Equipment; 0101-210-1000-ISS-6311, 6315, 6621, 6728, (LOST 7751) as well as, various departments and project budgets.

_____

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

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

D. One (1) Ram Pro-Master 3500 Cargo Van for METRA/Operations – Georgia Statewide Cooperative Contract Purchase

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | One (1) Ram Pro-Master 3500 Cargo Van for METRA/Operations – Georgia Statewide Cooperative Contract Purchase |
| **INITIATED BY:** | Finance Department |

It is requested that Council approve the purchase of One (1) Ram ProMaster 3500 Cargo Van for Metra/Operations from Model 1 Commercial Vehicle, Inc. (College Park, GA) in the amount of $165,639.00. The purchase will be accomplished by cooperative purchase via Georgia State Contract #99999-SPD-SPD0000212-0005.

METRA personnel will utilize the vehicle for maintenance operations. This is a new vehicle.

Georgia Statewide Contract #99999-SPD-SPD0000212-0005 is a cooperative contract whereby Model 1 Commercial Vehicle, Inc. (College Park, GA) is one of the awarded vendors contracted to provide Public Mass Transit Vehicles and Related Options, Equipment, and Accessories. The term of the contract is good through June 30, 2027. The contract is available for use by any Georgia governmental entity. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are available in the FY27 Budget: Transportation Fund – Transportation – FTA – Light Trucks; 0751-610-2400-MFTA-7722; (City 20% and Federal 80%).

**A RESOLUTION**

**NO._____**

**A RESOLUTION APPROVING THE PURCHASE OF ONE (1) RAM PROMASTER 3500 CARGO VAN FOR METRA/OPERATIONS FROM MODEL 1 COMMERCIAL VEHICLE, INC. (COLLEGE PARK, GA) IN THE AMOUNT OF $165,639.00. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA GEORGIA STATE CONTRACT #99999-SPD-SPD0000212-0005.**

**WHEREAS,** METRA personnel will utilize the vehicle for maintenance operations**.** This is a new vehicle; and,

**WHEREAS,** Georgia Statewide Contract #99999-SPD-SPD0000212-0005 is a cooperative contract whereby Model 1 Commercial Vehicle, Inc. (College Park, GA) is one of the awarded vendors contracted to provide Public Mass Transit Vehicles and Related Options, Equipment, and Accessories. The term of the contract is good through June 30, 2027. The contract is available for use by any Georgia governmental entity. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

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

That the City Manager and/or his designee is hereby authorizing the purchase of One (1) Ram ProMaster 3500 Cargo Van for Metra/Operations from Model 1 Commercial Vehicle, Inc. (College Park, GA) in the amount of $165,639.00. The purchase will be accomplished by cooperative purchase via Georgia State Contract #99999-SPD-SPD0000212-0005. Funds are available in the FY27 Budget: Transportation Fund – Transportation – FTA - Light Trucks; 0751-610-2400-MFTA-7722; (City 20% and Federal 80%).

_____

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

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

E. One (1) 2027 Ford F-450 Regular Cab Pick-Up Truck for METRA/Operations – Georgia Statewide Cooperative Contract Purchase

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | One (1) 2027 Ford F-450 Regular Cab Pick-Up Truck for METRA/Operations – Georgia Statewide Cooperative Contract Purchase |
| **INITIATED BY:** | Finance Department |

It is requested that Council approve the purchase of One (1) 2027 Ford F-450 Regular Cab Pick-Up Truck for Metra/Operations from Allan Vigil Ford Lincoln Inc. (Morrow, GA) in the amount of $97,429.00. The purchase will be accomplished by cooperative purchase via Georgia State Contract #99999-SPD-SPD000218-0002.

METRA personnel will utilize the vehicle for maintenance operations. This is a new vehicle.

Georgia Statewide Contract #99999-SPD-SPD000218-0002 is a cooperative contract whereby Allan Vigil Ford Lincoln Inc. (Morrow, GA) is one of the awarded vendors contracted to provide Administrative Vehicles. The term of the contract is good through June 15, 2027. The contract is available for use by any Georgia governmental entity. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are available in the FY27 Budget: Transportation Fund – Transportation – FTA - Light Trucks; 0751-610-2400-MFTA-7722; (City 20% and Federal 80%).

**A RESOLUTION**

**NO._____**

**A RESOLUTION APPROVING THE PURCHASE OF ONE (1) 2027 FORD F-450 REGULAR CAB PICK-UP TRUCK FOR METRA/OPERATIONS FROM ALLAN VIGIL FORD LINCOLN INC. (MORROW, GA) IN THE AMOUNT OF $97,429.00. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA GEORGIA STATE CONTRACT #99999-SPD-SPD000218-0002.**

**WHEREAS,** METRA personnel will utilize the vehicle for maintenance operations. This is a new vehicle; and,

**WHEREAS,** Georgia Statewide Contract #99999-SPD-SPD000218-0002 is a cooperative contract whereby Allan Vigil Ford Lincoln Inc. (Morrow, GA) is one of the awarded vendors contracted to provide Administrative Vehicles. The term of the contract is good through June 15, 2027. The contract is available for use by any Georgia governmental entity. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

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

That the City Manager and/or his designee is hereby authorized the purchase of One (1) 2027 Ford F-450 Regular Cab Pick-Up Truck for Metra/Operations from Allan Vigil Ford Lincoln Inc. (Morrow, GA) in the amount of $97,429.00. The purchase will be accomplished by cooperative purchase via Georgia State Contract #99999-SPD-SPD000218-0002. Funds are available in the FY27 Budget: Transportation Fund – Transportation – FTA - Metra FTA – Light Trucks; 0751-610-2400-MFTA-7722; (City 20% and Federal 80%).

_____

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

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

F. X-Ray Machine for Muscogee County Prison – Federal GSA Cooperative Purchase

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | X-Ray Machine for Muscogee County Prison – Federal GSA Cooperative Purchase |
| **INITIATED BY:** | Finance Department |

It is requested that Council approve the purchase of a SDX 6040 X-ray machine, for the Muscogee County Prison, from Smiths Detection, Inc (Edgewood, MD) in the amount of $58,635.00. The purchase will be accomplished by Cooperative Purchase via Federal GSA Contract #GS-07F-081DA.

The X-ray machine will be placed in the front entrance of the Prison as part of the contraband screening process. This new equipment will replace an older unit that was reportedly installed since the prison opened in 1997.

Federal General Services Administration (GSA) Contract #GS-07F-081DA is a federal cooperative contract whereby Smiths Detection, Inc, is one of the awarded vendors contracted to provide Security, Detection and Screening Equipment. The contract is good until March 14, 2031. A GSA Contract is a contract agreement between a business and the government that allows the business to sell its offerings to federal agencies. The GSA Contracts, while primarily for all 438 US government agencies, can also be used by state and local agencies to acquire products through the Cooperative Purchasing Program. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are available in the FY27 Budget: Public Safety School Zone Safety Initiative (Red Speed) Fund – MCP - School Zone/Public Safety Initiative – Capital Expenditures Over $5,000; 0103 – 420 – 3800 - SZSI -7761.

**A RESOLUTION**

**NO._____**

**A RESOLUTION AUTHORIZING THE PURCHASE OF A SDX 6040 X-RAY MACHINE, FOR THE MUSCOGEE COUNTY PRISON, FROM SMITHS DETECTION, INC (EDGEWOOD, MD) IN THE AMOUNT OF $58,635.00. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA FEDERAL GSA CONTRACT #GS-07F-081DA.**

**WHEREAS,** The X-ray machine will be placed in the front entrance of the Prison as part of the contraband screening process. This new equipment will replace an older unit that was reportedly installed since the prison opened in 1997; and,

**WHEREAS,** Federal General Services Administration (GSA) Contract #GS-07F-081DA is a federal cooperative contract whereby Smiths Detection, Inc, is one of the awarded vendors contracted to provide Security, Detection and Screening Equipment. The contract is good until March 14, 2031. A GSA Contract is a contract agreement between a business and the government that allows the business to sell its offerings to federal agencies. The GSA Contracts, while primarily for all 438 US government agencies, can also be used by state and local agencies to acquire products through the Cooperative Purchasing Program. The City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

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

That the City Manager and/or his designee is hereby authorized to purchase a SDX 6040 X-ray machine, for the Muscogee County Prison, from Smiths Detection, Inc (Edgewood, MD) in the amount of $58,635.00. The purchase will be accomplished by Cooperative Purchase via Federal GSA Contract #GS-07F-081DA. Funds are available in the FY27 Budget: Public Safety School Zone Safety Initiative (Red Speed) Fund – MCP - School Zone/Public Safety Initiative – Capital Expenditures Over $5,000; 0103 – 420 – 3800 - SZSI -7761.

_____

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

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

G. Handheld Chemical Detection System for the Sheriff's Office – Georgia Statewide Contract Cooperative Purchase

**Columbus Consolidated Government**
**Council Meeting Agenda Item**

| | |
|---|---|
| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | Handheld Chemical Detection System for the Sheriff's Office – Georgia Statewide Contract Cooperative Purchase |
| **INITIATED BY:** | Finance Department |

It is requested that Council approve the purchase of a MX908 Handheld Mass Spectrometer (chemical detection system), for the Sheriff's Office, from Fisher Scientific/Thermo Fisher Scientific (Suwanee, GA) in the amount of $89,502.00. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract # 99999-SPD-SPD0000156-0003.

The 908 Devices MX908 Handheld Mass Spectrometer is a portable, high-pressure mass spectrometry (HPMS) detection system designed for field-level chemical, explosive, and drug identification. The Sheriff's Office will use the equipment during chemical, explosive, priority drug and hazmat operations. Notable features of this equipment include:

- Detects compounds at trace levels with high level of sensitivity and unparalleled selectivity, giving actionable intelligence that other technologies cannot.
- Power of high-pressure mass spectrometry (HPMS) accurately discriminates priority threats from the broad range of interferents that lead to false alarms with other technologies.
- Only device capable of aerosol detection and identification.
- Analyze solid, liquid, vapor, gas, or aerosol samples.

Georgia Statewide Contract #99999-SPD-SPD0000156-0003 is a cooperative contract whereby Fisher Scientific/Thermo Fisher Scientific Company is one of the awarded vendors contracted to provide Biological and Laboratory Equipment and Supplies. The contract is good through September 15, 2027. Georgia Statewide contracts are available for use by any Georgia governmental entity. The Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funding is available in FY27 as follows: Local Government's Share of Opioid Settlement Payments Fund – Sheriff – Opioid Settlement Payments – Capital Expend over $5,000; 0251-550-8900-OPIO-7761.

**A RESOLUTION**

**NO._____**

**A RESOLUTION AUTHORIZING THE PURCHASE OF A MX908 HANDHELD MASS SPECTROMETER (CHEMICAL DETECTION SYSTEM), FOR THE SHERIFF'S OFFICE, FROM FISHER SCIENTIFIC/THERMO FISHER SCIENTIFIC (SUWANEE, GA) IN THE AMOUNT OF $89,502.00. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA GEORGIA STATEWIDE CONTRACT # 99999-SPD-SPD0000156-0003.**

**WHEREAS**, the 908 Devices MX908 Handheld Mass Spectrometer is a portable, high-pressure mass spectrometry (HPMS) detection system designed for field-level chemical, explosive, and drug identification. The Sheriff's Office will use the equipment during chemical, explosive, priority drug and hazmat operations. Notable features of this equipment include:

- Detects compounds at trace levels with high level of sensitivity and unparalleled selectivity, giving actionable intelligence that other technologies cannot.
- Power of high-pressure mass spectrometry (HPMS) accurately discriminates priority threats from the broad range of interferents that lead to false alarms with other technologies.
- Only device capable of aerosol detection and identification.
- Analyze solid, liquid, vapor, gas, or aerosol samples.

**WHEREAS,** Georgia Statewide Contract #99999-SPD-SPD0000156-0003 is a cooperative contract whereby Fisher Scientific/Thermo Fisher Scientific Company is one of the awarded vendors contracted to provide Biological and Laboratory Equipment and Supplies. The contract is good through September 15, 2027. Georgia Statewide contracts are available for use by any Georgia governmental entity. The Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

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

That the City Manager and/or his designee is hereby authorized to purchase a MX908 Handheld Mass Spectrometer (chemical detection system), for the Sheriff's Office, from Fisher Scientific/Thermo Fisher Scientific (Suwanee, GA) in the amount of $89,502.00. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract # 99999-SPD-SPD0000156-0003. Funding is available in FY27 as follows: Local Government's Share of Opioid Settlement Payments Fund – Sheriff – Opioid Settlement Payments – Capital Expend over $5,000; 0251-550-8900-OPIO-7761.

_____

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

Councilor Allen voting _____.
Councilor Barnes voting _____

Councilor Chambers voting _____.
Councilor Cogle voting _____.
Councilor Cook voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Tucker voting _____.

_____ _____

Lindsey G. McLemore, Clerk of Council B.H. “Skip” Henderson III, Mayor

**File Attachments for Item:**

A. Infrastructure Update - Ryan Pruett, Director of Inspections and Code, Will Johnson, Director of Planning, and Vance Beck, Director of Engineering

Columbus GEORGIA

We do amazing.

# CITY COUNCIL INFRASTRUCTURE UPDATE

NOVEMBER 10, 2026

# FUNDING SOURCES

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



Confidential

# PROJECTS UNDER CONSTRUCTION

## FLOOD ABATEMENT PROJECT – 19TH STREET SYSTEM




Installation of a new box culvert and flood basin to contain the CSS and reduce flooding issues. The project will run on the West side of Veterans Parkway from Apex Road to the flood basin located near 29th Street. Earthwork and culvert installation is ongoing. Installation is currently taking place on the North side of 35th Street.

