

## Council Members

R. Gary Allen  
Charmaine Crabb

Travis L. Chambers  
Glenn Davis

Byron Hickey  
Bruce Huff

R. Walker Garrett  
Toyia Tucker

John Anker  
Joanne Cogle

**Clerk of Council**  
Lindsey G. McLemore



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

September 23, 2025  
5:30 PM  
Regular Meeting

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## MAYOR'S AGENDA

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

**INVOCATION:** Offered by Karen Connally – Tri City Prayer Initiative

**PLEDGE OF ALLEGIANCE:** Led by Quincy Munoz- Association of Sickie Cell, Lower Chattahoochee Region Youth Ambassador

**MINUTES:**

- [1.](#) Approval of minutes for the September 16, 2025, Council Meeting and Executive Session.

**PROCLAMATIONS:**

- Proclamation:** National Sickie Cell Awareness

**Receiving:** Lois Williams

- Proclamation:** National Diaper Need Awareness Week

**Receiving:** Jamie Thomas

**PRESENTATIONS:**

- Housing Solutions Group – Pat Frey, Vice President of United Way

# **CITY ATTORNEY’S AGENDA**

## **ORDINANCES**

- 1.** **2nd Reading-** REZN-07-25-1262: An Ordinance rezoning property located at **109 23rd Street** from Residential Multifamily – 2 (RMF2) Single Family Residential 4 (SFR4). (The Planning Department and PAC recommended Approval.) (Councilor Cogle)
- 2.** **2nd Reading-** REZN-07-25-1264: An ordinance rezoning property located at **5350 Veterans Parkway** from Single Family Residential 3 (SFR3) zoning district to General Commercial (GC) zoning district. (The Planning Department and PAC recommend Approval.)(Councilor Garrett)
- 3.** **2nd Reading -** REZN-07-25-1303: An ordinance rezoning property located at **2210 Wynnton Road** from Neighborhood Commercial (NC) zoning district to General Commercial (GC) zoning district. (The Planning Department and PAC recommended Approval.) (Councilor Huff)
- 4.** **2nd Reading-** An Ordinance amending the Columbus Code Section 8-14.1. to provide permitting and inspection fees for solar panel work; and for other purposes. (Mayor Pro-Tem)
- 5.** **2nd Reading:** An ordinance providing for the demolition of various structures located at:
  - 1) **3407 Victory Drive** (Ricky Johnson, Owner)
  - 2) **1553 Holland Avenue** (Holmer Jenkins Jr., Owner)
  - 3) **225 21st Avenue** (Marcelo Ramirez, Owner)
  - 4) **517 Chesterfield Avenue** (Tawana Mckelvey, Owner)
  - 5) **2614 Jones Avenue** (Alice Butler, Owner)
  - 6) **4212 7th Avenue** (Winston Marchan Jr., Owner)
  - 7) **2928 10th Street** (Audrey Palmore & Robert Holston, Owner)and for demolition services for the Inspections and Code Department in accordance with the Tabulation of Bid sheet attached as Exhibit A; and for other purposes. (Mayor Pro Tem)
- 6.** **1st Reading-** REZN-06-25-1190: An ordinance rezoning property located at **2506 Riverside Drive** from Residential Multifamily– 2 (RMF2) zoning district to Residential Multifamily – 1 (RMF1) zoning district with conditions. (Planning Department and PAC recommended Approval.)(Delayed on 1st Reading from 9-16-25)(Councilor Garrett)



## **RESOLUTIONS**

- 7.** A Bond Resolution of the Council of Columbus, Georgia to regulate and provide for the issuance of \$ [\_\_\_\_\_] in aggregate principal amount of Columbus, Georgia, General Obligation Sales Tax Bonds, Series 2025 (the “bonds”), to provide money for the purpose of completing the acquisition, construction and equipping of judicial facilities in Columbus, Georgia and to pay costs associated with issuance of the bonds; and for other purposes. (Mayor Pro-Tem)

## **PUBLIC AGENDA**

1. Mrs. Betty Lawrence, Re: Business and Alcohol License Delays.
2. Mr. Timothy Veals, Re: Community Concerns.
3. Mrs. Monica Luker, Re: Appreciation for Addressing Traffic Concerns on Preston Drive.
4. Ms. Jennifer Le Denney, representing the Disabled Community, Re: Absence of Housing Assistance for Special Needs on CAPERS.
5. Dr. Marvin Broadwater, Sr., Re: Speaking for the Homeless.
6. Dr. Natalie Nicole, representing Role Model Academy of Arts, Re: Taxpayer Dollar for Philanthropy. Crime Prevention Grant Program Metrics and Outcomes.
7. Ms. Velicia Watkins, representing Rena’s Hope Project, Re: Upcoming Event – HIV Awareness Walk.

## **CITY MANAGER'S AGENDA**

### **1.** **Street Acceptance – That portion of Mountain Ivy Drive and Climbing Ivy Court**

Approval is requested for the acceptance of that portion of Mountain Ivy Drive and Climbing Ivy Court located in Section Two, Phase Two, North Ivy Park.

### **2.** **2026 Legislative Agenda**

Approval is requested of the resolution for the 2026 Legislative Session of the Georgia General Assembly, which the Mayor and Council deem appropriate.

### **3.** **FY2027 5303 Grant Application for Planning Assistance**

Approval is requested to authorize the Department of Transportation/METRA to apply to the Georgia Department of Transportation (GDOT) for a capital, planning, and operating grant in

the amount of \$166,692.00 or otherwise awarded. Approval is also requested to authorize the City to accept the grant, if awarded, and execute any contracts with the Federal Transit Administration and/or the Georgia Department of Transportation relating to the grant.

#### **4. PURCHASES**

- [A.](#) Contract Extension for Post-Accident Drug Screening: After-Hours, Weekends, Holidays
- [B.](#) Contract Extension for Elevator Maintenance Services (Annual Contract) – RFB No. 19-0025
- [C.](#) Declaration of Surplus and Donation of Taser Cartridges to the Eufaula, Alabama Police Department
- [D.](#) Software as a Service (SAAS) Renewal Agreement for Tyler Odyssey Court Management System
- [E.](#) Telecom Billing Error Detection and Correction Management Services (Annual Contract) – City of Jacksonville, Florida Cooperative Contract Purchase

#### **5. UPDATES AND PRESENTATIONS**

- [A.](#) Columbus Water Works Campus Master Plan Update – Jeremy Cummings, President
- [B.](#) Pension Update - Reather Hollowell, Director, Human Resources
- [C.](#) FY25 CAPER Update - Robert Scott, Director, Community Reinvestment

### **BID ADVERTISEMENT**

**DATE:** September 23, 2025

**TO:** Mayor and Councilors

**FROM:** Finance Department

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

**October 8, 2025**

#### **1. Double Churches Pool Repairs – RFB No. 26-0006**

##### **Scope of Bid**

Provide all labor, equipment and materials to repair the pool at Double Churches Park.

**A Mandatory Pre-Bid Conference is scheduled at 09:30 AM on Friday, September 26, 2025.**

**October 1, 2025**

**1. Used & Confiscated Firearms for credit or Swap – RFB No. 26-0005**

**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 VP9A1F 9mm semi-automatic pistols with accessories.

**Inspections by Appointment Wednesday, September 17, 2025.**

**October 3, 2025**

**1. Course Instructors for the HR Department/The Learning Center (Annual Contact) – RFP No. 26-0015**

**Scope of RFP**

The Department of HR/The Learning Center is seeking multiple contractors to provide instructors in various training modules to employees interested in growing and developing their skills within the Columbus Consolidated Government. Training will be conducted on an ‘as needed’ basis.

**October 15, 2025**

**1. Plumbing and Irrigation Supplies (Annual Contract) – RFB No. 26-0002**

**Scope of Bid**

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

**CLERK OF COUNCIL’S AGENDA**

**ENCLOSURES - ACTION REQUESTED**

- 1.** Resolution – A resolution excusing the absence of Councilor Charmaine Crabb from the September 23, 2025, Council Meeting.
- 2.** Resolution – A resolution canceling the Consent Agenda / Work Session on September 30, 2025.
- 3.** **Minutes of the following boards**

Board of Tax Assessors #29-25

Board of Tax Assessors #30-25

Board of Tax Assessors #31-25

Columbus Iron Works Convention and Trade Center Authority 06-20-25

Development Authority of Columbus 08-11-25

Development Authority of Columbus 09-03-25

Planning Advisory Commission 11-20-24

Planning Advisory Commission 12-18-24

Planning Advisory Commission 01-15-25

Planning Advisory Commission 03-05-25

Planning Advisory Commission 03-19-25

Planning Advisory Commission 04-16-25

Planning Advisory Commission 05-21-25

#### **BOARD APPOINTMENTS - ACTION REQUESTED**

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

##### **A. BUILDING AUTHORITY OF COLUMBUS:**

\_\_\_\_\_  
***Vacant***

Term Expired: March 24, 2025

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

*Terms are two years. Meets as needed.*

<b>Women:</b>	1
<b>Senatorial District 15:</b>	0
<b>Senatorial District 29:</b>	3
<b>Vacancies:</b>	2

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

**Lauren Becker**

Not Eligible

Term Expires: December 31, 2025

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

**Miles Greathouse**

Not Eligible

**(Restaurant/Retail Trade)**

Term Expires: December 31, 2025

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

*NOTE: These appointments are to be in July of each year prior to the expiration of the term with the new appointment term beginning in January.*

*Terms are three years. Meets monthly.*

<b>Women:</b>	4
<b>Senatorial District 15:</b>	5
<b>Senatorial District 29:</b>	4
<b>Vacancies:</b>	0

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

Vacant

**(Business Community)**

Term Expires: June 30, 2026

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

*The terms are four years. Meets monthly.*

**Women:** 4

**Senatorial District 15:** 9

**Senatorial District 29:** 2

**Vacancies:** 1

5. **COUNCIL APPOINTMENTS – READY FOR CONFIRMATION:**

- A. **ANIMAL CONTROL ADVISORY BOARD:** Dr. Jo April Brown was nominated to fill the vacant seat designated for a Georgia Licensed Veterinarian. (*Councilor Crabb's nominee*) Term expires: October 15, 2026

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

A. **COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

\_\_\_\_\_  
*Vacant*

Term Expires: March 27, 2026

Open for Nominations  
(*District 2 – Davis*)

\_\_\_\_\_  
*Vacant*

Term Expires: March 27, 2026

Open for Nominations  
(*District 6 – Allen*)

\_\_\_\_\_  
*Vacant*

Term Expires: March 27, 2026

Open for Nominations  
(*District 8 – Garrett*)

*The terms for the Mayor's Appointments are three years and Council's Appointments are two years. Meets quarterly.*

**Women:** 4

**Senatorial District 15:** 7

**Senatorial District 29:** 1

**Vacancies:** 3

B. **PUBLIC SAFETY ADVISORY COMMISSION:**

**Paul T. Berry, III**

*Eligible*

Term Expires: October 31, 2025

**\*Not interested in serving another term.**

Open for Nominations  
(*District 5 – Crabb*)

**Scott Taft**

*Not Eligible*

Term Expires: October 31, 2025

Open for Nominations  
(*District 9 – Anker*)