Budget: $14,904,274.32

Funded by Stormwater, SPLOST and Bonds

Start Date: January 14, 2025

Scheduled Completion: Winter 2026

Percent Complete: 72%

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## I-185/BUENA VISTA ROAD DIVERGING DIAMOND INTERCHANGE (DDI)



GDOT Managed (90% Complete)

Funding Source: FY12 TSPLOST

Current Budget: $52,730,628

Estimated Completion: December 2026

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## I-185/CUSSETA ROAD INTERCHANCE



GDOT Managed (88% Complete)

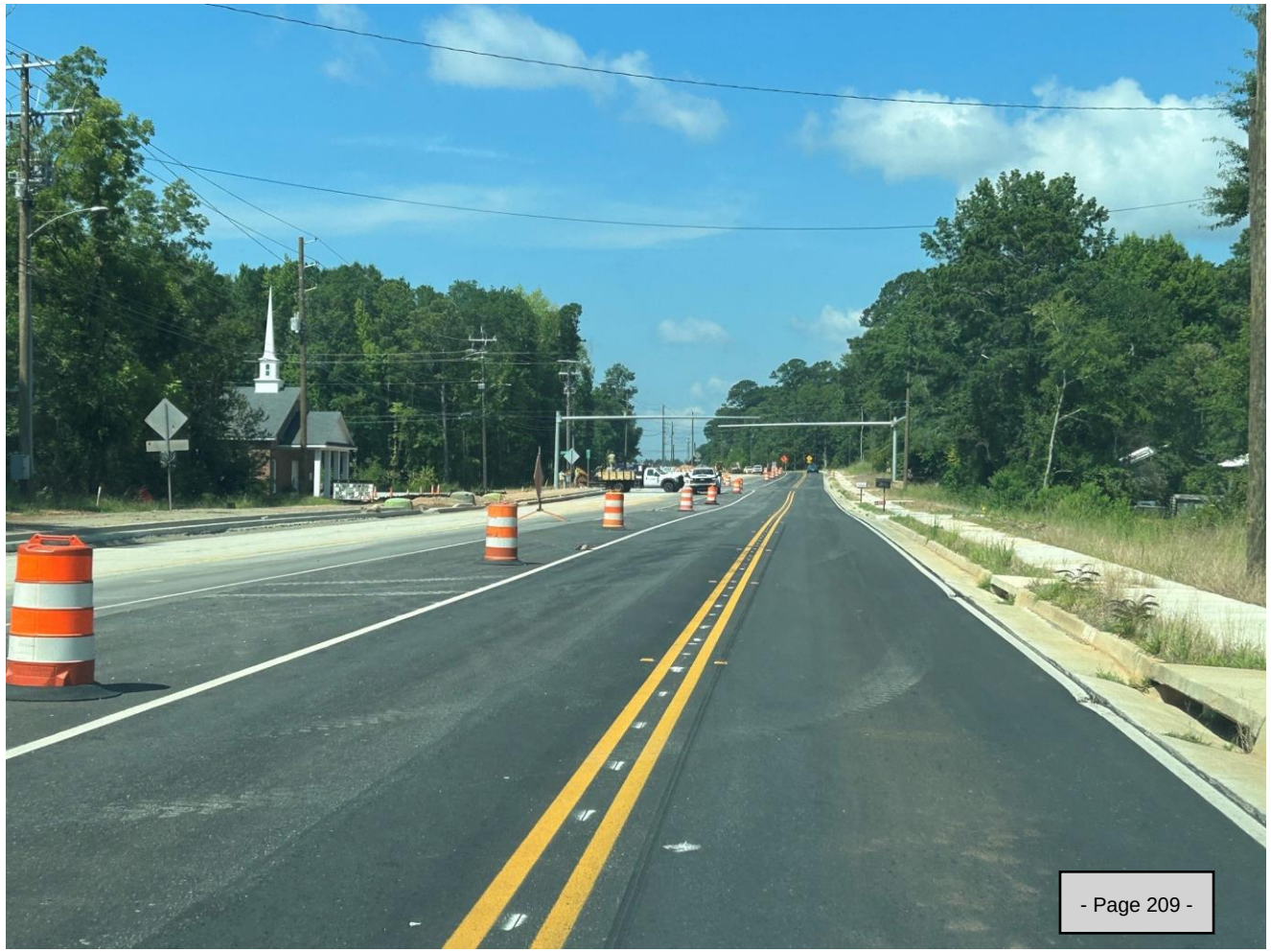
Funding Source: FY12 TSPLOST

Current Budget: $71,971,219

Estimated Completion: Spring 2027

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## SR1/US 27 WIDENING





GDOT Managed (62% Complete)

Funding Source: FY12 TSPLOST

Current Budget: $72,356,173

Estimated Completion: Summer 2027

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## SPIDERWEB PHASE II



- Constructing Bridge over NS RR, replacing bridges over Bull Creek and Lindsey Creek (Morris Road), and constructing roundabouts at Illges/Ace Way and Morris/Ace Way
- Budget: $45.8M
- Project Started: April 8, 2025
- 61% Complete
- Anticipated Completion Date: April 2027
- 24-month intersection closure
- Funding Source:  FY12 TSPLOST, LMIG, LRA, GDOT, TSPLOST Discretionary

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## 8TH STREET IMPROVEMENTS




- Installing new ramps to meet ADA requirements, replacing damaged sidewalks, and installing traffic calming measures. These measures consist of raised table-top crosswalks at 1st Avenue and 3rd Avenue and a mini roundabout at 2nd Avenue. New paving and striping will be completed in existing asphalt areas between Front Avenue and Veterans Parkway
- Project Started: January 26, 2026
- Anticipated Completion Date: August 2026
- Funding Source: 2022 TSPLOST Discretionary
- 75% Complete

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## INFANTRY ROAD AND FOLLOW ME TRAIL EXTENSION



- New road from S. Lumpkin to Fort Benning Road and new trail along Fort Benning Road. Waiting on GDOT to provide revised construction agreement.
- Bids Received: August 7, 2024
- Budget: $2,439,946.30
- Start Date: March 2, 2026
- Anticipated Completion: Q2 2027

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## DRAGONFLY TRAILS MIDTOWN CONNECTOR PHASE I





- Approximately 4,650 LF of new 10-foot wide multi-use trail which will connect to the existing trail at the intersection of Warren Williams Road and Wynnton Road. It follows Bradley Drive and Warren Williams Road to Dinglewood Park And continues to the intersection of 18th Avenue and 13th Street.
- Project Start Date: April 13th, 2026
- Project Completion Date: April 12th, 2027
- Project Budget: $1,495,236.19

# PROJECTS UNDER CONSTRUCTION (CONT'D)

## NORTHSTAR DRIVE @ KENNEDY STREET ROUNDABOUT




- New Roundabout at the intersection of Northstar Drive and Kennedy Street
- Construction Began:
- Budget: $2,439,946.30
- Anticipated Completion: Q1 2027

# RECENTLY COMPLETED

## COLLEGE DRIVE DRAINAGE REHABILITATION



- Enlarging existing detention pond and installing new outlet structure. In addition to increasing the pond's storage capacity, the outfall flow will be reduced to decrease the stress on the downstream system.
- Project Started: January 7, 2026
- Completion Date: June 22, 2026
- Funding Source: Stormwater/Drainage

# RECENTLY COMPLETED (cont'd)

## OXBROW CREEK BRIDGE REPLACEMENT





# RECENTLY COMPLETED (cont'd)

## 2ND AVENUE @ 14TH STREET – SIGNAL UPGRADES






# RECENTLY COMPLETED (cont'd)

## BROWN AVENUE @ MARTIN LUTHER KING JUNIOR BOULEVARD – SIGNAL UPGRADES



# RECENTLY COMPLETED (CONT'D)

## 11TH STREET TUNNEL RESURFACING



# RECENTLY COMPLETED (CONT'D)

## SIDEWALK AND ADA IMPROVEMENTS



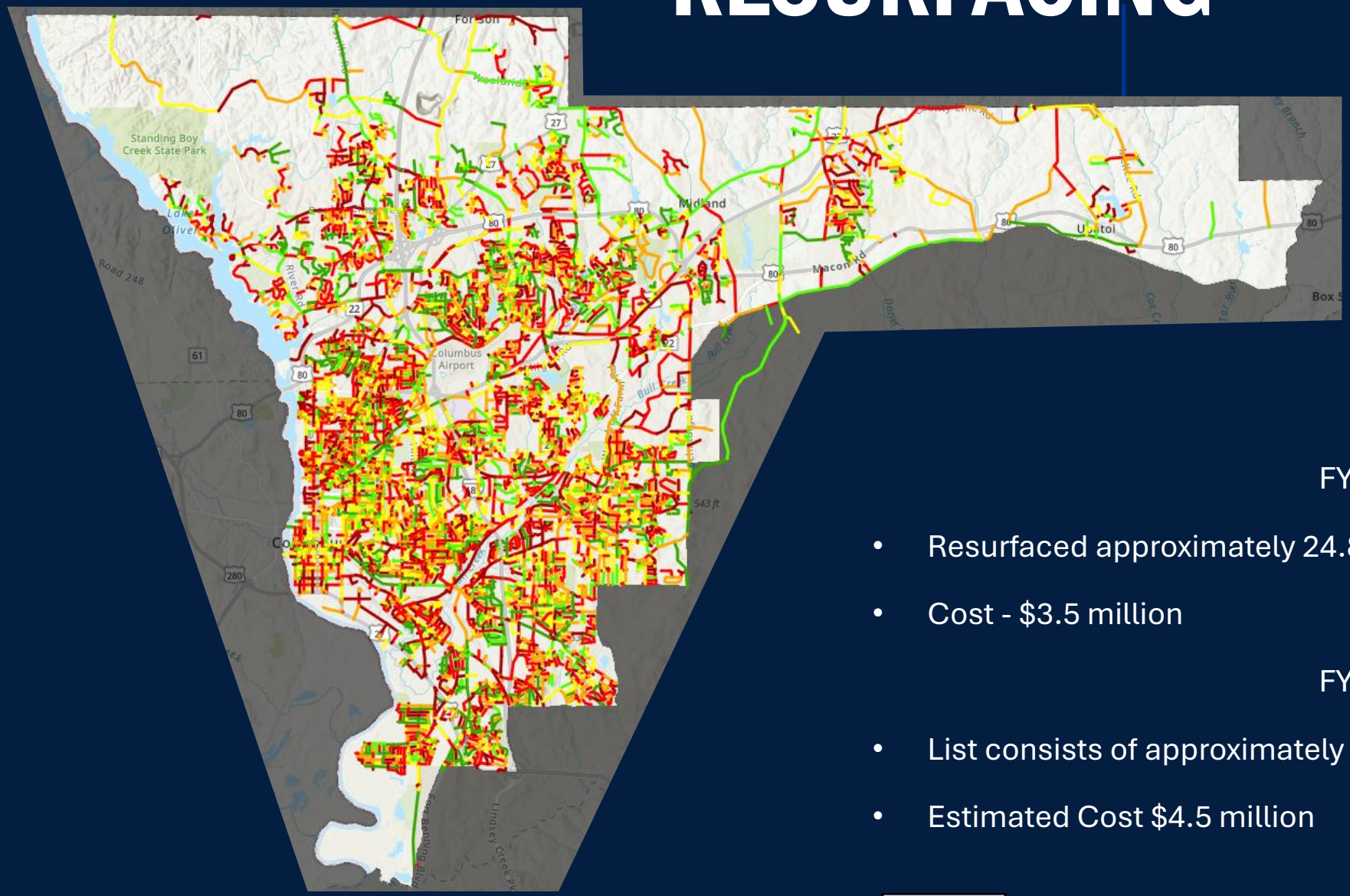








# RESURFACING




FY 25

- Resurfaced approximately 24.8 Miles.
- Cost - $3.5 million

FY 26

- List consists of approximately 26.5 Miles
- Estimated Cost $4.5 million

# UPCOMING PROJECTS

## DRAGONFLY TRAILS RIVER ROAD/LAKE OLIVER SEGMENT

- Approximately 1300 LF of new multi-use trail
- Approximately 3,700 LF of on-street shared-use trail
- 160 LF Pedestrian Bridge
- Bids Due on October 14th, 2027



# UPCOMING PROJECTS (CONT'D)

## CONISHBURGH WAY CULVERT REPLACEMENT




New 9 x 6 Box Culvert

Final Plans are being prepared

Estimated Letting: December 2026

# UPCOMING PROJECTS

**8 STREETS RESURFACING – PI 0017691**

Z230 Funding – Estimated Start – Spring 2027

- 54th Street – River Road to Veterans Parkway
- Billings Road – Warm Springs Road to Gateway Road
- Torch Hill Road – South Lumpkin Road to Fort Benning Road
- North Lumpkin Road – Cusseta to Victory Drive
- Andrews Road – Cusseta Road to Buena Vista Road
- Morris Road – Buena Vista Road to Forrest Road
- Double Churches Road – River Road to I-185 Overpass
- 30th Street – Victory Drive to Cusseta Road

# TIA BAND 1 PROJECTS

## STEAM MILL ROAD

Road improvements from Buena Vista Road to Pinecrest Drive with pedestrian bridge over I-185 and roundabouts at Dogwood Drive, McCartha Drive and Northstar Drive.

Est. Design Completion: December 2026

Est. Cost: $22.5M to $26M

Funding Source: FY22 TSPLOST

Critical Path: ROW Acquisition – 165 parcels: 37 agreements; 13 closed.



# TIA BAND 1 PROJECTS

## WHITESVILLE ROAD

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

Estimated Letting: Spring 2027

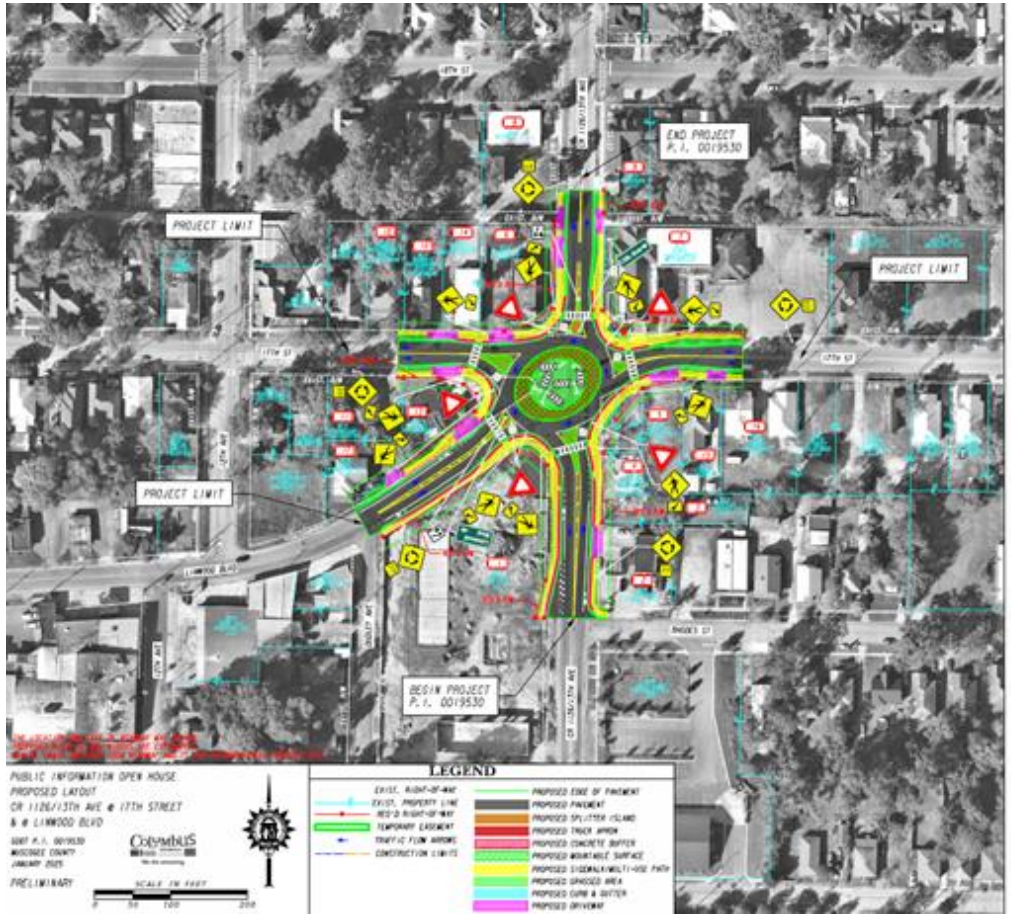
Estimated Cost: $14.3 Million

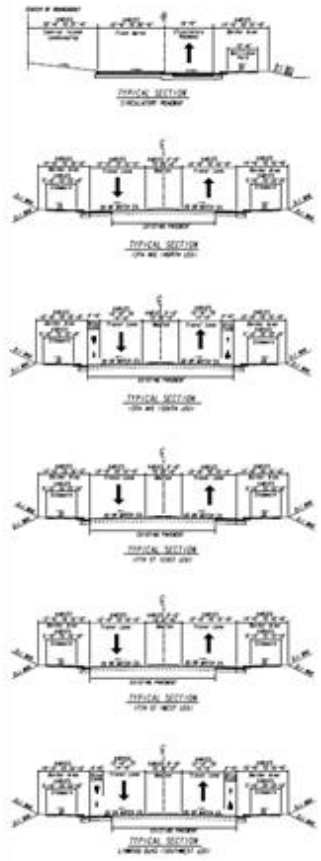
ROW Acquisition: next phase



# TIA BAND 1 PROJECTS

## 13TH AVENUE, 17TH STREET AND LINWOOD BOULEVARD ROUNDABOUT



Est. Design Completion: December 2025

Funding Source: FY22 TSPLOST

Est. Cost: $6,650,000

Critical Path: ROW underway

# TIA BAND 1 PROJECTS

## SOUTH LUMPKIN ROAD

Project begins at the intersection of Victory Drive and terminates at the existing roundabout.

Prelim Plans expected in January

3-Lane option selected by City Council

Funding Source: FY22 TSPLOST

Estimated Cost: $9.6M (3-lane)



# TIA BAND 1 PROJECTS

## 5TH AVENUE TRAIL EXTENSION




5th Avenue Multi-use path from 10th St. to 14th St.

Redesign to move trail to east side

Est. Design Completion: December 2025

Est. Cost: $690,000

Waiting on utility relocations on private property

# TIA BAND 1 PROJECTS

## BUENA VISTA ROAD CORRIDOR IMPROVEMENTS

Buena Vista Road Corridor Improvements (Widening from two and four lanes to three lanes) - from Wynnton Road to Annette Ave with sidewalks and multiuse trail.

Estimated Letting: June 2028

Estimated Cost: $10.7 Million

Prelim Field Plan Review next

START





END

# TIA Band 1 Projects

- Andrews Road Improvements - (Buena Vista Road to Cusseta Road) - GDOT Administered – Under Design
- Brennan Road Improvements - (St. Mary's Road to Cusseta Road) - GDOT Administered – ROW acquisition phase
- University Avenue Road Diet- (Gentian Boulevard to Macon Road) – GDOT Administered – Concept Report approved
- Manchester Expressway @ Central Church Road Intersection Improvements – GDOT Administered – Completed
- Columbus Riverwalk Repaving and Maintenance – (CCG Scoping Project) – CCG Administered – Engineering Department working on bid package
- Liberty Theater Block Enhancement – (Streetscape improvements along 8th Avenue) - Design in progress

# TIA BAND 2 PROJECTS

## FORREST ROAD WIDENING

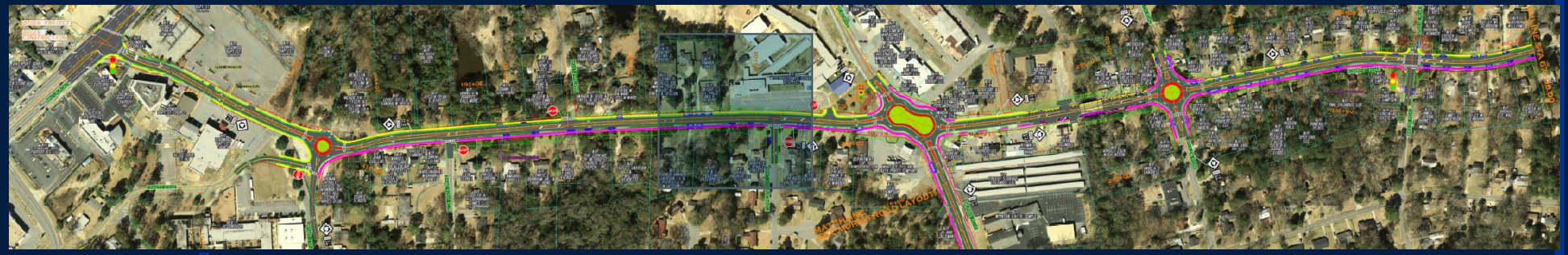
Widen Forrest Road from Macon Road to Woodruff Farm Road from 2 lanes to 3 lanes with a roundabouts at Trinity Drive, Morris Road and Avalon Road. This project will include sidewalks and multi-use trail.

Estimated Letting: 2029

Estimated Cost: $15.4 Million

Public Open House: Held August 31, 2026

START





END

# TIA BAND 2 PROJECTS

## MORRIS ROAD WIDENING

Morris Road from Buena Vista Road to Forrest Road. Widen from 2 to 3 lanes with sidewalks, multiuse trail and landscaping

Estimated Letting: 2029

Estimated Cost: $12 Million

Public Open House held August 31, 2026

START



END

# TIA BAND 2 PROJECTS

## US 80 @ SCHOMBURG ROAD AND BLACKMON ROAD ITERSECTION IMPROVEMENTS







Intersection Improvements at ramp termini on US 80 at Schomburg Rd and Blackmon Rd

Est. Design Completion: 2028

Project Budget: $11,300,000

Public Open House held October 13, 2026

# TIA Band 2 Projects

- Second Avenue Improvements - (Talbotton Road to Manchester Expressway) - GDOT Administered – Under Design – Letting April 2028

- Columbus Airport Improvements – CCG Administered – only $2.5 million will now go to runway

# TIA BAND 3 PROJECTS

## WILLIAMS ROAD WIDENING

Williams Road Widening - SR1-US 27 (Veteran's Parkway) to I-185. Widen from 2 to 3 lanes with pedestrian-bicycle amenities. Install roundabout at Williams and I-185 with pedestrian-bicycle amenities.

Estimated Letting: 2030

Estimated Cost: $18.7 Million

Public Open House held September 10, 2026

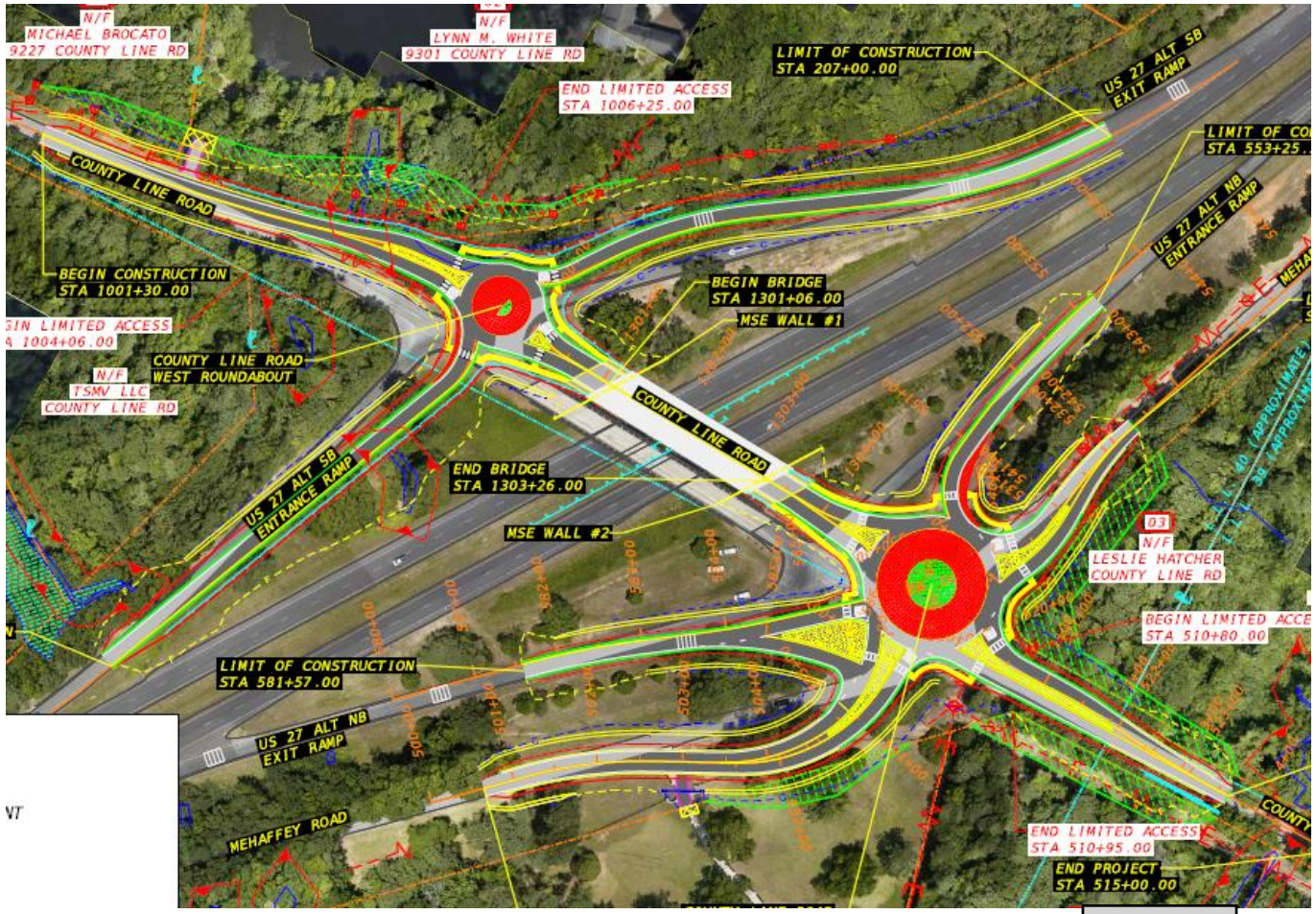
START




END

# TIA BAND 3 PROJECTS

## ROUNDABOUT DIAMOND INTERCHANGE US 27 ALT @ COUNTY LINE ROAD




- Page 237 -

Interchange Reconstruction on Manchester Expy at County Line and Mahaffey Rd

Est. Design Completion: December 2030

Original Project Budget: $690,000

Public Open House held November 5, 2026

# TIA Band 3 Projects

- Cusseta Road Widening - (10th Avenue to Roundabout) - GDOT Administered
- Double Churches Rd. Improvements - (Veterans Parkway to River Road) - CCG Administered
- Bull Creek Dragonfly Trail Connector – CWW working on sewer and trail rights
- Metra – Multi Band Projects

# JOHN D. ALLEN JUDICIAL CENTER




All Courts operating in Judicial Center effective November 9, 2026.

Complete relocation estimated to be completed by December 18, 2026.