*The terms are three years. Meets monthly.*

**Women:** 3

**Senatorial District 15:** 4

**Senatorial District 29:** 3

**Vacancies:** 0

**C. YOUTH ADVISORY COUNCIL:**

District 9 Nominee: \_\_\_\_\_

District 10 Nominee: \_\_\_\_\_

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

**A. ANIMAL CONTROL ADVISORY BOARD:**

\_\_\_\_\_  
*Vacant*

**(Georgia Veterinary Technician)**

Term Expires: October 15, 2025

Open for Nominations  
(*Council's Appointment*)

\_\_\_\_\_  
*Vacant*

**(Animal Rescue Shelter Representative)**

Term Expires: October 15, 2025

Open for Nominations  
(*Council's Appointment*)

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

**Women:** 7

**Senatorial District 15:** 3

**Senatorial District 29:** 4

**Vacancies:** 3

**B. KEEP COLUMBUS BEAUTIFUL COMMISSION:**

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*Vacant*  
**(Senatorial District 29)**  
Term Expires: June 30, 2026

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

*The terms are three years. Meets every other month.*

**Women:** 4  
**Senatorial District 15:** 5  
**Senatorial District 29:** 3  
**Vacancies:** 1

**C. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:**

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*Vacant*  
Term Expired: August 14, 2025

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

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*Vacant*  
Term Expired: August 14, 2026

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

*The terms are four years. Meets every other month.*

**Women:** 5  
**Senatorial District 15:** 7  
**Senatorial District 29:** 4  
**Vacancies:** 2

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

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

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

*The terms are three years. Meets every other month.*



**Women:** 2  
**Senatorial District 15:** 3  
**Senatorial District 29:** 1  
**Vacancies:** 0

**E. PERSONNEL REVIEW BOARD:**

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*Vacant*

**(Regular Member 5)**

Term expires: December 31, 2025

*\*Human Resources is recommending Natalie N. McDowell, who currently serves as Alternate Member 5.*

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

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*Vacant*

**(Alternate Member 1)**

Term expires: December 31, 2027

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

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*Vacant*

**(Alternate Member 2)**

Term expires: December 31, 2027

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

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*Vacant*

**(Alternate Member 3)**

Term expires: December 31, 2027

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

*The terms are three years. Meets monthly.*

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

*The City of Columbus strives to provide accessibility to individuals with disabilities and who require certain accommodations in order to allow them to observe and/or participate in this meeting. If assistance is*

*needed regarding the accessibility of the meeting or the facilities, individuals may contact the Mayor's Commission for Persons with Disabilities at 706-653-4492 promptly to allow the City Government to make reasonable accommodations for those persons.*

**File Attachments for Item:**

1. Approval of minutes for the September 16, 2025, Council Meeting and Executive Session.

# **COUNCIL OF COLUMBUS, GEORGIA**

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

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

September 16, 2025  
9:00 AM  
Regular Meeting

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### **M A Y O R ' S   A G E N D A**

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**PRESENT:** Mayor B. H. "Skip" Henderson, III and Mayor Pro Tem R. Gary Allen and Councilors Travis L. Chambers, Joanne Cogle, Charmaine Crabb, Glenn Davis, R. Walker Garrett (virtual), Byron Hickey and Bruce Huff (arrived at 9:02 a.m.). Deputy City Manager Pam Hodge, City Attorney Clifton Fay, Assistant City Attorney Lucy Sheftall, Clerk of Council Lindsey G. McLemore and Assistant Deputy Clerk Brittney Jones.

**ABSENT:** Councilors John Anker and Toyia Tucker were absent. Deputy Clerk of Council Tameka Colbert was also absent.

**The following documents have been included as a part of the electronic Agenda Packet:** (1)

**The following documents were distributed around the Council table:** (1) CA#7 – Information on Ruffined Pet Wellness Club; (2)

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

**INVOCATION:** Offered by Dr. Tim Jones, Pastor of Columbus Baptist Association

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

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*Councilor Huff arrived at 9:02 a.m.*

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### **MINUTES:**

1. Approval of minutes for the August 26, 2025, Council Meeting and Executive Session.

## **PROCLAMATIONS:**

### **2. Proclamation:** Public Safety Week

**Receiving:** Pastor Wayne Anthony

**Councilor Byron Hickey** read the proclamation into the record proclaiming the week of September 7-13, 2025, as *Public Safety Week*, honoring the sacrifices of first responders on 9/11 and recognizes the courage, service, and ongoing dedication of public safety personnel who risk their lives daily to protect communities, including the more than 700 men and women serving Columbus, Georgia.

### **3. Proclamation:** Big Brothers Big Sisters Month

**Receiving:** Ms. Erin Griffin, Senior Regional Program Manager

**Councilor Travis L. Chambers** read the proclamation into the record proclaiming the month of September 2025, as *Big Brothers Big Sisters Month*, celebrating the transformative impact of one-to-one mentoring in empowering youth, highlighting the dedication of volunteers and staff in the Chattahoochee Valley, and calls on the community to support and expand this vital work.

### **4. Proclamation:** Constitution Week

**Receiving:** Ms. Marsha Newer

**Mayor Pro Tem R. Gary Allen** read the proclamation into the record proclaiming the week of September 17-23, 2025, as *Constitution Week*, recognizing this annual celebration established by Congress in 1956 at the request of the Daughters of the American Revolution to emphasize citizens' duty to protect the United States Constitution, and encourage study of its history and enduring significance.

## **RESOLUTIONS:**

- 5. Resolution (303-25)** – A resolution authorizing an audit by the Internal Auditor of the Office of Crime Prevention. (*Requested by Councilor Cogle*) Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

# **CITY ATTORNEY'S AGENDA**

## **ORDINANCES**

1. **Ordinance (25-048) - 2nd Reading-** REZN-06-25-1179: An Ordinance amending Ordinance No. 11-11 to provide a density change as it pertains to property located at **9101 Macon Road**. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

**Mayor Pro Tem R. Gary Allen** stated for the record his opposition to the proposed rezoning in 2011 but, after addressing constituent concerns and acknowledged the developer's community outreach, expressed support due to changing economic conditions and request the support of Council.

2. **Ordinance (25-049) - 2nd Reading-** An Ordinance amending the "Official Street Map, City of Columbus, Georgia", by changing the official name of the public roadway designated as "Debutana Drive" to "Debutante Drive; authorizing the street name change; and for other purposes. (Mayor Pro-Tem) Councilor Crabb made a motion to adopt the ordinance, seconded by Councilor Garrett and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.
3. **Ordinance (25-050) - 2nd Reading-** An ordinance amending Ordinance No. 15-35, Section 2, Columbus Police Department Pay Reform and Restructure Plan, as set forth in Administrative Policy No. 220-1002, to revise Court Pay, and for other purposes. (Budget Review Committee) Councilor Hickey made a motion to adopt the ordinance, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.
4. **1st Reading-** REZN-06-25-1190: An ordinance rezoning property located at **2506 Riverside Drive** from Residential Multifamily– 2 (RMF2) zoning district to Residential Multifamily – 1 (RMF1) zoning district with conditions. (Planning Department and PAC recommended Approval.) (Councilor Garrett)

Mayor Pro Tem Allen made a motion to delay the 1<sup>st</sup> Reading of the proposed rezoning until September 23, 2025, due to the applicant not being present, seconded by Councilor Huff and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

5. **1st Reading-** REZN-07-25-1262: An Ordinance rezoning property located at **109 23rd Street** from Residential Multifamily – 2 (RMF2) Single Family Residential 4 (SFR4). (The Planning Department and PAC recommended Approval.) (Councilor Cogle)

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

6. **1st Reading-** REZN-07-25-1264: An ordinance rezoning property located at **5350 Veterans Parkway** from Single Family Residential 3 (SFR3) zoning district to General Commercial (GC) zoning district. (The Planning Department and PAC recommend Approval.) (Councilor Garrett)

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

7. **1st Reading -** REZN-07-25-1303: An ordinance rezoning property located at **2210 Wynnton Road** from Neighborhood Commercial (NC) zoning district to General Commercial (GC) zoning district. (The Planning Department and PAC recommended Approval.) (Councilor Huff)

8. **1st Reading-** An Ordinance amending the Columbus Code Section 8-14.1. to provide permitting and inspection fees for solar panel work; and for other purposes. (Mayor Pro-Tem)

**Director Ryan Pruett, Inspections & Code,** approached the rostrum explaining the proposal introduces a new solar permit type to streamline inspections and codes by consolidating building and electrical permits into a single permit for solar panel installations, improving efficiency for both customers and staff without increasing fees.

9. **1st Reading:** An ordinance providing for the demolition of various structures located at:

- 1) **3407 Victory Drive** (Ricky Johnson, Owner)
- 2) **1209 Carmel Court** (Latasha Burns, Owner)
- 3) **1553 Holland Avenue** (Holmer Jenkins Jr., Owner)
- 4) **225 21st Avenue** (Marcelo Ramirez, Owner)
- 5) **517 Chesterfield Avenue** (Tawana Mckelvey, Owner)
- 6) **2614 Jones Avenue** (Alice Butler, Owner)
- 7) **4212 7th Avenue** (Winston Marchan Jr., Owner)

8) **2928 10th Street** (Audrey Palmore & Robert Holston, Owner)

and for demolition services for the Inspections and Code Department in accordance with the Tabulation of Bid sheet attached as Exhibit A; and for other purposes. (Mayor Pro Tem)

**Director Ryan Pruett, Inspections & Code,** approached the rostrum to present each property listed for demolition under the proposed ordinance and addressed questions from Council members.

*(NOTE: It was confirmed that the property located at 1209 Carmel Court has been removed from the list. The owner listed on the proposed ordinance has sold the property, which requires the process to start over.)*

**Property Owners in Attendance:**

- Mr. Ricky Johnson, 3407 Victory Drive, requested a delay allowing him the opportunity to self-fund the demolition of the structure on the property.

Mayor Pro Tem Allen made a motion to approve the letter of intent requirement for the self-funded demolition of property located at 3407 Victory Drive, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

- Ms. Tawana McKelvey, 517 Chesterfield Avenue, requested a 30-day extension to allow time to refurbish the property using approved loan funds with the assistance of a contractor.

*(NOTE: No action was taken. Ms. McKelvey was instructed to provide the documentation required to provide proof of the funds acquired and contractor hired.)*

- Ms. Audrey Holston Palmore, 2928 10<sup>th</sup> Street, expressed her concerns regarding the co-owner listed on the proposed ordinance.

**PUBLIC COMMENTS:**

- *Theresa El-Amin* – Concerned about property being demolished in historic neighborhoods,

**REFERRAL(S):**

**FOR INSPECTIONS & CODE:**

- A request was made for the Inspections & Code Department to inspect the church on Veterans Parkway that has significant fire damage and potential risks. *(Councilor Davis)*



- A request was made for the Inspections & Code Department to inspect a property with fire damage at the corner of Pierce and RC Allen. (*Councilor Hickey*)
- Include property tax status information in staff report provided with demolition lists. (*Councilor Davis*)

## **RESOLUTIONS**

- 10. Resolution (304-25)** - A Resolution granting a Special Exception Use for property located at **7701 River Road** in the RE1 (Residential Estate 1) zoning district with conditions. The proposed use is to allow Places of Worship, 250 or more seats in the RE1 (Residential Estate 1) zoning district. (The Planning Department and PAC recommended Approval.) (Councilor Davis) Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.
- 11. Resolution (305-25)** - A Resolution authorizing the execution of Federal Aviation Administration Grant Airport Improvement Program (AIP) Grant No. 3-13-0035-063-2025. (Request of Columbus Airport Commission.) Councilor Crabb made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

## **PUBLIC AGENDA**

1. Dr. Natalie Nicole, representing Role Model Academy, Re: Requesting measurable accountability to ensure residents receive reliable results for money invested in neighborhoods.