# JOHN D. ALLEN JUDICIAL CENTER



# JOHN D. ALLEN JUDICIAL CENTER



# OTHER SPLOST PROJECTS

- Public Safety Building Renovation - $8M renovation of building constructed in 1996. Roof replacement ongoing; Interior work to start early 2027
- Golf Course Clubhouses – Oxbow Creek Renovation 95% complete; Bull Creek New Clubhouse under design
- 3 new Outdoor Pools Completed in 2025; 3 Splash Pads completed to date; 1 Splash Pad under Construction
- Trade Center Parking Garage – Under Design
- Fire Station #4 & #8 Additions/Renovations – Under Construction



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# THANK YOU

## GET IN TOUCH

www.columbusga.gov

706-225-4441

1111 1st Avenue, Columbus GA, 31901



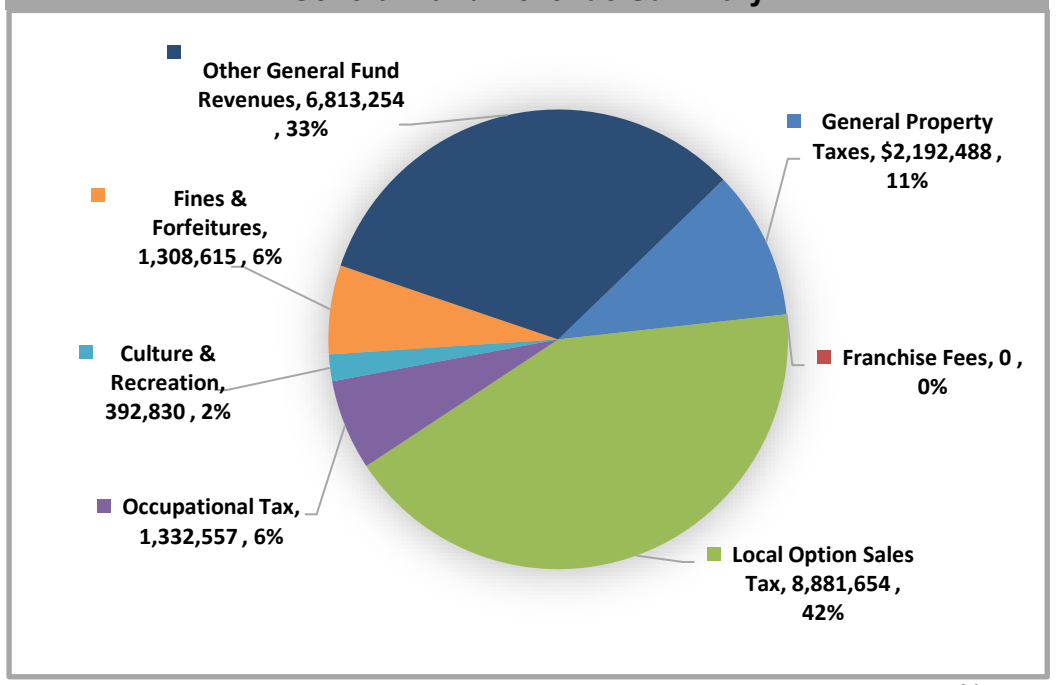
Confidential

**File Attachments for Item:**

B. Finance Update - Agelica Alexander, Director of Finance

# Columbus Consolidated Government
# Monthly Financial Snapshot (Unaudited)
# FY2027 - September 2026

## General Fund Revenue Summary



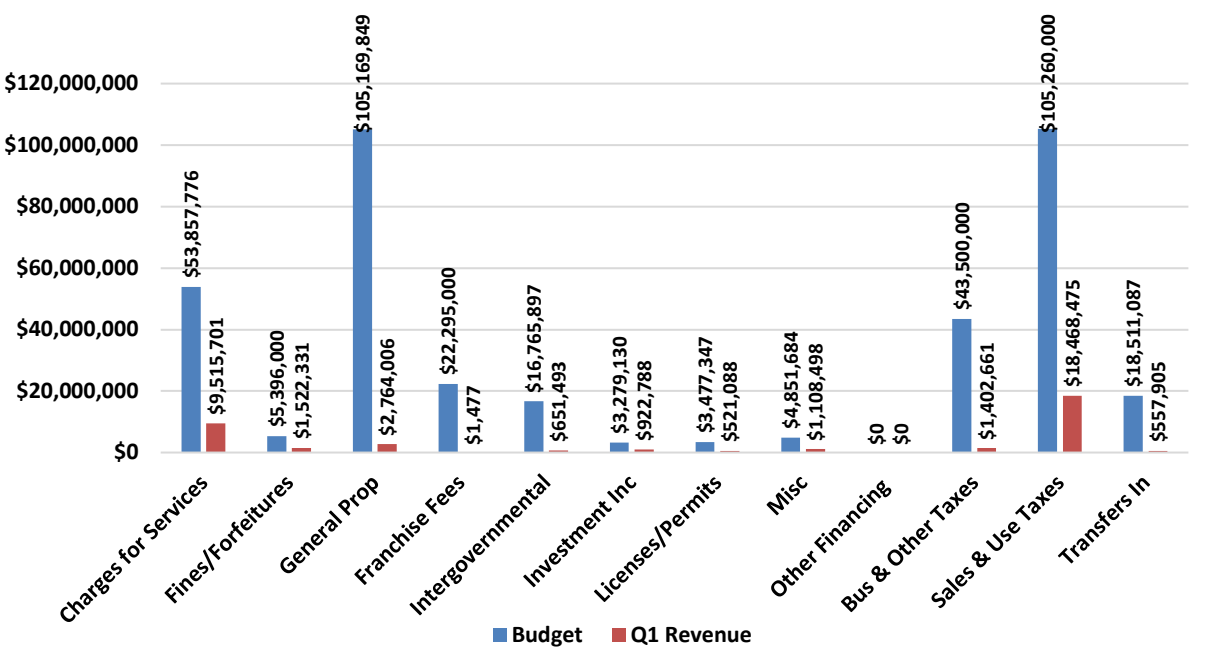

| Revenues | Budget | Year-to Date | % |
|---|---|---|---|
| General Property Taxes | $59,318,888 | $2,192,488 | 3.70% |
| Franchise Fees | 22,295,000 | 0 | 0.00% |
| Local Option Sales Tax | 50,225,000 | 8,881,654 | 17.68% |
| Occupational Tax | 20,500,000 | 1,332,557 | 6.50% |
| Culture & Recreation | 1,334,900 | 392,830 | 29.43% |
| Fines & Forfeitures | 5,396,000 | 1,308,615 | 24.25% |
| Other General Fund Revenues | 56,430,434 | 6,813,254 | 12.07% |
| Total Revenues | $215,500,222 | $20,921,396 | 9.71% |

## General Fund Expenditures

| Department/Office | Budget | Year-to-Date | Goal =>75% |
|---|---|---|---|
| City Council | $489,520 | $66,937 | 86% |
| Clerk of Council | 414,465 | 65,853 | 84% |
| Internal Audit | 414,629 | 77,384 | 81% |
| Mayor's Office | 339,079 | 68,254 | 80% |
| City Attorney - Operating | 654,579 | 123,210 | 81% |
| City Attorney - Litigation | 1,300,000 | 289,635 | 78% |
| City Manager | 2,389,222 | 501,998 | 79% |
| Finance | 3,608,217 | 576,387 | 84% |
| Information Technology | 11,716,357 | 4,876,134 | 58% |
| Human Resources | 1,485,695 | 455,528 | 69% |
| Employee Benefits | 1,143,041 | 448,201 | 61% |
| Inspections & Codes | 3,476,742 | 914,806 | 74% |
| Planning | 782,502 | 81,983 | 90% |
| Real Estate | 262,867 | 72,170 | 73% |
| Engineering | 1,770,588 | 452,287 | 74% |
| Public Works | 7,293,601 | 1,828,317 | 75% |
| Facilities Maintenance | 8,533,282 | 1,714,366 | 80% |
| Parks & Recreation | 16,924,289 | 3,706,410 | 78% |
| Cooperative Extension | 138,621 | 28,114 | 80% |
| Tax Assessor | 2,713,452 | 552,536 | 80% |
| Elections | 1,545,116 | 196,387 | 87% |
| Police | 30,617,312 | 6,656,256 | 78% |
| Fire | 38,835,723 | 7,974,702 | 79% |
| MCP | 11,525,258 | 2,255,344 | 80% |
| Homeland Security | 508,960 | 108,562 | 79% |
| Superior Court Judges | 1,838,771 | 394,332 | 79% |
| District Attorney | 3,624,784 | 713,661 | 80% |
| Juvenile Court | 1,596,515 | 263,398 | 84% |
| Jury Manager | 586,492 | 119,442 | 80% |
| Victim Witness | 327,373 | 56,726 | 83% |
| Clerk of Superior Court | 3,263,838 | 581,853 | 82% |
| State Court Judges | 936,371 | 169,634 | 82% |
| State Court Solicitor | 2,156,945 | 509,952 | 76% |
| Public Defender | 2,765,724 | 203,036 | 93% |
| Municipal Court Judge | 710,097 | 135,135 | 81% |
| Clerk of Municipal Court | 922,286 | 182,880 | 80% |
| Probate Court | 844,165 | 170,710 | 80% |
| Sheriff | 35,321,731 | 8,901,253 | 75% |
| Tax Commissioner | 2,443,729 | 443,075 | 82% |
| Coroner | 528,080 | 107,669 | 80% |
| Recorder's Court | 2,111,724 | 353,209 | 83% |
| Non-Categorical | 13,195,621 | 3,288,096 | 75% |
| Parking Management | 193,776 | 20,358 | 89% |
| Total Expenditures | $222,251,139 | $50,706,182 | 77% |

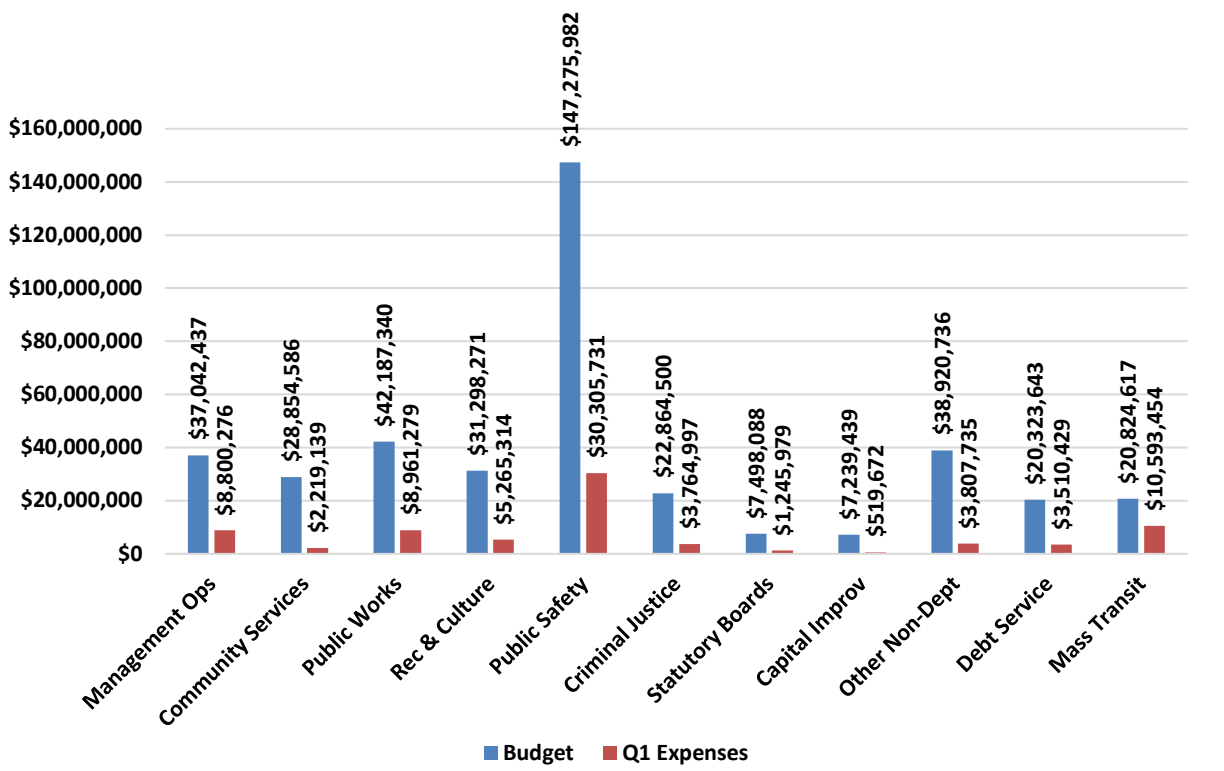
## Current Fiscal Year Revenue vs Prior Fiscal Year Revenue

| Operating Funds | Sep-2026 | Sep-2025 | % Change |
|---|---|---|---|
| General Fund | $20,921,396 | $19,108,467 | 9.49% |
| Other Local Option Sales Tax Fund | $9,006,037 | $9,035,549 | -0.33% |
| School Zone Safety Initiatve Fund | $213,716 | $0 | N/A |
| Stormwater Fund | $141,886 | $122,298 | 16.02% |
| Paving Fund | ($6,679) | $153,178 | -104.36% |
| Community Care Fund | $446,728 | $361,208 | 23.68% |
| Integrated Waste Fund | $3,290,303 | $3,075,324 | 6.99% |
| Emergency Telephone Fund | $341,278 | $331,437 | 2.97% |
| Economic Development Authority Fund | $15,549 | $15,018 | 3.54% |
| Debt Service | $170,824 | $213,654 | -20.05% |
| Transportation Fund | $695,292 | $1,444,461 | -51.86% |
| Trade Center Fund | $822,115 | $850,387 | -3.32% |
| Bull Creek Golf Course Fund | $678,960 | $722,789 | -6.06% |
| Oxbow Creek Golf Course Fund | $163,815 | $211,576 | -22.57% |
| Civic Center/Sports Authority Fund | $535,203 | $640,371 | -16.42% |




## Current Fiscal Year Expenditures vs Prior Fiscal Year Expenditures

| Operating Funds | Sep-2026 | Sep-2025 | % Change |
|---|---|---|---|
| General Fund | $50,706,182 | $48,945,646 | 3.60% |
| Other Local Option Sales Tax Fund | $7,187,272 | $8,990,438 | -20.06% |
| School Zone Safety Initiatve Fund | $363,937 | $0 | N/A |
| Stormwater (Sewer) Fund | $1,385,618 | $878,156 | 57.79% |
| Paving Fund | $4,289,983 | $3,948,501 | 8.65% |
| Community Care Fund | $190,769 | ($5,298) | -3700.98% |
| Integrated Waste Fund | $4,624,411 | $3,712,531 | 24.56% |
| Emergency Telephone Fund | $846,311 | $855,442 | -1.07% |
| Economic Development Authority Fund | $68,323 | $0 | N/A |
| Debt Service | $3,485,124 | $3,728,937 | -6.54% |
| Transportation Fund | $10,915,123 | $10,167,174 | 7.36% |
| Trade Center Fund | $736,874 | $766,351 | -3.85% |
| Bull Creek Golf Course Fund | $594,591 | $516,569 | 15.10% |
| Oxbow Creek Golf Course Fund | $160,947 | $116,986 | 37.58% |
| Civic Center/Sports Authority Fund | $1,042,707 | $1,926,168 | -45.87% |



**File Attachments for Item:**

**DATE:** November 10, 2026

Item #

**TO:** Mayor and Councilors

**FROM:** Finance Department

**SUBJECT:** Advertised Bids/RFPs/RFQs

**November 13, 2026**

1 **Enterprise Resource Planning (ERP) System – RFP No. 27-0008**

Scope of RFP

Columbus Consolidated Government (the City) is seeking proposals from qualified vendors to provide a fully integrated Enterprise Resource Planning (ERP) system and related implementation services. The proposed system shall modernize financial, human resource, and administrative operations through a secure, scalable, and integrated solution.

**November 18, 2026**

1 **Carpet – RFB No. 27-0015**

Scope of Bid

Provide carpet (roll and tile and base) and installation services for various Columbus Consolidated Government Facilities. The products and services will be procured on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

2 **Tennis Court Resurfacing at Lakebottom Park and Double Churches Park – RFB No. 27-0011**

Scope of Bid

Provide all labor, equipment, and materials to resurface the tennis courts at Lakebottom Park and Double Churches Park.

3 **Electrical Fixtures, Parts and Supplies – RFB No. 27-0012**

Scope of RFB

Provide various electrical fixtures, parts and supplies to Columbus Consolidated Government on an "as needed" basis. The contract period will be for two (2) years with the option to renew for three (3) additional twelve-month periods.

4 **On-Call Irrigation Installation and Maintenance Services (Annual Contract) – RFP No. 27-0010**

Scope of RFP

It is the intent of the Columbus Consolidated Government (City) to establish an annual contract with a Primary and a Secondary contractor to provide all labor, equipment and materials to install/troubleshoot irrigation systems for on-call installation and maintenance services during normal business hours and after hours on an "as needed basis", throughout the City.

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

**December 2, 2026**

1 **Landscape Materials – RFB No. 27-0013**

Scope of Bid

Provide landscape material consisting of pine straw, wheat straw and hay on an "as needed" basis Columbus Consolidated Government (the City) to be utilized by Park Services, Public Works and Cooperative Extension departments.

**2 Automotive Body Repair & Paint Services – RFP No. 27-0016**

Scope of RFP

It is the intent of the Columbus Consolidated Government (the City) to establish an annual contract with qualified contractor(s) to provide automotive body repair and paint services for ALL types of vehicles utilized by various departments on an "as needed" basis.

**3 Consultant Services for Historic District Design Guidelines – RFP No. 27-0014**

Scope of RFP

The Columbus Consolidated Government (the City) is seeking a qualified consultant to review/update/create architectural and preservation standards for all Historic Districts in Columbus, Georgia.

**December 9, 2026**

**1 Fox Senior Center Roofing & Wall Project – RFB No. 27-0002**

Scope of Bid

Provide all labor, equipment, and materials to complete the specified work at Fox Senior Center, in full compliance with the project manual. A DBE goal of 10% has been established for this project.

**A Mandatory Site Visit** is scheduled for **10:30 AM (Eastern) on Thursday, November 19, 2026.** Contractors shall convene and sign in at the Fox Senior Center, which is located at 3720 5th Avenue, Columbus, Georgia 31904.

**File Attachments for Item:**

**1. Resolution:** A Resolution excusing Councilor Simi Barnes from the November 10, 2026, Regular Council Meeting.

**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 Simi Barnes is hereby excused from attendance of the November 10, 2026, Regular Council Meeting for the following reasons:

Professional Business:

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

**Lindsey G. McLemore**
Clerk of Council

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

Form revised ll-l-79, Approved by Council ll-6-79

**File Attachments for Item:**

**2. Resolution:** A Resolution excusing Councilor Cathy Cook from the November 10, 2026, Regular Council Meeting.

**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 Cathy Cook is hereby excused from attendance of the November 10, 2026, Regular Council Meeting for the following reasons:

Professional Business:

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of November 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

| | |
|---|---|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

**Lindsey G. McLemore**
Clerk of Council

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

Form revised ll-l-79, Approved by Council ll-6-79

**File Attachments for Item:**

**3. Travel Authorization:** A request to authorize mileage reimbursement for Councilor Toyia Tucker in connection with her attendance at the Georgia Association of Regional Commissioners' 26th Annual Conference in St. Simons Island, Georgia, in the amount of $405.84.

# COLUMBUS CONSOLIDATED GOVERNMENT

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

TRAVEL AUTHORIZATION REQUEST
CITY COUNCILOR

| | |
|---|---|
| **Name of Traveler / Registrant** | Toyia Tucker, Councilor |
| **Dates of Travel** | November 4-6, 2026 |

| | |
|---|---|
| **Sponsored Organization and Conference / Training** | *Georgia Association of Regional Commissioners – 26th Annual Conference (St. Simons Island, GA)* |
| **Estimated Cost** | **Mileage** - $405.84 (534 miles round-trip × $0.76 per mile)<br><br>**TOTAL ESTIMATED COST: $405.84** |
| **Council Travel Budget:**<br><br>**Education/Training**<br>(0101-100-1000-CNCL-6601)<br><br>**Travel, Schools & Conferences**<br>(0101-100-1000-CNCL-6641) | <br><br>**Beginning Balance:** $6,000;<br>**Current Balance (Approximate):** $1,700<br><br>**Beginning Balance:** $12,000;<br>**Current Balance (Approximate):** $6,422.16<br><br>**Annual Travel Allowance** - $3,500<br><br>**Councilor's FY27 Travel Expenses** - $1,554.30<br><br>**Annual Travel Allowance Available (Approximate) - $3,064.40**<br>- *Note: Hotel expenses associated with this travel were previously authorized on October 27, 2026, in the amount of $605.86.* |

In accordance with the **Travel Policy and Procedures of the Columbus Consolidated Government, dated September 16, 2013**, which states:

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

Pursuant to **Resolution No. 205-25**, this request shall be applied to the **$3,500 annual travel allowance** designated for each Councilor for approved travel and training outside the city limits of Columbus, Georgia.

_____ _____

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

**File Attachments for Item:**

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

Board of Tax Assessors #40-26

Columbus Sports & Entertainment Authority 09-14-26

Convention & Visitors Board of Commissioners (CVB) 09-16-26

Hospital Authority of Columbus 09-29-26

Personnel Review Board 10-21-26

Planning Advisory Commission 09-16-26

# 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, 4402
Fax (706) 225-3800

**Board Members**

Jayne Govar, Chairman
Kathy Jones, Assessor
Clay Hood, Assessor
Doug Jefcoat, Assessor
Lanitra Sandifer Hicks, Vice Chairman

**Chief Appraiser**
Suzanne Widenhouse


## MINUTES #40-26

Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, October 14th, 2026 at 9:00 A.M.

PRESENT ARE:

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

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

APPROVAL OF MINUTES: Assessor Jefcoat motions to accept the minutes as amended. Assessor Jones seconds and the motion carries.

MISCELLANEOUS: November 4th will be the official date of the work session for the Board. Chief Appraiser Widenhouse reminds the board that she will be absent from meeting next week due to attending the House Ways and Means executive committee in Perry.

OLD BUSINESS: No response from Rob Mckenna, Chief Appraiser Widenhouse will reach out again.

At 9:13, Deputy Chief Appraiser Glen Thomason presents for Personal Property to the Board:

- No Change Audit Results - Placed into record.

At 9:16, Administrative Manager Mary Hale presents to the Board:

- Homesteads - # 113023 055; 034 020 006; 167 001 033; 081 035 015; 082 052 - Signed & Approved.

At 9:18, Real Property Manager Jeff Milam presents to the Board:

- A2 No Change Commercial Properties - placed into record.
- A4 H Agenda Commercial - Signed & Approved.

At 9:33, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - # 002 004 008 & 004;109 001 001; 110 016 004 & 005; 018 015 014; 013; 011; Assessor Hood recused himself from # 006 011 015/016 - Signed & Approved.
- Non-Disclosure Requests - two Signed & Approved; 1 signed as Denial.

Assessor Jones motions to adjourn the meeting. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries. At 9:53, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED: 10/21/2026

| J. GOVAR | K. JONES | D. JEFCOAT | C. HOOD | L. SANDIFER HICKS |
|---|---|---|---|---|
| CHAIRMAN | ASSESSOR | ASSESSOR | ASSESSOR | VICE CHAIRMAN |

MIN# 41-260CT28 2026

# Columbus Sports & Entertainment Authority

## Minutes

*September 14, 2026 ● 1:00 pm*

*Columbus Civic Center, Hospitality Suites*

*400 4th St, Columbus, GA 31901*

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**ATTENDANCE:**

Voting Members Present – Andy Luker (Chair), Robert Wadkins (Vice Chair), Herma Lewis (Treasurer), Mike Welch, Jim Rutland, Gerald Miley, Morgan Moore

Voting Members Present (Virtual) - Ashley Woitena (Secretary)

Voting Members Absent – NONE

Ex-Officio Members Present – Jeremy Miles, Charles Auer, Jeff Croop

Ex-Officio Members Present (Virtual) – Holli Browder, Lisa Goodwin

Ex-Officio Members Absent – NONE

1. **Call to Order**
   - Andy Luker, Chair, called the meeting to order at 1:01 pm.

2. **Roll Call**
   - Authority Department Secretary – Zeanne Abano, Civic Center

3. **Approval of Minutes**
   - Motion to approve by Morgan Moore and second by Robert Wadkins. August minutes approved.

4. **Executive Director Search Firm RFP Update**
   - An Executive RFP committee has been formed to select a search firm for the recruitment of the executive director.
   - The committee met two weeks prior and has had two weeks before reviewing proposals.
   - Approximately 7-8 firms submitted responses.
   - Following that meeting, the recommendation is expected to come back to the Authority for consideration and a vote to enter into contract with the chosen firm.
   - Purchasing has been asked to advise on the appropriate next steps and process compliance.

5. **Civic Center Update** – *Kanise Wiggins, Interim Director Civic Center*
   - **Georgia Power/Energy Usage Update:**
     i. Kanise met with Georgia Power representative to review the Civic Center's energy usage and rate structure.
     ii. The Civic Center is on a Customer Baseline Load (CBL) rate that has not been re-evaluated in approximately 30 years (since original construction).

iii. New equipment installed since then includes new chillers, condensers, and LED lighting; Georgia Power wishes to reassess actual usage.
iv. Documentation provided by Georgia Power includes real-time pricing focus periods information, forms/tabs for the Civic Center to summarize equipment upgrades (LED lighting, HVAC, chillers, condensers) and installation dates, along with wattage and other technical details.
v. Current situation: the Civic Center is operating below its contracted baseline load and is being charged for usage that is not actually consumed. Credits are issued in months when usage does not reach the contracted level, but the rate structure may still be disadvantageous.

- **Air Handler/HVAC Capital Needs and Financial Update:**
  i. Previous discussions addressed replacement of 14 air handlers at the Civic Center, with an earlier estimate in the ~$4 million range. An updated quote from First Mechanical was obtained focusing on replacing four air handlers in the arena.
  ii. Current Quote: cost per air handler: approximately $490,000. Four air handlers: approximately $2 million total.
  iii. Operational impact: air handlers regulate HVAC in the arena. Current deficiencies result in heavy condensation during hockey games and other events and an inability to provide adequate heat, leading to customer complaints about cold conditions. Staff characterized the need as “dire” for air handlers.
  iv. Cost escalations and concerns: Board members questioned why the estimated project cost increased from roughly $4 million to $6 million in less than a year when comparing earlier and current quotes. Concerns were raised about the lack of detailed scope of work in the First Mechanical proposal. Board members emphasized the need for detailed, itemized proposals (similar to prior chiller replacement documentation) specifying exact equipment to be replaced, location of units, required structural work, labor assumptions and contingency factors.

- **FY26 Income Statement and Utilization/Financial Reporting:**
  i. FY26 Income Statement (pre-Audit): a year-end income statement (before final audit adjustments) for FY26 was distributed. It includes Civic Center and Ice Rink depreciation under expenses. Board members questioned reconciliation between total revenue/expense figures and the net complex figure, noting a roughly $1.9 million difference they wish to understand more clearly. Staff indicated that some items account for differences and that final figures are still subject to audit adjustments.
  ii. Liberty Theatre: the Liberty Theatre is no longer financially tied to the Civic Center; it is now under Parks & Recreation. The current income statement reflects a budget constructed prior to this shift.
  iii. Operating vs. Event Revenues: Board members requested clarification on the distinction between “operating revenue” and “other event revenue.” Staff indicated other event revenue includes self-generated events such as concerts and other events. Operating revenue appears to be related to ongoing funding sources (including general operating support), but a detailed breakout was requested.
  iv. Event Profitability Questions: Board members noted that for some tenants (e.g. arena football), the income statement shows revenue (e.g. ~$152,000) that is less than reported expenses (e.g. ~$180,000), suggesting on paper that certain tenants may be costing the facility money. Staff explained that labor and building operations drive much of the event cost. The City’s “last minute” culture makes staffing projections challenging; staffing is based on projected rather than actual attendance. Board members requested more visibility on concession and catering revenue contribution by event or event category to better measure net profitability.

v. Concessions and Event-Level Reporting: Staff confirmed that concessions and catering revenue is included in aggregate concession figures but is not always reflected on individual event-level summaries in a way that clearly links concessions revenue to specific events.

- **Security Costs and Operational Safety:**
  i. Board members questioned the necessity and cost of maintaining security presence in the building when events are not actively occurring. Staff mentioned that security is primarily stationed near the Box Office due to cash handling and customer interactions. They also monitor the facility for safety and unauthorized entry. Security presence has helped minimize incidents; a notable previous incident involved a homeless individual entering and injuring someone at the Ice Rink. Without security, individuals may enter through numerous doors and hide in various parts of the building, presenting safety risks. Mrs. Goodwin emphasized that security is critical for this type of facility, given its size and many access points.

- **City Use of Civic Center Facilities and Labor Cost Recovery:**
  i. The Board discussed City departments' use of Civic Center spaces and how costs are handled. At Trade Center, the City receives four free events per year; subsequent events are provided at a 50% discount. City events are typically food-and-beverage generating events, so while rent is waived, revenue is earned through catering. At Civic Center, they began charging City departments for labor City events. Departments are allowed to bring their own food and beverage, so labor is the primary cost. Typical labor costs for a four-hour event are under $250. City events include luncheons, award ceremonies, departmental training, United Way Campaign and other meetings. Most City events use hospitality suites rather than the main arena. Most events are held during business hours; after hours events are minimal.
  ii. Board members expressed concern that providing free or heavily subsidized City use, without at least covering labor and operating costs, undermines efforts to meet budget and places additional burden on the Authority to justify financial performance. There was general support for requiring City departments to cover labor costs even when space is provided at no or reduced rent. The Board acknowledged the need to balance partnership with the City with fiscal responsibility, emphasizing that the Civic Center's base rental rates are already relatively low compared to similar facilities.