## **REFERRAL(S):**

### **FOR DEPUTY CITY MANAGER HODGE:**

- A request was made for a standard policy requiring employee evaluations for employees of General Government and Public Safety. (*Councilor Hickey*)
- Look at allowing employees to evaluate and provide feedback on their director. (*Councilor Cogle*)
- Request for information on the type of HRS system being utilized by our Human Resources Department. (*Councilor Chambers*)

2. Reverend James Clements, representing IMA, Re: It's Not a Crime to be Without.

**REFERRAL(S):**

**FOR DEPUTY CITY MANAGER HODGE:**

- A request was made for a list of vacant City owned properties. (*Councilor Chambers*)
  - Provide a list of available Section 8 Housing. (*Councilor Garrett*)
3. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: Do we need a mega jail? Strategies for housing the unhoused.
  4. Mr. Val McGowan, Re: Section 8 Housing.

**REFERRAL(S):**

**FOR DEPUTY CITY MANAGER HODGE:**

- A request for representatives from Planning and Inspections & Code Departments to attend an HOA Meeting of Moye Estates on October 17<sup>th</sup>, at 6:30 p.m. to address concerns and provide information on other projects. (*Submitted on behalf of Councilor Tucker by the Clerk of Council*)

## **CITY MANAGER'S AGENDA**

### **1. Contract Extension with Columbus Convention and Visitors Bureau (CCVB)**

Approval is requested to extend the intergovernmental agreement between the Columbus Consolidated Government (CCG) and the Columbus Convention and Visitors Bureau (CCVB) for an additional five-year period as originally authorized in Resolution No. 294-09 and subsequent extensions per Resolution No. 282-15 and Resolution No. 337-20.

After Councilor Huff made a motion to approve the resolution, Councilor Crabb expressed her concerns on approving the resolution before getting information on the current status of the Hotel/Motel Tax and hearing from the new leadership in CVB.

Councilor Crabb made a substitute motion to delay the resolution, seconded by Councilor Hickey and was carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

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

- Make sure Council is receiving annual financial reports and updates from entities receiving funding from CCG. *(Councilor Davis)*
- Provide the Council early notification when large investment contracts have upcoming expiration dates. *(Councilor Cogle)*

**2. Temporary Use for Astible Acres, LLC**

**Resolution (306-25)** - A Resolution of the Council of Columbus, Georgia, Authorizing a Temporary Use for Astible Acres, LLC, for the Operation of a Fall Market at 1009 Bay Avenue from September 19, 2025, Through October 31, 2025. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting. *(NOTE: At the end of the City Manager's Agenda, Clerk of Council McLemore announced the affirmative vote of Councilor Davis, who was not present at the table when the vote was taken.)*

**3. 2025 TRANSCAER Hazmat Response Fund Grant**

**Resolution (307-25)** - A Resolution authorizing the Mayor, or their designee, to submit and accept, if awarded, funding from the 2025 TRANSCAER Hazmat Team Response Fund Grant, in the amount of \$1,567.35, or as otherwise awarded, with no local match required, and amend the multi-government fund budget by the amount awarded. Councilor Hickey made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting. *(NOTE: At the end of the City Manager's Agenda, Clerk of Council McLemore announced the affirmative vote of Councilor Davis, who was not present at the table when the vote was taken.)*

**4. The Sleep Center Mattress Donation**

**Resolution (308-25)** - A Resolution authorizing the acceptance of donated funds in the amount of \$70,000.00 from The Sleep Center Mattress, on behalf of Columbus Fire and Emergency Medical Service. Councilor Cogle made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting. *(NOTE: At the end of the City Manager's Agenda, Clerk of Council*

*McLemore announced the affirmative vote of Councilor Davis, who was not present at the table when the vote was taken.)*

## **5. Columbus Police Department: Donation**

**Resolution (309-25)** - A Resolution authorizing the acceptance of a donation in the amount of \$5,000.00 from the Columbus Kennel Club, Inc. Councilor Cogle made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting. (*NOTE: At the end of the City Manager's Agenda, Clerk of Council McLemore announced the affirmative vote of Councilor Davis, who was not present at the table when the vote was taken.)*)

## **6. International Paper Grant**

**Resolution (310-25)** - A Resolution authorizing the mayor or his designee to apply for and accept, if awarded, a grant for Seed Money towards the purchase of a Spot Robot with public safety payloads for \$50,000.00, or as otherwise awarded, from the International Paper Grant Program with no matching funds required. the multi-governmental fund will be amended by the amount of the award. Councilor Cogle made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting. (*NOTE: At the end of the City Manager's Agenda, Clerk of Council McLemore announced the affirmative vote of Councilor Davis, who was not present at the table when the vote was taken.)*)

## **7. PURCHASES**

### **A. Fire Hoses and Nozzles for Fire & EMS Department – GSA Cooperative Contract Purchase**

**Resolution (311-25)** - A Resolution Authorizing the purchase of fire hoses and nozzles for the Fire & EMS Department from North America Fire Equipment Company (NAFECO) (Decatur, AL) in the amount of \$131,576.00. The purchase will be accomplished by cooperative purchase via Federal GSA Contract #GS-07F-0304W. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

### **B. Contract Extension for Course Instructors for the Department of Human Resources/The Learning Center (Annual Contract) – RFP No. 19-0003**

**Resolution (312-25)** - A resolution authorizing the extension of the annual contract for course instructors for the Department of Human Resources/The Learning Center with the Leadership Institute at Columbus State University (Columbus, GA) through January 17, 2026. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

C. Contract Extension for Banking Services (Annual Contract) – RFP No. 19-0002

**Resolution (313-25)** - A Resolution authorizing the extension of the annual contract with Synovus Bank (Columbus, GA) for financial services: Option 1 – Banking Service, through June 30, 2026. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

## **8. UPDATES AND PRESENTATIONS**

A. Inspections and Code Update – Ryan Pruett, Inspections & Code, Director

**Director Ryan Pruett, Inspections & Code,** approached the rostrum to provide an update on the Inspections & Code Department as it pertains to the permitting process and the availability of these services online.

### **BID ADVERTISEMENT**

**DATE:** September 9, 2025  
**TO:** Mayor and Councilors  
**FROM:** Finance Department  
**SUBJECT:** Advertised Bids/RFPs/RFQs

**September 24, 2025**

#### **1. Double Churches Pool Repairs – RFB No. 26-0006**

**Scope of Bid**

Provide all labor, equipment and materials to repair the pool at Double Churches Park.

A mandatory site visit is scheduled at 11:00 AM on Wednesday, September 17, 2025.

## **CLERK OF COUNCIL'S AGENDA**

### **ENCLOSURES - ACTION REQUESTED**

1. **Resolution (314-25)** – A resolution changing the regularly scheduled Council meetings for the month of September 2025. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.
2. **Resolution (315-25)** – A resolution excusing the absence of Councilor Toyia Tucker from the September 16, 2025, Council Meeting. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

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

Board of Historic & Architectural Review 04-14-25

Board of Historic & Architectural Review 05-12-25

Board of Tax Assessors #28-25

Building Authority of Columbus 03-27-24

Convention and Visitors Board of Commissioners 06-11-25

Employee Benefits Committee 04-07-25

Retirees' Health Benefits Committee 05-21-25

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

### **RESOLUTION (ADD-ON):**

**Resolution (316-25)** – A Resolution excusing Councilor John Anker from the September 16, 2025, Council Meeting. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by

Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

#### **BOARD APPOINTMENTS - ACTION REQUESTED**

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

##### **A. BUILDING AUTHORITY OF COLUMBUS:**

A nominee for a vacant seat with a term expiring on March 24, 2025, on the Building Authority of Columbus, (*Mayor's Appointment*). There were none.

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

A nominee for the seat of Lauren Becker (*Not Eligible to serve another term*) for a term that expired on December 31, 2025, on the Convention & Visitors Board of Commissioners (*Council's Appointment*). There were none.

A nominee for the seat of Miles Greathouse (*Not Eligible to serve another term*) for a term that expired on December 31, 2025, on the Convention & Visitors Board of Commissioners (*Council's Appointment*). There were none.

##### **C. HOUSING AUTHORITY OF COLUMBUS:**

A nominee for a vacant seat on the Housing Authority of Columbus with a term that expired on April 30, 2025 (*Mayor's Appointment*). Clerk of Council McLemore announced the Housing Authority is recommending William Burgin and Mayor Henderson is making that nomination. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Cogle and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

##### **D. PENSION FUND, EMPLOYEES' BOARD OF TRUSTEES:**

A nominee for a vacant seat with a term that expired on June 30, 2025, as a representative of the Business Community on the Pension Fund, Employees' Board of Trustees (*Mayor's Appointment*). There were none.

**5. COUNCIL APPOINTMENTS – READY FOR CONFIRMATION:**

- A. BOARD OF HONOR:** Beth Harris was nominated to serve another term. (*Councilor Crabb's nominee*) Term expires: October 31, 2029. Councilor Crabb made a motion for confirmation, seconded by Councilor Huff and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.
- B. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:** Cleteus D. Richardson was nominated to serve another term. (*Mayor Pro Tem Allen's nominee*) Term expires: August 14, 2029. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Huff and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.
- C. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:** Arreasha Z. Lawrence Bryant was nominated to serve another term. (*Councilor Chambers's nominee*) Term expires: August 14, 2029. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Huff and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

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

**A. CIVIC CENTER ADVISORY BOARD:**

A nominee for the vacant seat of the District 8 Representative for a term that expired on March 1, 2025, on the Civic Center Advisory Board (*District 8 – Garrett*). Clerk of Council McLemore announced Councilor Garrett is nominating James Jordan. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

**B. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

A nominee for the vacant seat of the District 2 Representative for a term expiring on March 27, 2026, on the Community Development Advisory Council (*District 2 – Davis*). There were none.



A nominee for the vacant seat of the District 6 Representative for a term expiring on March 27, 2026, on the Community Development Advisory Council (*District 6 – Allen*). There were none.

A nominee for the vacant seat of the District 8 Representative for a term expiring on March 27, 2026, on the Community Development Advisory Council (*District 8 – Garrett*). There were none.