- **River Dragons (Hockey) and Lions (Football) – Ticket Fee and Contract Clause:**
  i. Facility Fee/Ticketing: the Board considered a request to add or adjust a facility fee on River Dragons and Lions tickets consistent with a broader ticket fee approach. The Board indicated support for moving forward with the facility fee and the pricing structure as previously outlined in the tenants' letter, independent of contract clause renegotiations. Implementation requires that ticket builds (including dynamic pricing and per-tickets facility fees) be completed before tickets go on sale.
  ii. Contract Termination Clause (90-Day Clause): the River Dragons contract contains a clause for either party to terminate the agreement for any reason upon 90 days prior written notice. There was initial confusion over whether the Lions contract contained a similar clause; a subsequent review clarified that the River Dragons agreement is the one with the 90-day termination clause. Attorney Lucy Sheftall initially referred 180 days in email but later clarified she had reversed team names; her substantive position was that 180 days would be reasonable, provided it does not interrupt an ongoing season.
  iii. Proposal and Tenant Feedback: Kanise proposed extending the notice period from 90 to 180 days and leaving the clause in place to provide more lead time and respect for tenants. The River

Dragons representative Jeff Croop expressed concern that the mere existence of a unilateral termination clause (even at 180 days) undermines confidence and security in the lease, noting that: most sports teams do not have such clauses in their facility contracts. He would prefer the clause to be removed entirely rather than extended. A non-compete or exclusivity clause would be more aligned with standard practice.

- **Daily Operating Cost Analysis:**
  - **i.** Civic Center staff agreed to develop an estimate of daily operating costs to run the Civic Center, including Labor (full-time and part-time), power and utilities, and other recurring operating expenses. The Board emphasized the importance of understanding daily and event-level costs, both for budgeting and for evaluating the impact of events (including potential future disruptions like another pandemic). Staff will prepare a breakdown of typical daily operating expenses and report back at a future meeting.

**6. Scheduling and Next Meeting Date**

- The next regularly scheduled meeting date (October 12) falls on Columbus Day, when City offices and facilities are closed. After discussion, the Board agreed to reschedule the October meeting to: **Monday, October 19, 2026, at 1:00 pm**. The meeting will be properly notified and posted in accordance with applicable requirements.

**7. Adjournment**

- Meeting adjourned at 2:19 pm. Motion to adjourned made by Gerald Miley; second by Robert Wadkins.

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

*Next meeting is scheduled for **Monday, November 9, 2026, at 1:00 pm**,*

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

BOARD OF COMMISSIONERS MEETING
Wednesday, September 16, 2026

**Commissioners Present:** Pace Halter, Chair; Sherricka Day, Vice Chair (virtual); Dan Gilbert, Secretary/Treasurer; Amy Bryan, Pete Jones, Miller Robinson, and Michelle Spivey

**Commissioner Absent:** Alex Naik, Hudson Terrell, and Mayor Skip Henderson

**Staff Present:** Ashley Woitena, Kim Gonzalez, Gyana Blackmon, and LaTivia Rivers

**Special Invitees Present:** Craig Howard, Columbus Sports Council; Steve Morse, Uptown Columbus, Inc.; Jansen Tidmore, Columbus Chamber; Hayley Tillery, Columbus GA Convention & Trade Center

**Call to Order .....Pace Halter**

- The meeting was convened by Pace Halter at 8:36 am.
- New employees, Gyanna Blackmon; Sales Administrator and LaTivia Rivers; Community & Partner Engagement Specialist were introduced.

**Secretary Treasurer Report.....Dan Gilbert**

- Dan Gilbert presented the consent agenda that included minutes for the August 2026 meeting. He then turned the floor back to the Board Chair. Pace asked if there were any further questions or discussions. There being none; a motion was made by Amy Bryan to approve the minutes, seconded by Pete Jones. A vote was taken, and the motion was approved.
- He then presented the financials for August 2026. He then turned the floor back to the Board Chair. Pace asked if there were any further questions or discussions. There being none; a motion was made by Pete Jones to approve the financials, seconded by Miller Robinson. A vote was taken, and the motion was approved.

**Chair Report**.....**Pace Halter**

- Mr. Halter discussed the need to fill upcoming vacancies on the Executive Committee and indicated that nominations and a vote will likely take place at the next Board meeting. Board members were encouraged to contact either Mr. Halter or Ashley directly with recommendations or interest.

- Pace then turned the meeting over to Tabetha Getz with Columbus Ahead. Ms. Getz gave a presentation on Columbus Ahead and discussed the role VisitColumbusGA plays a part in the communities 5-year Strategic Plan.

**President's Report**……**Ashley Woitena**

- Ashley Woitena reviewed the new Board Packet which includes an updated infographic along with a condensed Monthly Report, which is accompanied by the new Tourism Economics Symphony Report that will be sent prior to the Board Meeting.
- Ms. Woitena informed the Board that CFO by design will be conducting their initial financial assessment meetings virtually starting next week. She also let the Board know that Robinson Grimes will be attending the October 2026 Board Meeting to present the FY 2026 financial audit.
- Next, Ms. Woitena focused on Strategic & Collaborative Efforts to include Braves partnership, Uptown shuttles, Head of the Hooch Regatta, Theo of Golden, and the Michelin Guide. She also mentioned that VisitColumbusGA will be hosting the upcoming 2027 Governor's Conference.

**Adjournment**……**Pace Halter**

- With no further business, Mr. Halter adjourned the meeting at 9:34 am.

BOARD MINUTES

OF THE

HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA

September 29, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, September 29, 2026. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia. A notice was emailed to each member of the Board more than 48 hours prior to the meeting. A copy of the notice was posted more than 24 hours before the meeting on the door of the building in which the meeting was held.

Present at the meeting were Chairman Chuck Hecht, Vice Chairwoman Sarah Banks-Lang, and members Dr. John Kingsbury, Warner Kennon, Jr., Tony Floyd, Wayne Joiner, Dr. Sharen Kelly, and Dr. Linn Storey. Bob Jones was absent and excused.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting.

## WELCOME AND INVOCATION

The meeting was called to order by Chuck. Tony opened the meeting with a prayer.

## DETERMINATION OF QUORUM

It was determined that a quorum was present.

## REVIEW OF MINUTES

The Minutes for the August 25, 2026, Board meeting were reviewed. Dr. Kingsbury moved to approve the Minutes as presented and Sarah seconded the motion. The August 25, 2026 Minutes were unanimously approved.

## BOARD BUSINESS

Jack announced that Dr. Asante Hilts would assume Sarah's seat at the January meeting. Chuck thanked Sarah for her many years of service to the Board and presented her with a trophy recognizing her tenure on the Board. The Board unanimously applauded Sarah for her dedication to HAC, and Sarah thanked the Board for the recognition and opportunity to serve. Warner announced that he received a letter from the Clerk of Council regarding expiration of his second term. Sarah moved to renew Warner for a third term, and Dr. Kingsbury seconded the motion. The Board unanimously approved a third term for Warner, and Warner accepted the renewal. Chuck announced that elections for Board positions would take place at the October meeting, and he asked Warner to chair the Nominations Committee.

## CFO'S REPORT

Rick presented the Statistical and Financial Reports:

**Statistical Report:** Attached to these Minutes is the FY 2026 YTD Statistical Report.

**Financial Report:** Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through August 31, 2026.

Rick reported 37 admissions in August and 37 discharges. The average census in August was 276.97. Rick announced HAC would be in network with Humana starting October 1. Property insurance renewals also begin on October 1 with a 2.86% increase. Rick discussed generally other updates regarding the pension plan, work with the annual audit, and political events concerning Medicare.

## PRESIDENT'S REPORT

Britt Hayes gave the President's report:

**GHCA Recognizes New HACGA Ad Campaign:** Britt announced a new HAC ad campaign theme of "Be a Kid Again." Britt described the first ad campaign as sentimental and characterized the new campaign as comedic. Britt shared the video ads which are currently running on television and the internet. Dr. Kingsbury commented that the ads don't show the privacy of the rooms, and recommended posting a virtual-tour of the facilities online for potential residents and families to view.

**Insurance Renewals:** Britt referred to Ricks report of a 2.86% increase to property/casualty insurance premium which will be effective October 1.

**Veterans Administration (VA) In-Network:** Britt announced HAC is now in-network with VA Part A and Part B. According to Britt, this together with being in-network with Humana should open HAC to a broader group of potential new residents.

**Longevity ISNP Roll-Out:** Britt reported updates beginning in January 2027.

**Fall Legislator Visits with GHCA:** Britt announced his efforts to get Ridgecrest on the Fall tour of nursing homes by members of the General Assembly. Sarah asked who may visit Ridgecrest if it is chosen for the tour, and Rick responded it would most likely be local representatives.

**OnX Phone System Installation:** Britt reported the OnX installation was completed last week in all three facilities. Voicemails are now linking to email.

**Net Planner-Muscogee Manor Nurse Call:** Britt reported a Nurse Call by Net Planner is being installed at Muscogee Manor, following vetting of five different vendors. According to Britt, the new system will delay the opening of private rooms in the shared-room wing of Muscogee Manor. According to Britt, Net Planner has six local techs and is the current Nurse Call provider at Ridgecrest.

**Smiths Station Health Science Class:** Britt announced HAC's participation in local efforts in prepare students for the workforce. According to Britt, students from Smiths Station will be coming to Orchard View as part of a school program. Following comments from the Board, Britt assured the Board the program is compliant with HIPPA.

**Extended Care Respiratory Partners Meeting:** Britt shared that HAC is moving away from potentially partnering with Banyon or any other respiratory partners at this time. According to Britt, there were Medicare Part B concerns and HAC is working to incorporate pulmonary services internally without billing for it.

**Repticity Meeting:** Britt reported HAC is entering into a trial period with Repticity, which provides digital kiosks for use by visitors to print passes and allows visitors to take an exit survey before checking-out. According to Britt, good reviews from visitors are posted on Google and bad reviews are sent to management for review. The system integrates with Point-Click Care

**Smooth Ashlar Grand Court Heroines of Jericho Award:** Britt announced HAC received a local award which included a charitable, in-kind contribution. Britt indicated the contribution was redeemed for new Bingo cards and a new iPad.

**Annual Audit:** Britt and Rick announced a draft of the annual audit would be shared at the October meeting.

Chuck asked for a motion to enter into Executive Session to discuss personnel. Wayne made the motion and Dr. Kingsbury seconded the motion. The Board then went into Executive Session. Upon returning from Executive Session, Wayne moved to approve the Executive Compensation Committee's recommendations for amending Britt's employment agreement with HAC. Dr. Kingsbury seconded the motion. Following discussion, the Board unanimously approved Britt's First Amended Employment Agreement.

NEXT MEETING

The next meeting will be on Tuesday, October 27, 2026 at 11:00 AM at Orchard View.

With no further business to be addressed, Dr. Kingsbury moved to adjourn the meeting and Sarah seconded the motion. Upon a unanimous vote, the meeting was adjourned.

JACK P. SCHLEY
Secretary/Attorney

CHARLES K. HECHT, III
Chairman

**HOSPITAL AUTHORITY OF COLUMBUS**
**YTD CONSOLIDATED INCOME STATEMENT**
**THROUGH AUGUST 31, 2026**

| INCOME STATEMENT | Orchard View | Home Office | Ridgecrest | Muscogee Manor | Total Nursing Home | Cobis PCH | Muscogee Home Health | River Mill | Consolidated |
|---|---|---|---|---|---|---|---|---|---|
| Revenue | $ 3,544,758 | $ 291,000 | $ 1,271,445 | $ 2,099,657 | $ 7,206,860 | $ 4,013 | $ 28,006 | $ 13,158 | $ 7,252,037 |
| Operating Expenses | 3,477,406 | 366,232 | 1,245,150 | 2,331,461 | 7,420,249 | 1,438 | 1,164 | - | 7,422,851 |
| Net Profit (Loss) before Noncash expense | 67,352 | (75,232) | 26,295 | (231,804) | (213,389) | 2,575 | 26,842 | 13,158 | (170,814) |
| Provision for Bad debts | - | - | - | - | - | - | - | - | - |
| Interest expense | (51,958) | - | (142,970) | - | (194,928) | - | - | - | (194,928) |
| Depreciation and Amortization | (152,760) | - | (177,766) | (13,646) | (344,172) | (550) | - | - | (344,722) |
| YTD Income (loss) | $ (137,366) | $ (75,232) | $ (294,441) | $ (245,450) | $ (752,489) | $ 2,025 | $ 26,842 | $ 13,158 | $ (710,464) |
| | | | | | $ - | $ - | $ - | $ - | $ - |

**HOSPITAL AUTHORITY OF COLUMBUS**
**CONSOLIDATED SUMMARY REPORT**
**MONTH ENDED AUGUST 31, 2026**

| | Orchard View | Home Office | Ridgecrest | Muscogee Manor | Total Nursing Home | Cobis PCH | Muscogee Home Health | River Mill | Consolidated |
|---|---|---|---|---|---|---|---|---|---|
| **BALANCE SHEET** | | | | | | | | | |
| Cash | $ 6,286,551 | $ - | $ 5,746,265 | $ 4,533,562 | $ 16,566,378 | $ 60,151 | $ 614,604 | $ 3,835,649 | $ 21,076,782 |
| Other Current Assets | 5,071,731 | - | 2,239,560 | 3,847,202 | 11,158,493 | 12,719 | 78 | - | 11,171,290 |
| Intercompany Balances | 14,876,861 | - | (520,630) | (4,725,052) | 9,631,179 | (6,389,957) | (2,318,704) | (922,518) | - |
| Noncurrent Assets | 28,903,644 | - | 28,784,015 | 6,693,444 | 64,381,103 | 142,206 | 83,642 | - | 64,606,951 |
| Total Assets | $ 55,138,787 | $ - | $ 36,249,210 | $ 10,349,156 | $ 101,737,153 | $ (6,174,881) | $ (1,620,380) | $ 2,913,131 | $ 96,855,023 |
| Current Liabilities | $ 2,400,069 | $ - | $ 918,215 | $ 1,544,707 | $ 4,862,991 | $ - | $ 545 | $ - | $ 4,863,536 |
| Non-current Liabilities (excluding bonds) | 8,683,107 | - | 3,123,591 | 4,956,117 | 16,762,815 | 360,100 | 450,668 | - | 17,573,583 |
| Bonds Payable | 15,946,276 | - | 26,555,915 | - | 42,502,191 | - | - | - | 42,502,191 |
| Total Liabilities | 27,029,452 | - | 30,597,721 | 6,500,824 | 64,127,997 | 360,100 | 451,213 | - | 64,939,310 |
| Fund Balance | 28,109,335 | - | 5,651,489 | 3,848,332 | 37,609,156 | (6,534,981) | (2,071,593) | 2,913,131 | 31,915,713 |
| Total Liabilities and Fund Balance | $ 55,138,787 | $ - | $ 36,249,210 | $ 10,349,156 | $ 101,737,153 | $ (6,174,881) | $ (1,620,380) | $ 2,913,131 | $ 96,855,023 |
| **INCOME STATEMENT** | | | | | | | | | |
| Revenue | $ 1,761,847 | $ 145,500 | $ 630,941 | $ 1,048,143 | $ 3,586,431 | $ 2,007 | $ 13,946 | $ 6,569 | $ 3,608,953 |
| Operating Expenses | 1,719,465 | 208,779 | 617,907 | 1,161,285 | 3,707,436 | 719 | 624 | - | 3,708,779 |
| Net Profit (Loss) before Noncash expense | 42,382 | (63,279) | 13,034 | (113,142) | (121,005) | 1,288 | 13,322 | 6,569 | (99,826) |
| Provision for Bad debts | - | - | - | - | - | - | - | - | - |
| Interest expense | (25,979) | - | (71,485) | - | (97,464) | - | - | - | (97,464) |
| Depreciation and Amortization | (76,380) | - | (88,883) | (6,823) | (172,086) | (275) | - | - | (172,361) |
| Current Month Income (loss) | $ (59,977) | $ (63,279) | $ (147,334) | $ (119,965) | $ (390,555) | $ 1,013 | $ 13,322 | $ 6,569 | $ (369,651) |
| YTD Income (loss) | $ (137,366) | $ (75,232) | $ (294,441) | $ (245,450) | $ (752,489) | $ 2,025 | $ 26,842 | $ 13,158 | $ (710,464) |
| YTD Net Income (loss) | $ (137,366) | $ (75,232) | $ (294,441) | $ (245,450) | $ (752,489) | $ 2,025 | $ 26,842 | $ 13,158 | $ (710,464) |
| Add: Depreciation | 76,380 | - | 88,883 | 6,823 | 172,086 | 275 | - | - | 172,361 |
| Add: Interest Expense | 25,979 | - | 71,485 | - | 97,464 | - | - | - | 97,464 |
| Less: Monthly bond payment | (185,113) | - | (66,395) | - | (251,508) | - | - | - | (251,508) |
| Less: Property & Equipment Additions | (9,066) | - | - | (15,775) | (24,841) | - | - | - | (24,841) |
| Net Cash Flow | $ (229,186) | $ (75,232) | $ (200,468) | $ (254,402) | $ (759,288) | $ 2,300 | $ 26,842 | $ 13,158 | $ (716,988) |

**HOSPITAL AUTHORITY OF COLUMBUS**
**FY 2027 YTD Statistical Report**

| | June | May | Apr | Mar | Feb | Jan | Dec | Nov | Oct | Sept | August | July | Average | Prior Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Orchard View** | | | | | | | | | | | | | | |
| % Occupancy | | | | | | | | | | | 72.06% | 73.16% | 72.61% | 71.14% |
| Medicaid% | | | | | | | | | | | 76.07% | 73.35% | 74.71% | 76.46% |
| Medicare% | | | | | | | | | | | 6.96% | 8.38% | 7.67% | 5.96% |
| Private % | | | | | | | | | | | 9.33% | 10.67% | 10.00% | 8.88% |
| Hospice % | | | | | | | | | | | 2.60% | 3.84% | 3.22% | 4.12% |
| ADV % | | | | | | | | | | | 5.04% | 3.76% | 4.40% | 4.58% |
| Daily Medicare and ADV Census | | | | | | | | | | | 17.29 | 17.78 | 17.54 | 14.88 |
| Employment (Full Time Equivalents) | | | | | | | | | | | 205.80 | 214.84 | 210.32 | 198.72 |
| **Ridgecrest** | | | | | | | | | | | | | | |
| % Occupancy | | | | | | | | | | | 57.99% | 54.49% | 56.24% | 59.73% |
| Medicaid% | | | | | | | | | | | 66.75% | 73.64% | 70.20% | 63.99% |
| Medicare% | | | | | | | | | | | 4.11% | 0.00% | 2.06% | 7.21% |
| Private % | | | | | | | | | | | 19.14% | 19.80% | 19.47% | 20.28% |
| Hospice % | | | | | | | | | | | 6.89% | 6.56% | 6.73% | 5.04% |
| ADV % | | | | | | | | | | | 3.11% | 0.00% | 1.56% | 3.47% |
| Daily Medicare and ADV Census | | | | | | | | | | | 3.52 | - | 1.76 | 5.34 |
| Employment (Full Time Equivalents) | | | | | | | | | | | 62.39 | 63.45 | 62.92 | 62.10 |
| **Muscogee Manor** | | | | | | | | | | | | | | |
| % Occupancy | | | | | | | | | | | 42.92% | 43.05% | 42.99% | 44.42% |
| Medicaid% | | | | | | | | | | | 93.87% | 93.69% | 93.78% | 90.90% |
| Medicare% | | | | | | | | | | | 0.96% | 1.19% | 1.08% | 1.29% |
| Private % | | | | | | | | | | | 2.38% | 1.64% | 2.01% | 0.22% |
| Hospice % | | | | | | | | | | | 2.80% | 3.48% | 3.14% | 7.48% |
| ADV % | | | | | | | | | | | 0.00% | 0.00% | 0.00% | 0.10% |
| Daily Medicare and ADV Census | | | | | | | | | | | 0.81 | 1.00 | 0.91 | 1.21 |
| Employment (Full Time Equivalents) | | | | | | | | | | | 142.77 | 146.04 | 144.41 | 139.83 |

**HOSPITAL AUTHORITY OF COLUMBUS**
**13 MONTH MOVING STATISTICAL REPORT**

| | Aug-26 | Jul-26 | Jun-26 | May-26 | Apr-26 | Mar-26 | Feb-26 | Jan-26 | Dec-25 | Nov-25 | Oct-25 | Sep-25 | Aug-25 | 13 Mth Average | Prior Year Avg |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Orchard View** | | | | | | | | | | | | | | | |
| % Occupancy | 72.06% | 73.16% | 72.02% | 72.02% | 73.07% | 74.87% | 76.79% | 76.87% | 72.32% | 73.70% | 68.58% | 67.10% | 65.10% | 72.13% | 70.13% |
| Medicaid% | 76.07% | 73.35% | 76.90% | 78.37% | 75.98% | 76.28% | 74.77% | 76.00% | 80.78% | 76.91% | 78.43% | 74.99% | 72.89% | 76.29% | 76.47% |
| Medicare% | 6.96% | 8.38% | 5.23% | 4.84% | 6.91% | 6.14% | 8.81% | 6.88% | 3.68% | 6.45% | 3.69% | 4.84% | 6.39% | 6.09% | 5.99% |
| Private % | 9.33% | 10.67% | 10.09% | 9.72% | 9.40% | 9.22% | 8.51% | 8.92% | 9.41% | 8.73% | 8.16% | 7.90% | 7.80% | 9.07% | 8.95% |
| Hospice % | 2.60% | 3.84% | 4.12% | 2.73% | 3.38% | 4.20% | 6.30% | 5.96% | 2.90% | 3.78% | 4.99% | 4.10% | 3.87% | 4.06% | 4.16% |
| ADV % | 5.04% | 3.76% | 3.66% | 4.34% | 4.33% | 4.16% | 1.60% | 2.25% | 3.23% | 4.13% | 4.73% | 8.17% | 9.05% | 4.50% | 4.42% |
| Daily Medicare and ADV Census | 17.29 | 17.78 | 12.80 | 13.23 | 16.43 | 15.42 | 16.00 | 14.03 | 10.00 | 15.60 | 11.54 | 17.47 | 20.09 | 15.21 | 14.52 |
| Employment (Full Time Equivalents) | 205.80 | 214.84 | 198.10 | 201.53 | 199.46 | 202.73 | 198.19 | 207.10 | 211.22 | 199.11 | 192.93 | 196.02 | 192.17 | 201.48 | 197.28 |
| **Ridgecrest** | | | | | | | | | | | | | | | |
| % Occupancy | 57.99% | 54.49% | 60.60% | 62.60% | 60.52% | 61.56% | 59.48% | 62.37% | 59.68% | 58.89% | 59.33% | 57.02% | 57.22% | 59.37% | 59.05% |
| Medicaid% | 66.75% | 73.64% | 70.33% | 68.28% | 70.82% | 69.37% | 67.19% | 65.64% | 60.88% | 61.12% | 63.50% | 60.96% | 57.18% | 65.82% | 63.69% |
| Medicare% | 4.11% | 0.00% | 0.98% | 4.05% | 5.18% | 7.05% | 8.01% | 12.25% | 11.45% | 7.95% | 2.46% | 7.17% | 9.19% | 6.14% | 7.73% |
| Private % | 19.14% | 19.80% | 24.03% | 22.02% | 18.69% | 16.47% | 16.80% | 14.41% | 21.30% | 22.91% | 23.75% | 21.92% | 20.54% | 20.14% | 19.90% |
| Hospice % | 6.89% | 6.56% | 4.26% | 3.80% | 3.93% | 4.12% | 2.00% | 3.69% | 3.99% | 4.58% | 4.92% | 7.17% | 8.32% | 4.94% | 5.22% |
| ADV % | 3.11% | 0.00% | 0.39% | 1.84% | 1.38% | 2.99% | 6.00% | 4.00% | 2.38% | 3.44% | 5.37% | 2.78% | 4.77% | 2.96% | 3.46% |
| Daily Medicare and ADV Census | 3.52 | - | 0.70 | 3.10 | 3.33 | 5.20 | 7.00 | 8.52 | 6.94 | 5.63 | 3.91 | 4.76 | 6.71 | 4.56 | 5.49 |
| Employment (Full Time Equivalents) | 62.39 | 63.45 | 63.11 | 62.03 | 61.87 | 60.92 | 60.89 | 66.47 | 68.67 | 61.95 | 60.58 | 62.62 | 59.58 | 62.66 | 61.43 |
| **Muscogee Manor** | | | | | | | | | | | | | | | |
| % Occupancy | 42.92% | 43.05% | 43.61% | 42.46% | 43.21% | 43.66% | 43.75% | 43.83% | 44.37% | 46.17% | 45.05% | 45.63% | 45.16% | 44.07% | 44.62% |
| Medicaid% | 93.87% | 93.69% | 92.04% | 91.63% | 93.07% | 93.37% | 92.00% | 90.50% | 87.95% | 86.74% | 89.62% | 90.35% | 91.62% | 91.27% | 90.92% |
| Medicare% | 0.96% | 1.19% | 1.64% | 2.75% | 1.42% | 0.79% | 0.37% | 1.20% | 1.48% | 1.10% | 2.08% | 1.45% | 1.09% | 1.35% | 1.26% |
| Private % | 2.38% | 1.64% | 0.74% | 0.81% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.43% | 0.29% |
| Hospice % | 2.80% | 3.48% | 5.58% | 4.81% | 5.51% | 5.31% | 6.96% | 8.30% | 10.57% | 12.16% | 8.29% | 8.20% | 7.29% | 6.87% | 7.44% |
| ADV % | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.53% | 0.67% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.09% | 0.09% |
| Daily Medicare and ADV Census | 0.81 | 1.00 | 1.40 | 2.29 | 1.20 | 1.13 | 0.89 | 1.03 | 1.29 | 1.00 | 1.84 | 1.30 | 0.97 | 1.24 | 1.17 |
| Employment (Full Time Equivalents) | 142.77 | 146.04 | 145.26 | 134.37 | 132.09 | 132.17 | 135.31 | 146.65 | 150.07 | 140.17 | 138.55 | 138.36 | 136.71 | 139.89 | 140.61 |

# Columbus Consolidated Government

Human Resources Department

**BOARD NOTICE**

To: Clerk of Council's Office

From: Destiny D. Chisolm

CC: Ola Terrell; Sheila Risper

Please be advised that the

- Personnel Review Board

that was scheduled for October (Month) 21(Day), 2026 (Year), at 1:30 (Time) has been cancelled.

Reason for meeting cancellation: No agenda items to discuss.

Details on meeting minutes reviewed during the previous meeting will be submitted once confirmed.

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Contact Destiny Chisolm, Administrative Assistant –

HR at 706.225.3654 or Chisolm.Destiny@columbusga.org

Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

**Planning Advisory Commission**

September 16, 2026

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, September 16, 2026, in the Council Chambers at Citizen Service Center.

**Commissioners Present:**

| | |
|---|---|
| Chairperson: | Brad Baker |
| Vice Chairperson: | |
| Commissioners: | Haley Lyman, Rick Stallings, Lakshmi Karthik, Patrick Steed, Ralph King |
| **Absent:** | Anthony Smith, Michael Ernst |
| **Staff Members:** | John Renfroe, Assistant Director |
| | Morgan Shepard, Principal Planner |

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

**APPROVAL OF MINUTES**: Motion to approve August 19, 2026, minutes made by Commissioner Steed and seconded by Commissioner Lyman, approved unanimously.