### **C. PUBLIC SAFETY ADVISORY COMMISSION:**

A nominee for the seat of Abdel Hernandez (*Eligible*) for a term expiring on October 31, 2025, on the Public Safety Advisory Commission (*District 1 – Hickey*). Councilor Hickey renominated Abdel Hernandez and made a motion for confirmation, seconded by Mayor Pro Tem Allen and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

A nominee for the seat of Tracy Walton-King (*Eligible*) for a term expiring on October 31, 2025, on the Public Safety Advisory Commission (*District 3 – Huff*). Councilor Huff renominated Tracy Walton-King and made a motion for confirmation, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

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

A nominee for the seat of Walter Taylor (*Eligible*) for a term expiring on October 31, 2025, on the Public Safety Advisory Commission (*District 7 – Cogle*). Councilor Cogle renominated Walter Taylor and made a motion for confirmation, seconded Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

A nominee for the seat of Scott Taft (*Not Eligible*) for a term expiring on October 31, 2025, on the Public Safety Advisory Commission (*District 5 – Crabb*). There were none.

### **D. YOUTH ADVISORY COUNCIL:**

A nominee for the District 9 Representative on the Youth Advisory Council (*District 9 – Anker*). There were none.

A nominee for the District 10 Representative on the Youth Advisory Council (*District 10 – Chambers*). There were none.

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

**A. ANIMAL CONTROL ADVISORY BOARD:**

A nominee for the vacant seat of the Georgia Licensed Veterinarian with a term expiring on October 15, 2026, on the Animal Control Advisory Board (*Council's Appointment*). Clerk of Council McLemore announced Councilor Crabb is nominating Dr. Jo April Brown.

**B. KEEP COLUMBUS BEAUTIFUL COMMISSION:**

A nominee for a vacant seat with the term expiring on June 30, 2026, as a Senatorial District 29 Representative on the Keep Columbus Beautiful Commission (*Council's Appointment*). There were none.

**C. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:**

A nominee for a vacant seat with a term that expired on August 14, 2025, on the Liberty Theatre & Cultural Arts Center Advisory Board (*Council's Appointment*). There were none.

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

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

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

## **PUBLIC AGENDA (continued):**

3. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: Do we need a mega jail? Strategies for housing the unhoused.

### **EXECUTIVE SESSION:**

Mayor Henderson entertained a motion to go into Executive Session to discuss litigation as requested by City Attorney Fay. Mayor Pro Tem Allen made a motion to go into Executive Session, seconded by Councilor Hickey and carried unanimously by the six members present, with Councilors Crabb and Davis being absent for the vote, Councilors Anker and Tucker being absent from the meeting, and the time being 11:50 a.m.

The Regular Meeting was reconvened at 12:07 p.m., at which time, Mayor Henderson announced that the Council did meet in Executive Session to discuss litigation; however, there were no votes taken.

### **ADD-ON RESOLUTION:**

**Resolution (317-25)** – A Resolution whereas, Muscogee County Sheriff’s Office employee Linda Kathleen Borum filed claims in District Court, Case No. Civil Action File No. 4:24-CV-168 (CDL). against Sheriff Greg Countryman, in his official capacity and the Columbus Consolidated Government (“the City”), its elected officials, any affiliated entities, its employees, agents, and representatives, as well as any successors and alleging discrimination in violation of the Americans with Disabilities Act. Councilor Garrett made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Mayor Pro Tem Allen to adjourn the September 16, 2025, Regular Council Meeting, seconded by Councilor Garrett and carried unanimously by the eight members present, with Councilors Anker and Tucker being absent from the meeting, and the time being 12:08 p.m.

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

**File Attachments for Item:**

**1. 2nd Reading-** REZN-07-25-1262: An Ordinance rezoning property located at **109 23rd Street** from Residential Multifamily – 2 (RMF2) Single Family Residential 4 (SFR4). (The Planning Department and PAC recommended Approval.) (Councilor Cogle)

## AN ORDINANCE

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

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **109 23<sup>rd</sup> Street** (parcel # 007-026-015) from Residential Multifamily – 2 (RMF2) Zoning District to Single Family Residential – 4 (SFR4) 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 Multifamily – 2 (RMF2) Zoning District to Single Family Residential – 4 (SFR4) Zoning District.

“All that lot, tract, or parcel of land situate, lying, and being in Columbus, Muscogee County, Georgia, and being known and designated as PART OF LOT NUMBERED FORTY-NINE (49) of that certain subdivision of land known as the SEABORN JONES SURVEY OF CITY VILLAGE, a re-tracing of said survey being recorded in Plat Book 18, at Folio 1, in the Office of the Superior Court of Muscogee County, Georgia, said Part of said lot being more particularly described as follows:

COMMENCE at the intersection of the northerly line of 23rd Street with the easterly line of First Avenue, both public rights-of-way in Columbus, Muscogee County, Georgia, and run thence East along the northerly line of 23rd Street for a distance of 100 feet to a point, which point is the POINT OF BEGINNING of the property herein described; and from said POINT OF BEGINNING continuing thence East along the northerly line of 23rd Street for a distance of 24 feet; running thence North 108.5 feet to a point on the south line of a 20-foot alley; running thence West along the south line of said alley for a distance of 24 feet; and running thence South a distance of 108.5 feet to the point that marks the POINT OF BEGINNING previously described.

Situated thereon is dwelling numbered 109 - 23rd Street, according to the present system of numbering dwellings in Columbus, Georgia.

Said property is the identical. property identified as Parcel 15 in that certain Deed of Assent executed by Jordan A. Miles and LaDonna Morsie, as Coe Executors of the Last Will and Testament and Estate of Thelma Joyce Faircloth, deceased, late of Columbus, Muscogee County, Georgia, in favor of Jordan A. Miles, dated July 31, 2019, and recorded in Deed Book 12733, at Folio 60, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 16<sup>th</sup> day of September 2025; introduced a second time at a regular meeting of said Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

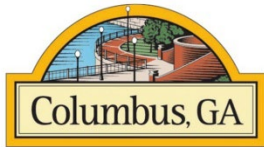
Councilor Allen	voting _____.
Councilor Anker	voting _____.
Councilor Chambers	voting _____.
Councilor Cogle	voting _____.
Councilor Crabb	voting _____.
Councilor Davis	voting _____.
Councilor Garrett	voting _____.
Councilor Hickey	voting _____.
Councilor Huff	voting _____.
Councilor Tucker	voting _____.

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**Lindsey G. Mclemore**  
Clerk of Council

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



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 PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-07-25-1262

<b>Applicant:</b>	Ryan Clements, Aaron & Clements, Inc
<b>Owner:</b>	Columbus Housing Initiative, Inc dba Neighborworks Columbus
<b>Location:</b>	109 23 <sup>rd</sup> Street
<b>Parcel:</b>	007-026-015
<b>Acreage:</b>	0.07 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Single Family Residential - 4
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 7 (Cogle)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	Vacant/Undeveloped

<b>Future Land Use Designation:</b>	Mixed Use								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
<b>Traffic Impact:</b>	<p>The rezoning from RMF2 to SFR4 for a single-family house at 109 23rd Street will result in a significant reduction in trip generation compared to the potential multi-family development under current zoning (10.79 fewer daily trips, 0.50–0.59 fewer peak-hour trips).</p> <p>The projected traffic impact is minimal, with no anticipated change to the existing LOS A on 23rd Street.</p> <p>The proposed use is consistent with the surrounding residential community and will not adversely affect the local road network.</p>								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>South</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>East</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>West</b></td><td>Single Family Residential – 4 (SFR4)</td></tr> </table>	<b>North</b>	Residential Multifamily – 2 (RMF2)	<b>South</b>	Residential Multifamily – 2 (RMF2)	<b>East</b>	Residential Multifamily – 2 (RMF2)	<b>West</b>	Single Family Residential – 4 (SFR4)
<b>North</b>	Residential Multifamily – 2 (RMF2)								
<b>South</b>	Residential Multifamily – 2 (RMF2)								
<b>East</b>	Residential Multifamily – 2 (RMF2)								
<b>West</b>	Single Family Residential – 4 (SFR4)								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Attitude of Property Owners:</b>	<b>Thirty (30)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.								
<b>Approval</b>	<b>0</b> Responses								
<b>Opposition</b>	<b>0</b> Responses								



**Additional Information:**

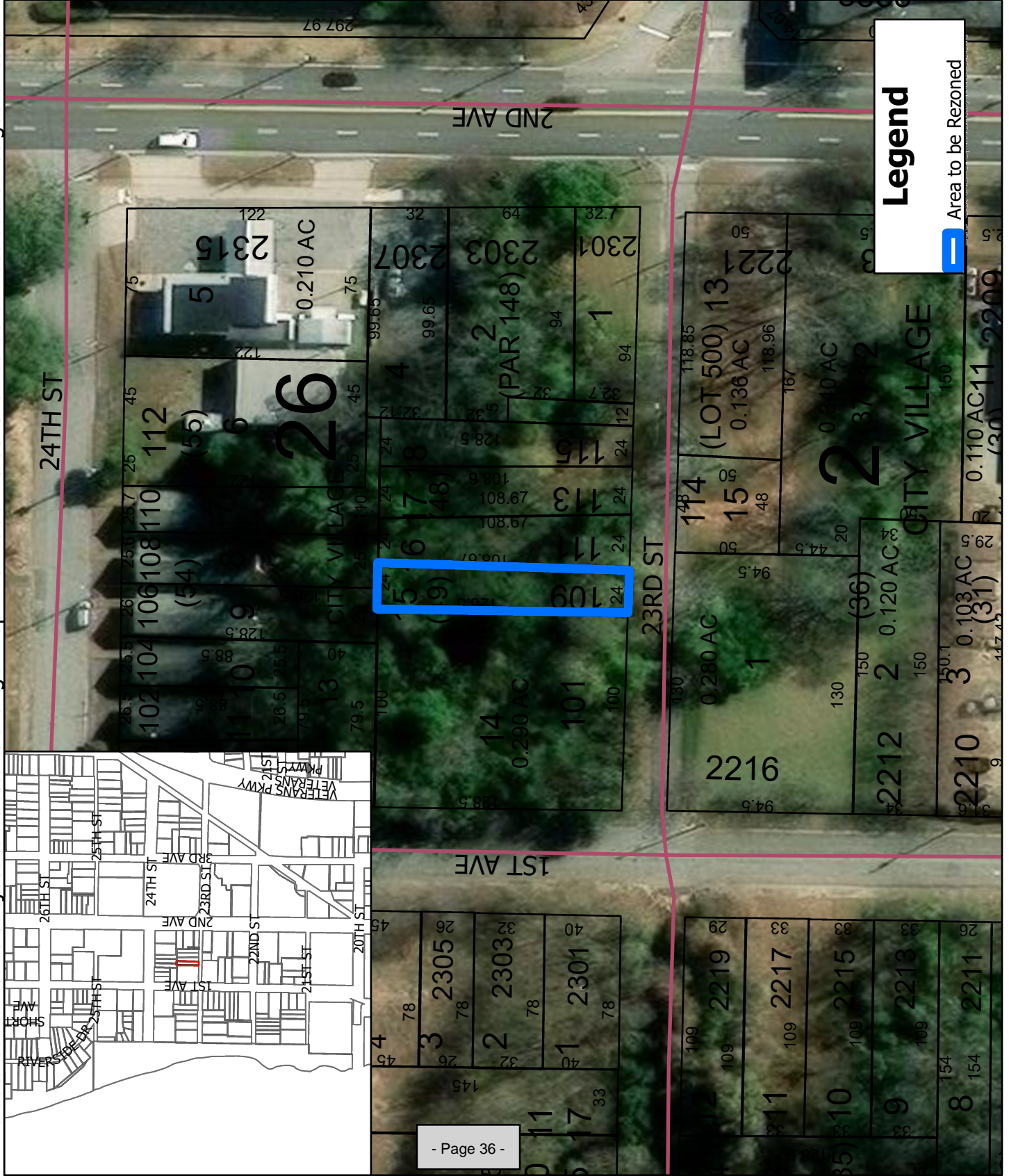
Purpose is to resubdivide with adjacent lot and build single family residential homes.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map

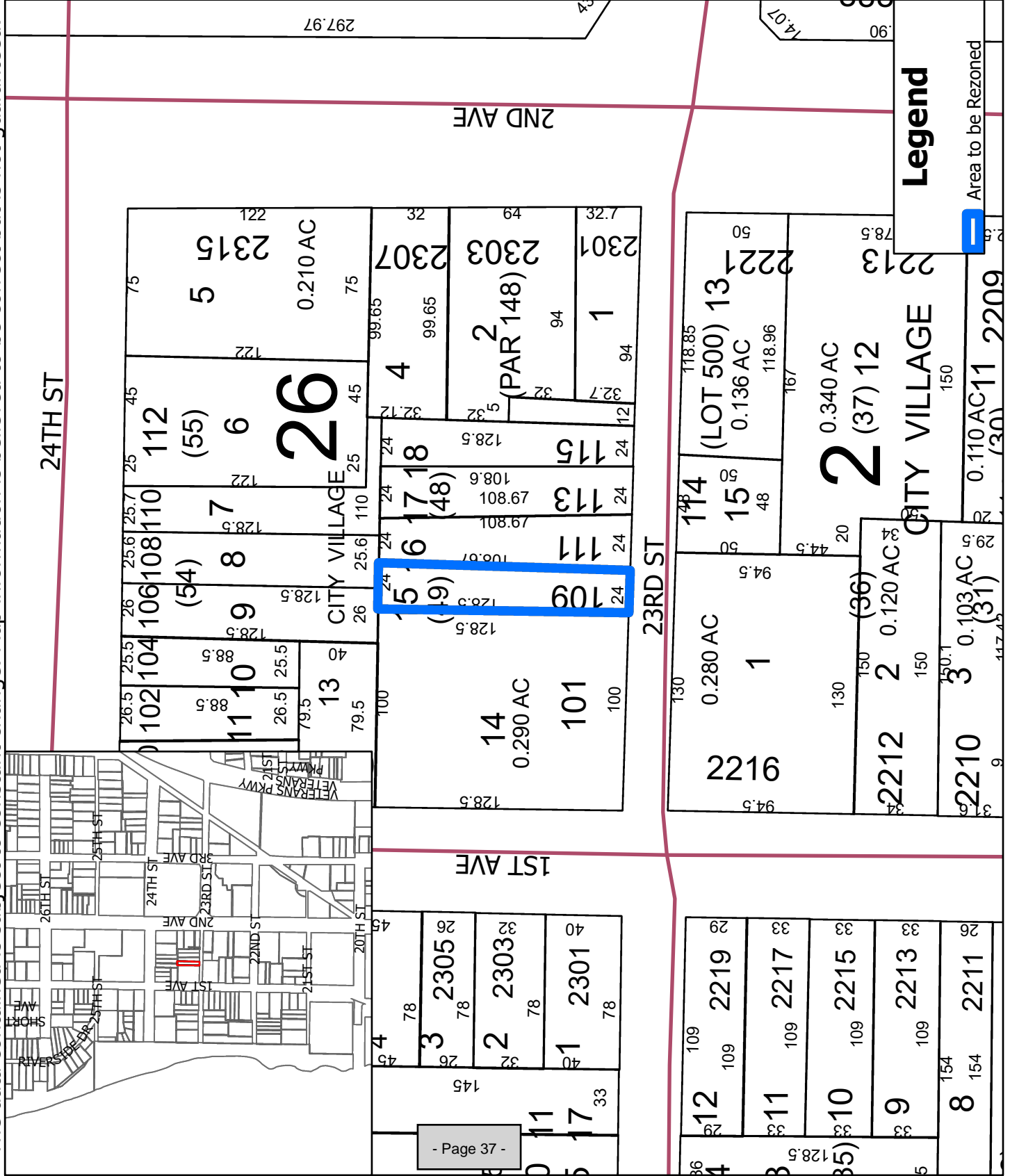
REZN-07-25-1262 | 109 23rd Street | Aerial Map

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



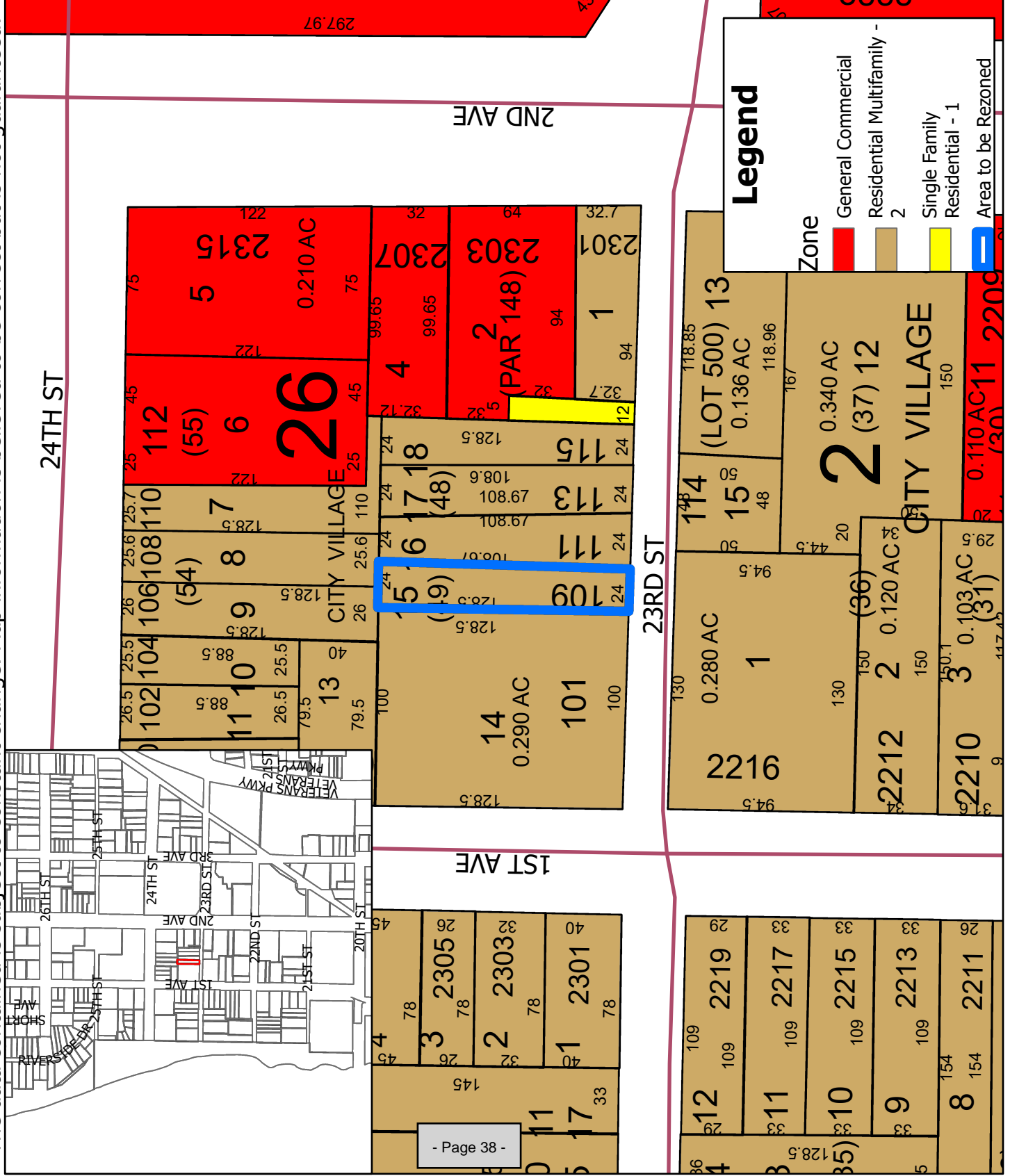
REZN-07-25-1262 | 109 23rd Street | Location Map

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



# REZN-07-25-1262 | 109 23rd Street | Zoning Map

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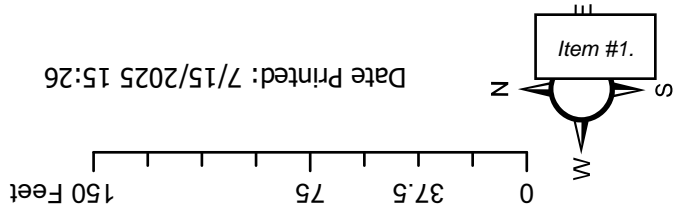




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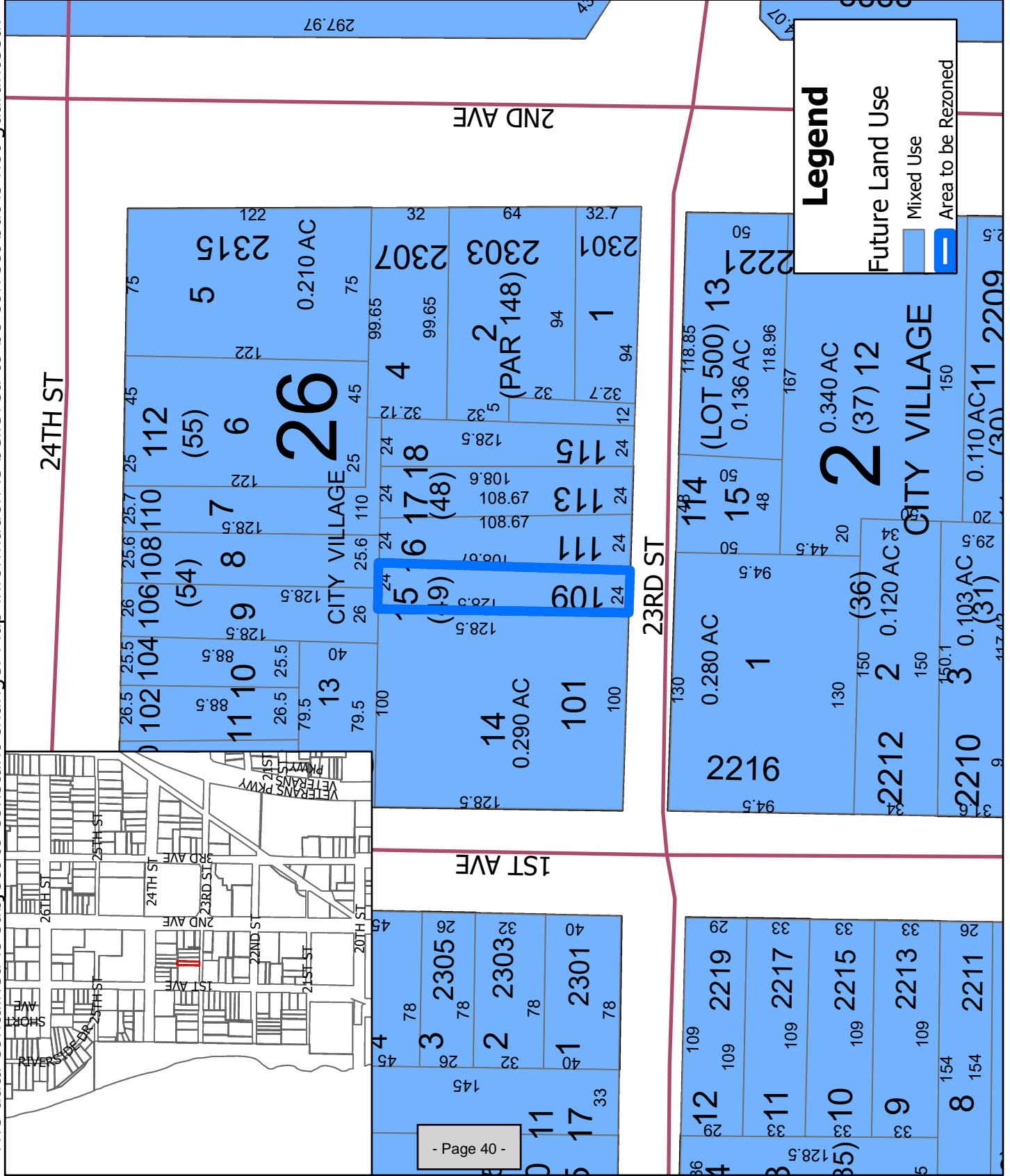
This material is made available as a public service. Maps and data are to be used for reference purposes only.