**ZONING CASES:**

**Cases were heard in agenda number order 4, 5, 1, 2, 3, and 6. Order in minutes will reflect agenda, not the order presented at the meeting.**

1. **REZN-07-26-1373:** A request to rezone 0.15 acres of land located at 3813 Meritas Drive. Current zoning is General Commercial (GC). Proposed zoning is Residential Multifamily 1 (RMF1). The proposed use is Single Family Residential. Bryan S Mitchell is the applicant. This property is located in Council District 8.

**Staff Presentation:** Morgan Shepard read the staff report

**Applicant Presentation:** Reginald A Wyatt, the applicant's representative, explained the request.

**Public Comment: None**

**Commissioner Discussion: None**

**Motion:** Commissioner King made a motion to Approve. The motion was seconded by Commissioner Steed. Approved with a 5-0 vote.

2. **REZN-08-26-1524:** A request to rezone 0.38 acres of land located at 1404 Hunt Avenue. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning is Single Family Residential 4 (SFR4). The proposed use is Single Family Residential. 404-407 Chappell LLC is the applicant. This property is located in Council District 1.

**Staff Presentation:** Morgan Shepard read the staff report

**Applicant Presentation:** Amber Mann, the applicant, explained the rezoning request.

**Public Comment: None**

**Commissioner Discussion: None**

**Motion:** Commissioner Karthik made a motion to Approve. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

3. **REZN-08-26-1525:** A request to rezone 1.38 acres of land located at 4458 and 4462 Steam Mill Road. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning is Single Family Residential 4 (SFR4). The proposed use is Single Family Residential. 404-407 Chappell LLC is the applicant. This property is located in Council District 1.

**Staff Presentation:** Morgan Shepard read the staff report

**Applicant Presentation:** Amber Mann, the applicant, explained the request.

**Public Comment: None**

**Commissioner Discussion:** Chairman Baker asked the applicant if the properties would be sold or rented. The applicant stated she didn't have the answer yet. The company does both.

**Motion:** Commissioner King made a motion to Approve. The motion was seconded by Commissioner Steed. Approved with a 5-0 vote.

4. **REZN-08-26-1527:** A request to rezone 24.18 acres of land located at 6800 Macon Road. Current zoning is Residential Office (RO). Proposed zoning is Heavy Manufacturing Industrial (HMI). The proposed use is Asphalt Plant. Alberi Properties LLC is the applicant. This property is located in Council District 4.

**Staff Presentation:** Morgan Shepard read the staff report

**Applicant Presentation:** Buddy Burns and Joey Robinson, the applicant, explained the requested rezoning.

**Public Comment: None**

**Commissioner Discussion: Chairman Baker** asked what the hours typically would be. Mr. Robinson stated they will have days that start or end earlier or later but usually 7 to 5.

**Motion:** Commissioner Steed made a motion to Approve. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

5. **REZN-08-26-1656:** A request to rezone 12.19 acres of land located at 7500 Heardmont Court, Lot 9. Current zoning is Residential Estate 10 (RE10). Proposed zoning is Residential Estate 5 (RE5). The proposed use is Single Family Residential. Raymond Blair is the applicant. This property is located in Council District 2.

**Staff Presentation:** Morgan Shepard read the staff report

**Applicant Presentation:** Raymond Blair, the applicant, explained the requested rezoning.

**Public Comment: None**

**Commissioner Discussion: None**

**Motion:** Commissioner Steed made a motion to Approve with the condition. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

6. **REZN-08-26-1677:** A request to amend the Unified Development Ordinance (UDO), Sections 13.1.1 and 3.2.66. Columbus Colsolidated Government is the applicant.

**Staff and Applicant Presentation:** John Renfroe read the staff report

**Public Comment: None**

**Commissioner Discussion: Chairman Baker** asked for additional information.

**Motion:** Commissioner Karthik made a motion to Approve. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

**NEW BUSINESS:**

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:20 A.M.

**RECORDING:** https://www.youtube.com/watch?v=3hL5gwILoGg&t=1s

**Brad Baker, Chairperson**

**Morgan Shepard, Principal Planner**

**File Attachments for Item:**

. EnterTextHere

# Columbus Consolidated Government
# Board Appointments – Action Requested

**BOARD APPOINTMENTS - ACTION REQUESTED**

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

## A. AUDIT COMMITTEE:

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
**Finance/Accounting or Governmental Rep.**
Term Expires: June 30, 2027

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 2 Year | Term Limit: 3 | |
| Meetings: | Meets as needed. | | |
| Women: | 1 | Senatorial District 15: | |
| Vacancies: | 1 | Senatorial District 29: | |

## B. COLUMBUS IRONWORKS CONVENTION & TRADE CENTER:

Jonathan Payne Open for Nominations
*Not Eligible* ***(Mayor's Appointment)***
Term Expired: October 24, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Meets as needed. | | |
| Women: | 2 | Senatorial District 15: | 3 |
| Vacancies: | 0 | Senatorial District 29: | 2 |

## C. COLUMBUS SPORTS & ENTERTAINMENT AUTHORITY:

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
**Certified Public Accountant (CPA)**
Term Expired: June 30, 2026

Membership and Meeting Information

| | | |
|---|---|---|
| Terms: | 3 Year | Term Limit: 2 |

| | | | |
|---|---|---|---|
| Meetings: | Monthly | | |
| Women: | 2 | Senatorial District 15: | 4 |
| Vacancies: | 1 | Senatorial District 29: | 5 |

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

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
Term Expires: March 1, 2027

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
Term Expires: March 1, 2028

_____ Open for Nominations
*Vacant* ***(Mayor's Appointment)***
Term Expires: March 1, 2030

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 4 Year | Term Limit: 2 | |
| Meetings: | Monthly – 3rd Tuesday | | |
| Women: | 5 | Senatorial District 15: | 3 |
| Vacancies: | 5 | Senatorial District 29: | 3 |

**E. PUBLIC SAFETY ADVISORY COMMISSION:**

Charles A. Mcclure, Jr. Open for Nominations
*Does not desire reappointment* ***(Mayor's Appointment)***
Term Expired: October 31, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly – 3rd Thursday | | |
| Women: | 1 | Senatorial District 15: | 5 |
| Vacancies: | 2 | Senatorial District 29: | 4 |

**6. COUNCIL APPOINTMENTS – LISTED FOR CONFIRMATION:**

**A. BOARD OF HONOR:** Wayne Anthony was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 31, 2030

**B. BOARD OF HONOR:** John Wells was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: October 31, 2030

**C. BOARD OF TAX ASSESSORS:** Vicki Hardage was nominated to succeed Lanitra Sandifer Hicks. *(Councilor Crabb's nominee)* Term expires: December 31, 2031

**D. BOARD OF WATER COMMISSIONERS:** Nicholas Smith was nominated to serve another term. *(Councilor Crabb's nominee)* Term expires: December 31, 2030

**E. TREE BOARD:** Nargarina Burkley was nominated to fill a vacancy for an At-Large Representative. *(Councilor Tucker's nominee)* Term expires: July 1, 2028

## 7. NOMINATIONS – CONFIRMED BY COUNCIL:

### A. AIRPORT COMMISSION:

Francis B. Schley — Open for Nominations
*Eligible* — ***(Confirmed by Council)***
Term Expires: December 31, 2026
****Waiting on submission from the Airport Commission.***

*The commission submits one nominee to the Council for confirmation. (Constitutional Amendment, Art. 5, Sec.4, Ga. Laws 1968, Page 1655)*

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 5 Year | Term Limit: n/a | |
| Meetings: | Monthly – 4th Thursday | | |
| Women: | 2 | Senatorial District 15: | 2 |
| Vacancies: | 0 | Senatorial District 29: | 3 |

### B. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):

_____ — Open for Nominations
*Vacant* — ***(Confirmed by Council)***
**Uptown Business Association**
Term Expires: January 31, 2029

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |

| | | | |
|---|---|---|---|
| Meetings: | Monthly – 2nd Monday | | |
| Women: | 4 | Senatorial District 15: | 6 |
| Vacancies: | 1 | Senatorial District 29: | 2 |

**C. THE MEDICAL CENTER HOSPITAL AUTHORITY:**

**Brenda DeRamus** **Ready for confirmation*
*Eligible* ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority has selected Warren Steele.***

*For each vacancy, the Columbus Council submits a list of three eligible persons to the Authority. From this list, the Authority selects one of the individuals to fill the vacancy.*

**D. UPTOWN FACADE BOARD:**

Rachel Kelly Open for Nominations
*Does not desire reappointment* ***(Confirmed by Council)***
**Uptown Business Improvement District**
Term Expired: October 31, 2026

_____ Open for Nominations
*Vacant* ***(Confirmed by Council)***
**Uptown Columbus**
Term Expired: October 31, 2026

Kim Weaver ***(Nominee)*** **Ready for confirmation*
*Vacant* ***(Confirmed by Council)***
**Uptown Business Improvement District**
Term Expired: October 31, 2026

Ashley Lind ***(Nominee)*** **Ready for confirmation*
*Vacant* ***(Confirmed by Council)***
**Uptown Business Improvement District**
Term Expires: October 31, 2027

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly – 2nd Monday | | |
| Women: | 4 | Senatorial District 15: | 6 |
| Vacancies: | 3 | Senatorial District 29: | 2 |

**8. COUNCIL NOMINATIONS – ANY NOMINATIONS WILL BE FORWARDED FOR SELECTION:**

**A. THE MEDICAL CENTER HOSPITAL AUTHORITY:**

**Susan McWhirter** — Open for Nominations
*Eligible* — ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority is recommending Susan McWhirter, Travis Wade, and Tracy Sayers.***

**Alpna R. Arora** — Open for Nominations
*Eligible* — ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority is recommending Alpna R. Arora, Travis Wade, and Tracy Sayers.***

**John Hargrove** — Open for Nominations
*Eligible* — ***(Council's Nomination)***
Term Expired: December 31, 2026
****The Medical Center Hospital Authority is recommending John Hargrove, Travis Wade, and Tracy Sayers.***

*For each vacancy, the Columbus Council submits a list of three eligible persons to the Authority. From this list, the Authority selects one of the individuals to fill the vacancy.*

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

**A. PUBLIC SAFETY ADVISORY COMMISSION:**

_____ — Open for Nominations
*Vacant* — ***(District 3 – Huff)***
Term Expired: October 31, 2028

Sarah E. Maglione — Open for Nominations
*Eligible for reappointment* — ***(District 10 – Chambers)***
Term Expires: October 31, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Monthly – 3rd Thursday | | |
| Women: | 1 | Senatorial District 15: | 6 |
| Vacancies: | 1 | Senatorial District 29: | 4 |

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

## A. ANIMAL CONTROL ADVISORY BOARD:

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: April 11, 2028

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 2 Year | Term Limit: 2 | |
| Meetings: | The board shall meet at a time and place designated by the board chairman. The chairman is authorized to adjust the schedule, except that the board is required to meet at least semiannually. | | |
| Women: | 7 | Senatorial District 15: | 2 |
| Vacancies: | 1 | Senatorial District 29: | 3 |

## B. BOARD OF HEALTH:

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
**Licensed & Practicing Physician**
Term Expires: December 31, 2028
****Dr. Srividya Nukala is being recommended by a current board member.***

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: December 31, 2030

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 5 Year | Term Limit: 2 | |
| Meetings: | Monthly – 4th Wednesday | | |
| Women: | 4 | Senatorial District 15: | 0 |

Vacancies: 2 Senatorial District 29: 5

## C. BUILDING AUTHORITY OF COLUMBUS:

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: March 24, 2027

Membership and Meeting Information

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

## D. COMMISSION ON INTERNATIONAL RELATIONS AND CULTURAL LIAISON ENCOUNTERS (CIRCLE):

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: March 1, 2027

_____ Open for Nominations
*Vacant* ***(Council's Appointment)***
Term Expires: March 1, 2028

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 4 Year | Term Limit: 2 | |
| Meetings: | Monthly – 3rd Tuesday | | |
| Women: | 5 | Senatorial District 15: | 3 |
| Vacancies: | 5 | Senatorial District 29: | 3 |

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

**Sandra Gill** Open for Nominations
*Does not desire reappointment* ***(Council's Appointment)***
Term Expired: June 30, 2026

**Nancy Schroeder** Open for Nominations

*Does not desire reappointment* ***(Council's Appointment)***
Term Expires: June 30, 2026

**Judge David Ranieri** Open for Nominations
*Does not desire reappointment* ***(Council's Appointment)***
Term Expired: June 30, 2025

Membership and Meeting Information

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

## F. PERSONNEL REVIEW BOARD:

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Alternate Member 1)**
Term expires: December 31, 2027

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Alternate Member 2)**
Term expires: December 31, 2027

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Alternate Member 3)**
Term expires: December 31, 2027

**Delano Leftwich** Open for Nominations
*Not Eligible* ***(Council's Appointment)***
**(Alternate Member 4)**
Term expired: December 31, 2025

Membership and Meeting Information

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

## G. RECREATION ADVISORY BOARD:

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Senatorial District 29)**
Term expires: December 31, 2027

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 4 Year | Term Limit: 2 | |
| Meetings: | Bimonthly – Last Wednesday, except November | | |
| Women: | 1 | Senatorial District 15: | 4 |
| Vacancies: | 1 | Senatorial District 29: | 2 |

## H. REGION SIX REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH & DEVELOPMENTAL DISABILITIES:

**Dr. Janet C. Bussey** Open for Nominations
*Does not desire reappointment* ***(Council's Appointment)***
Term Expires: June 30, 2026

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Bimonthly – 2nd Wednesday (Odd months) | | |
| Women: | 4 | Senatorial District 15: | 3 |
| Vacancies: | 0 | Senatorial District 29: | 1 |

## I. TREE BOARD:

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Residential Development)**
Term expires: December 31, 2026

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Commercial or Industrial Development)**
Term expires: December 31, 2026

_____ Open for Nominations
*Vacant* (***Council's Appointment)***
**(Public Utility Representative)**
Term expires: July 1, 2028

Membership and Meeting Information

| | | | |
|---|---|---|---|
| Terms: | 3 Year | Term Limit: 2 | |
| Meetings: | Meets as needed. | | |
| Women: | 4 | Senatorial District 15: | 5 |
| Vacancies: | 4 | Senatorial District 29: | 1 |