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



REZN-07-25-1262 | 109 23rd Street | Future Land Use Map

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



**File Attachments for Item:**

**2. 2nd Reading-** REZN-07-25-1264: An ordinance rezoning property located at **5350 Veterans Parkway** from Single Family Residential 3 (SFR3) zoning district to General Commercial (GC) zoning district. (The Planning Department and PAC recommend Approval.)(Councilor Garrett)

**AN ORDINANCE****NO. \_\_\_\_\_**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **5350 Veterans Parkway** (parcel # 188-029-052) from Single Family Residential – 3 (SFR3) 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 Single Family Residential – 3 (SFR3) Zoning District to General Commercial (GC) Zoning District.

“All of Grantor's right, title and interest in and to the following described parcels of real property lying and being in Part of Land Lot 55 of the 8th Land District of Columbus, Muscogee County, Georgia, as shown upon a map or plat entitled "Survey for Windsor Corporation, Part of Land Lot 55, 8th District, Columbus, Muscogee County, Georgia", prepared by Moon, Meeks & Patrick, Inc., Civil Engineers, Columbus, Georgia, under date of 21 January 1976 as revised 24 October 1977, a copy of said plat being recorded in Plat Book 65; folio 91 , in the office of the clerk of the Superior Court of Muscogee County, Georgia, and being-more particularly described as follows:

PARCEL A: All that tract and parcel of land designated as Cushing Drive on the aforementioned plat and lying east of that certain tract of land shown as "Parcel Two, 4.375 Ac." and conveyed by Grantor herein to Grantee herein contemporaneously herewith. The portion of said Cushing Drive hereby quit claimed extends from said Parcel Two in an easterly direction to the point at which Cushing Drive intersects Oxford Drive. PARCEL B: All that tract and parcel of land lying within the 50-foot right-of-way of Old Hamilton Road as shown on said plat and between the westerly boundary of said Parcel Two and the easterly margin of the Beallwood Connector.”

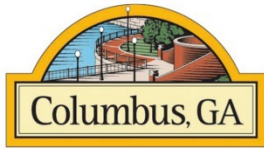
Introduced at a regular meeting of the Council of Columbus, Georgia held on the 16<sup>th</sup> day of September 2025; introduced a second time at a regular meeting of said Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

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

\_\_\_\_\_  
**Lindsey G. Mclemore**  
 Clerk of Council

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





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## COUNCIL STAFF REPORT

**REZN-07-25-1264**

<b>Applicant:</b>	Mike McGarvey
<b>Owner:</b>	Mike McGarvey
<b>Location:</b>	5350 Veterans Parkway
<b>Parcel:</b>	188-029-052
<b>Acreage:</b>	14.407 Acres
<b>Current Zoning Classification:</b>	Single Family Residential - 3
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Place of Worship
<b>Proposed Use of Property:</b>	Place of Worship with commercial coffee shop
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing and future land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	General Commercial

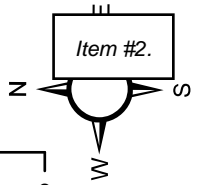
<b>Future Land Use Designation:</b>	General Commercial								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>General Commercial/SFR - 3</td></tr> <tr> <td><b>South</b></td><td>General Commercial/SFR - 3</td></tr> <tr> <td><b>East</b></td><td>Single Family Residential - 3</td></tr> <tr> <td><b>West</b></td><td>General Commercial/NC</td></tr> </table>	<b>North</b>	General Commercial/SFR - 3	<b>South</b>	General Commercial/SFR - 3	<b>East</b>	Single Family Residential - 3	<b>West</b>	General Commercial/NC
<b>North</b>	General Commercial/SFR - 3								
<b>South</b>	General Commercial/SFR - 3								
<b>East</b>	Single Family Residential - 3								
<b>West</b>	General Commercial/NC								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	<p>The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> <li>1. <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2. <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3. <b>30 feet</b> undisturbed natural buffer.</li> </ol>								
<b>Attitude of Property Owners:</b>	<b>Sixty-Seven (67)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.								
<b>Approval</b>	<b>0 Responses</b>								
<b>Opposition</b>	<b>0 Responses</b>								
<b>Additional Information:</b>	Third party will take over operation of existing								

coffee shop.

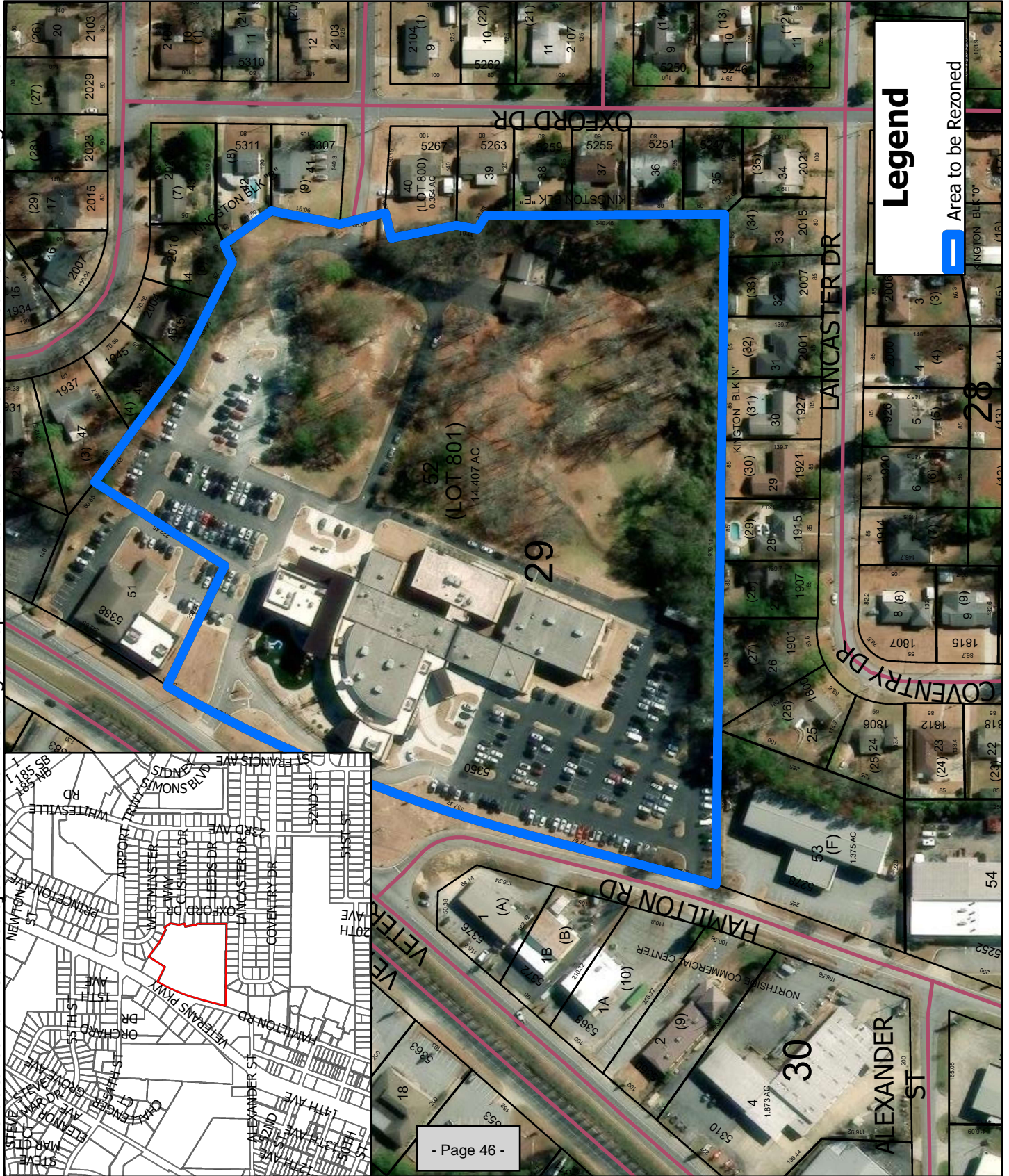
**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map





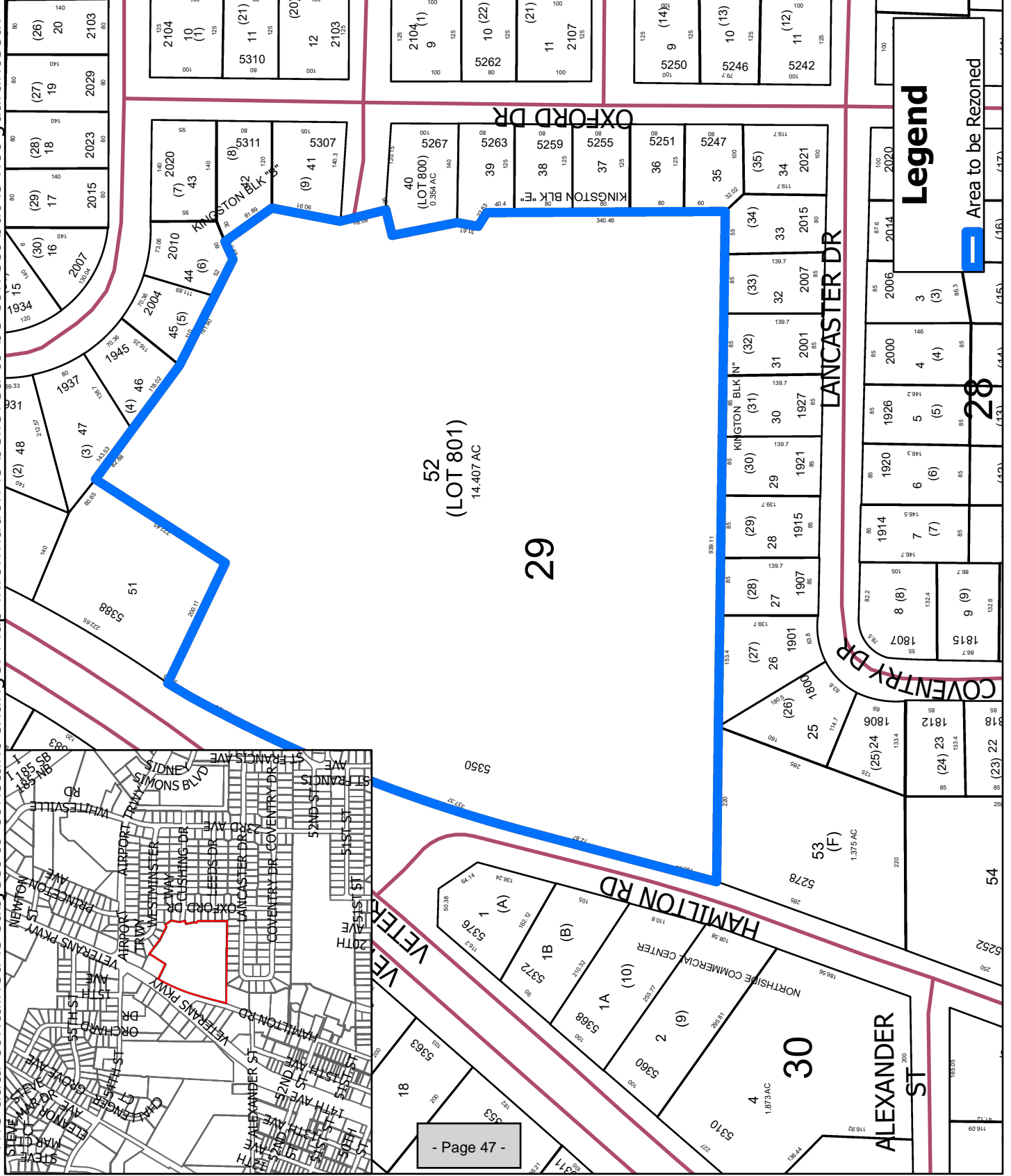
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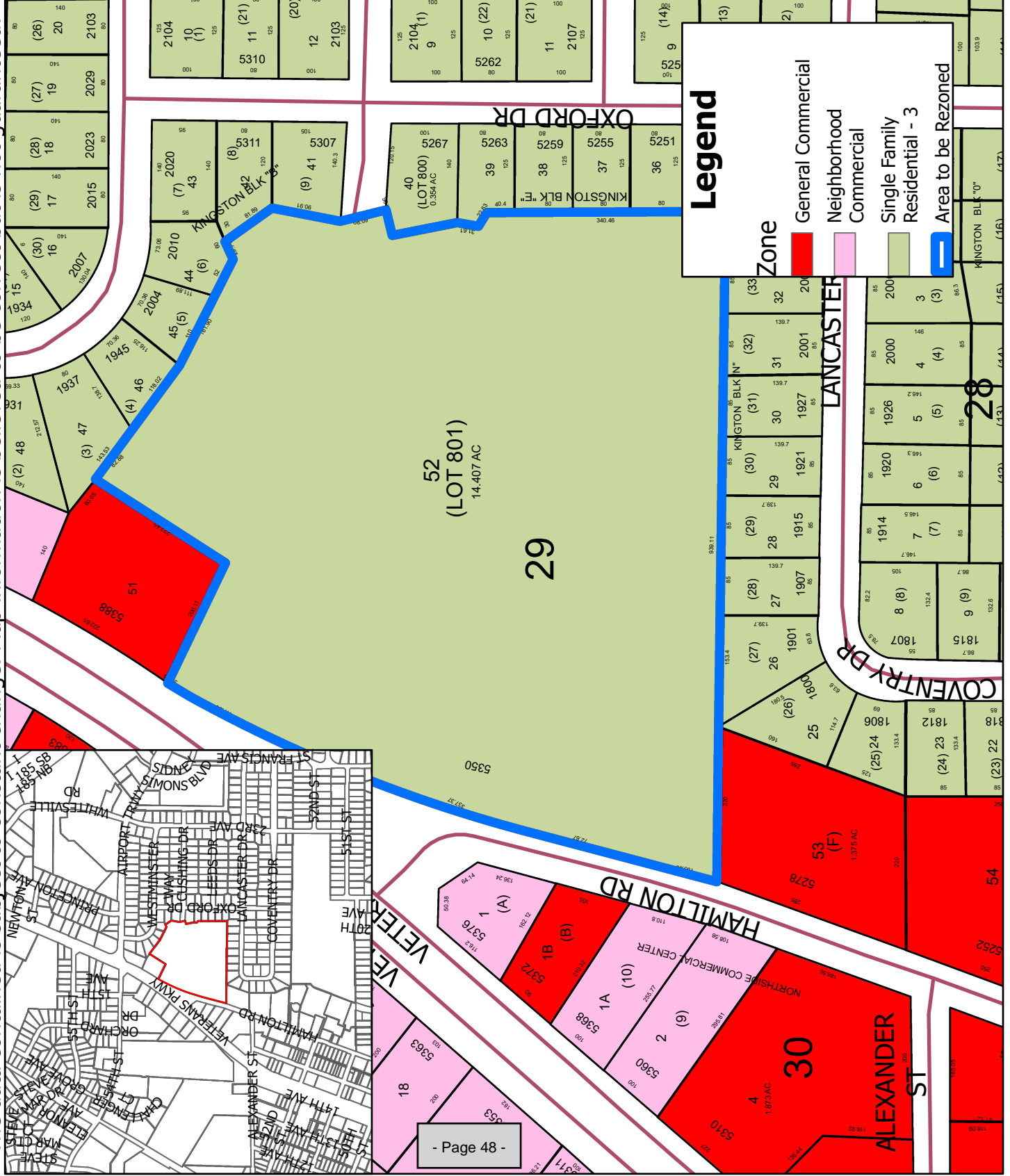
REZN-07-25-1264 | 5350 Veterans Parkway | Location Map

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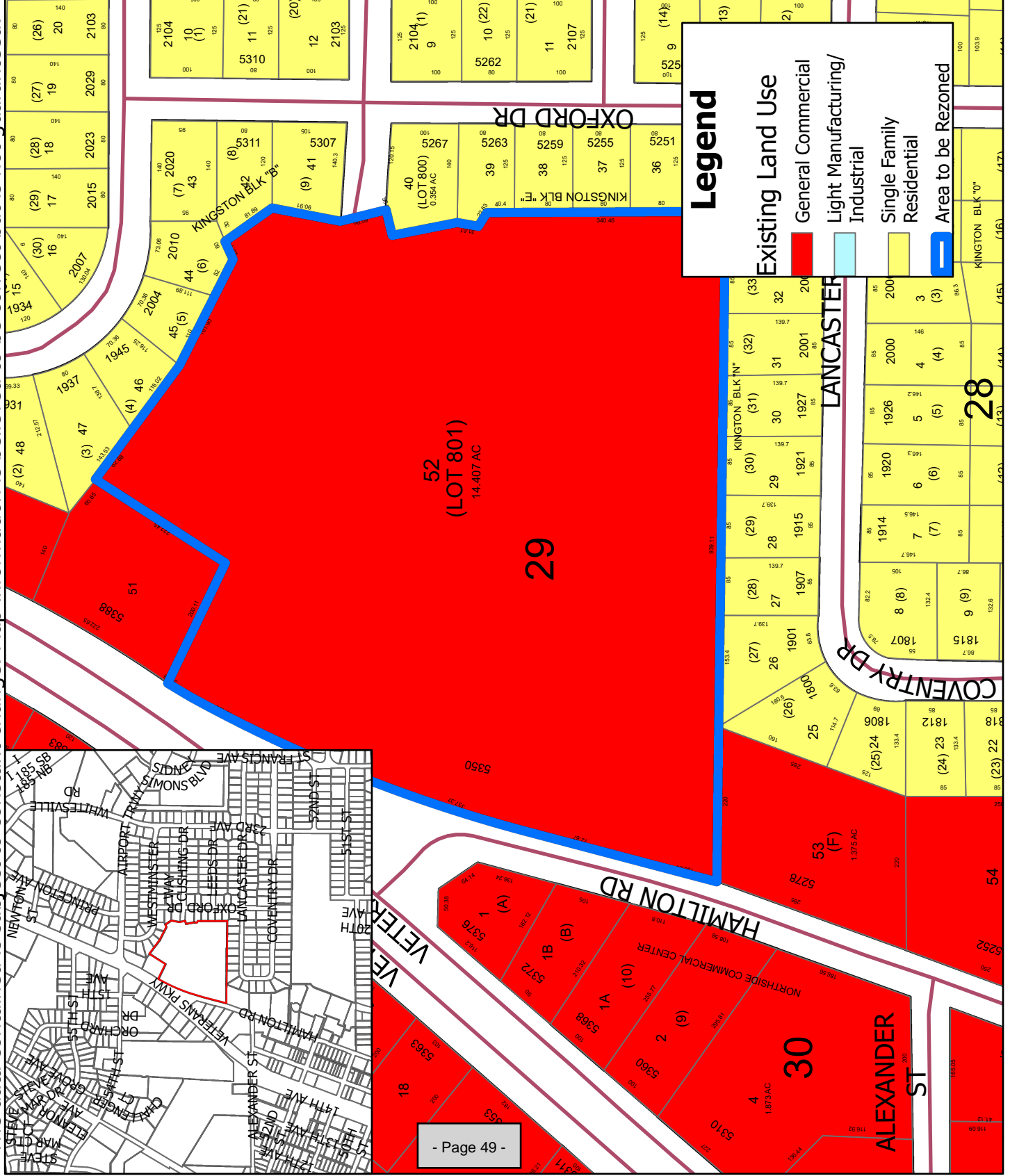
# REZN-07-25-1264 | 5350 Veterans Parkway | Zoning Map

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REZN-07-25-1264 | 5350 Veterans Parkway | Existing Land Use Map

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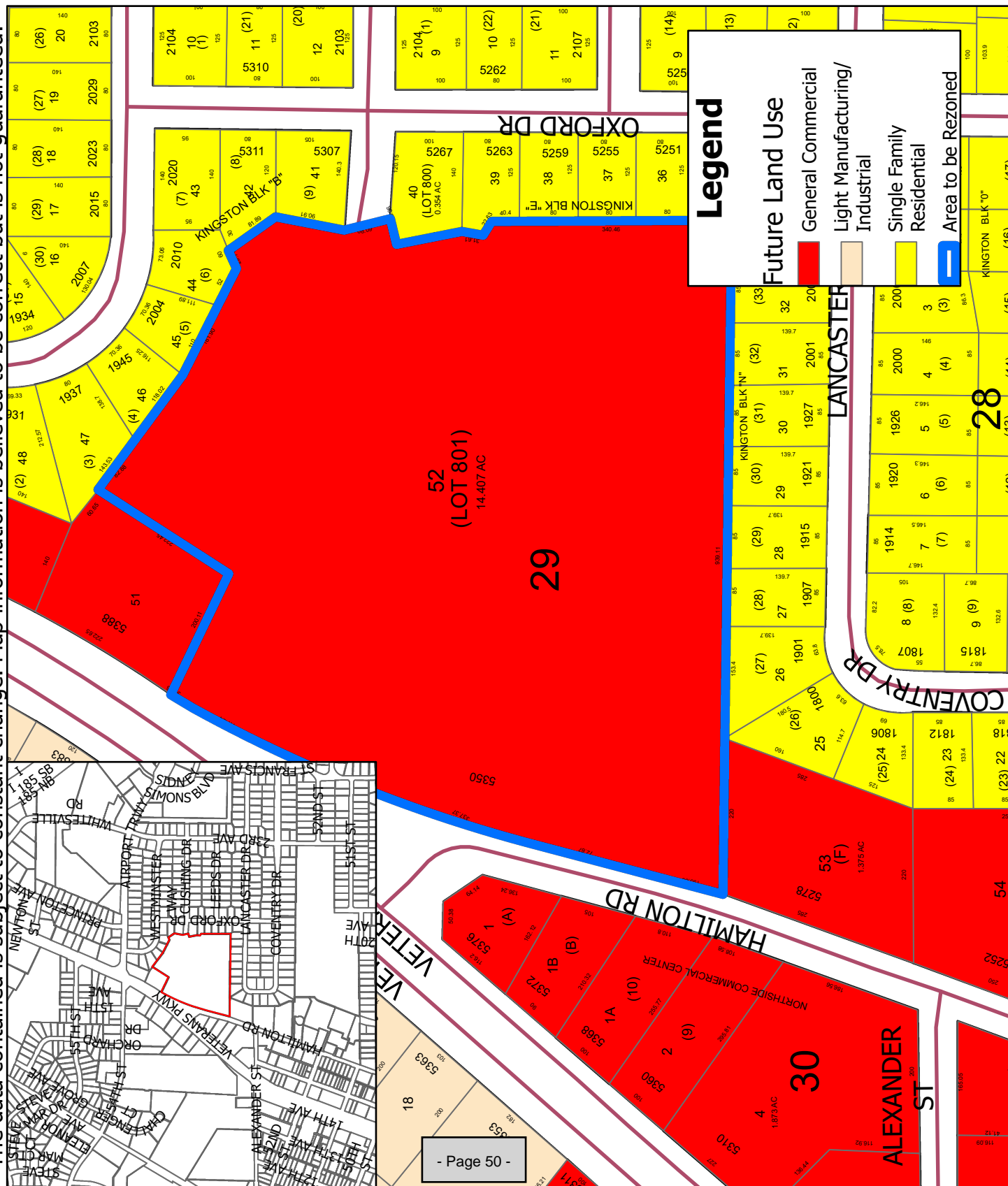
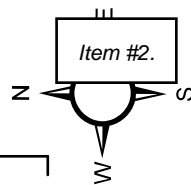
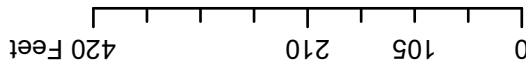
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Columbus Consolidated Government | Planning Department

Date Printed: 7/15/2025 15:52





**File Attachments for Item:**

**3. 2nd Reading** - REZN-07-25-1303: An ordinance rezoning property located at **2210 Wynnton Road** from Neighborhood Commercial (NC) zoning district to General Commercial (GC) zoning district. (The Planning Department and PAC recommended Approval.) (Councilor Huff)

**AN ORDINANCE****NO. \_\_\_\_\_**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2210 Wynnton Road** (parcel #184-015-002) 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.

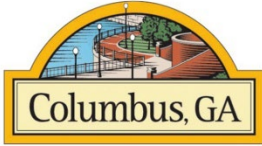
“All those certain lots, tracts or parcels of land situate, lying and being in Land Lot 77 of the Coweta Reserve, Columbus Muscogee County, Georgia, and being more particularly shown and described as LOT 100, 0.092 AC., LOT 200, 0.14 AC., LOT 300, 0.46 AC., LOT 400, 0.15 AC., and LOT 500, 0.66 AC., on that certain plat of survey entitled "REPLAT OF LOTS 5 & 6 AND PART OF LOT 1, BLOCK 'A', EAST WYNTON SURVEY AND ADJACENT LANDS, PART OF LAND LOT 77, COWETA RESERVE, COLUMBUS, MUSCOGEE COUNTY, GEORGIA", which plat was dated January 5, 2021, was prepared by Moon Meeks & Associates, Inc., and was duly recorded on February 15, 2021 in Plat Book 166, Page 249, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, which plat is made for the exact metes and bounds descriptions of said LOT 100, 0.092 AC., LOT 200, 0.14 AC., LOT 300, 0.46 AC., LOT 400, 0.15 AC., and LOT 500, 0.66 AC., herein described. Together with all of Grantors right, title, interest and claim in and to the terms, conditions and obligations as contained in that certain Easement for Access and Maintenance by and between Ace Group Realty, LLC, a Georgia limited liability company, and SunTrust Bank, a Georgia Banking corporation, dated December 20, 2012, filed for record December 26, 2012 at 3:49 p.m., recorded in Deed Book 10784, Page 325, Records of Muscogee County, Georgia.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 16th day of September 2025; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

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

**Lindsey G. Mclemore**  
Clerk of Council

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-07-25-1303

<b>Applicant:</b>	Flournoy Wynnton Village, LLC
<b>Owner:</b>	Jennifer Flournoy
<b>Location:</b>	2210 Wynnton Road
<b>Parcel:</b>	184-015-002
<b>Acreage:</b>	0.46 Acres
<b>Current Zoning Classification:</b>	Neighborhood Commercial
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Commercial
<b>Proposed Use of Property:</b>	Commercial
<b>Council District:</b>	District 3 (Huff)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	General Commercial

<b>Future Land Use Designation:</b>	Mixed Use								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>Neighborhood Commercial</td></tr> <tr> <td><b>South</b></td><td>Neighborhood Commercial</td></tr> <tr> <td><b>East</b></td><td>Neighborhood Commercial</td></tr> <tr> <td><b>West</b></td><td>Neighborhood Commercial</td></tr> </table>	<b>North</b>	Neighborhood Commercial	<b>South</b>	Neighborhood Commercial	<b>East</b>	Neighborhood Commercial	<b>West</b>	Neighborhood Commercial
<b>North</b>	Neighborhood Commercial								
<b>South</b>	Neighborhood Commercial								
<b>East</b>	Neighborhood Commercial								
<b>West</b>	Neighborhood Commercial								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Attitude of Property Owners:</b>	<p><b>Forty-Two (42)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.</p> <table> <tr> <td><b>Approval</b></td><td><b>0</b> Responses</td></tr> <tr> <td><b>Opposition</b></td><td><b>0</b> Responses</td></tr> </table>	<b>Approval</b>	<b>0</b> Responses	<b>Opposition</b>	<b>0</b> Responses				
<b>Approval</b>	<b>0</b> Responses								
<b>Opposition</b>	<b>0</b> Responses								
<b>Additional Information:</b>	Allow for a dog boarding/day care business								
<b>Attachments:</b>	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map								







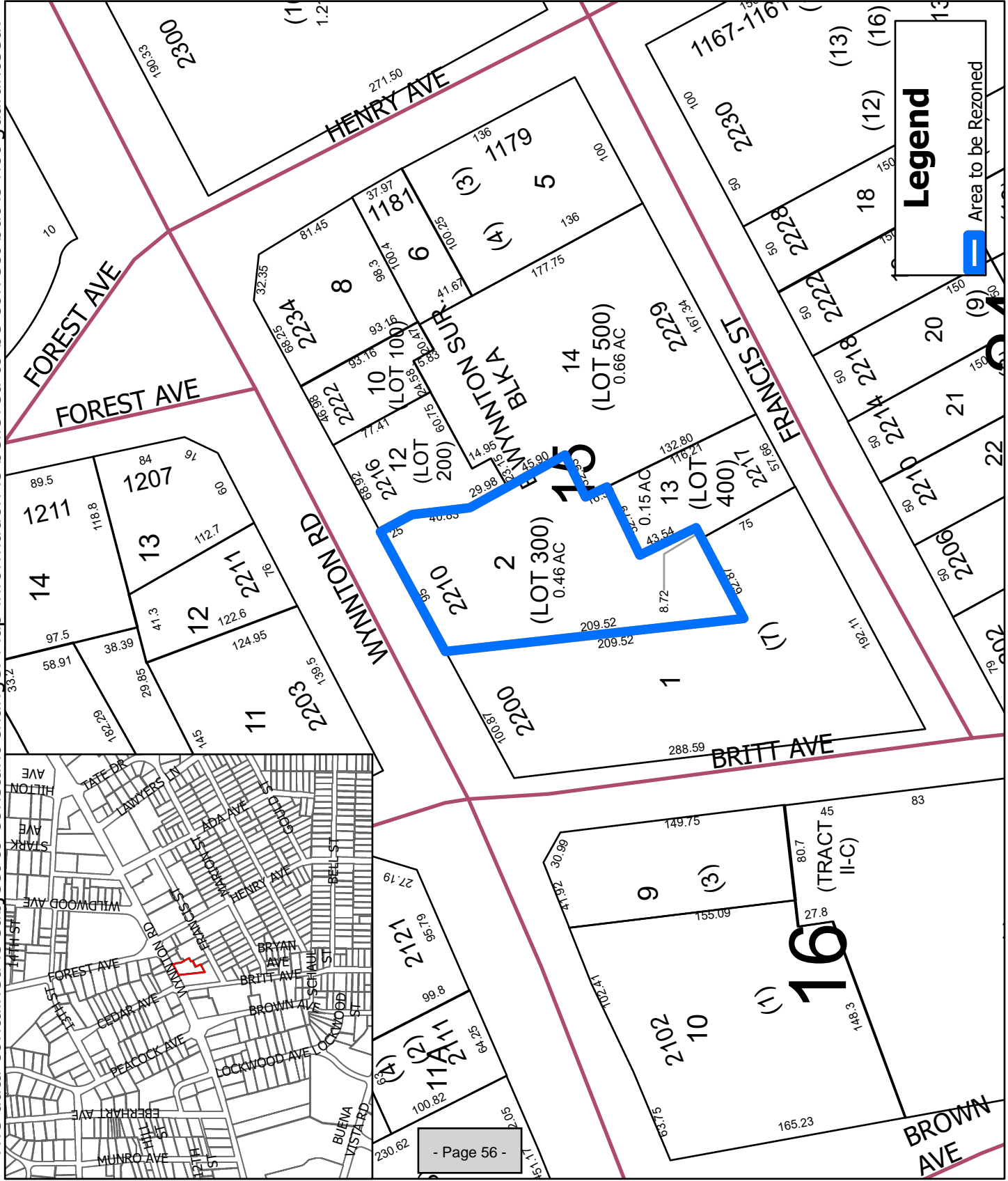
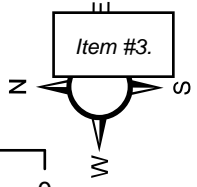
REZN-07-25-1303 | 2210 Wynnton Road | Location Map

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Columbus Consolidated Government | Planning Department  
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200 Feet



# REZN-07-25-1303 | 2210 Wynnton Road | Zoning Map

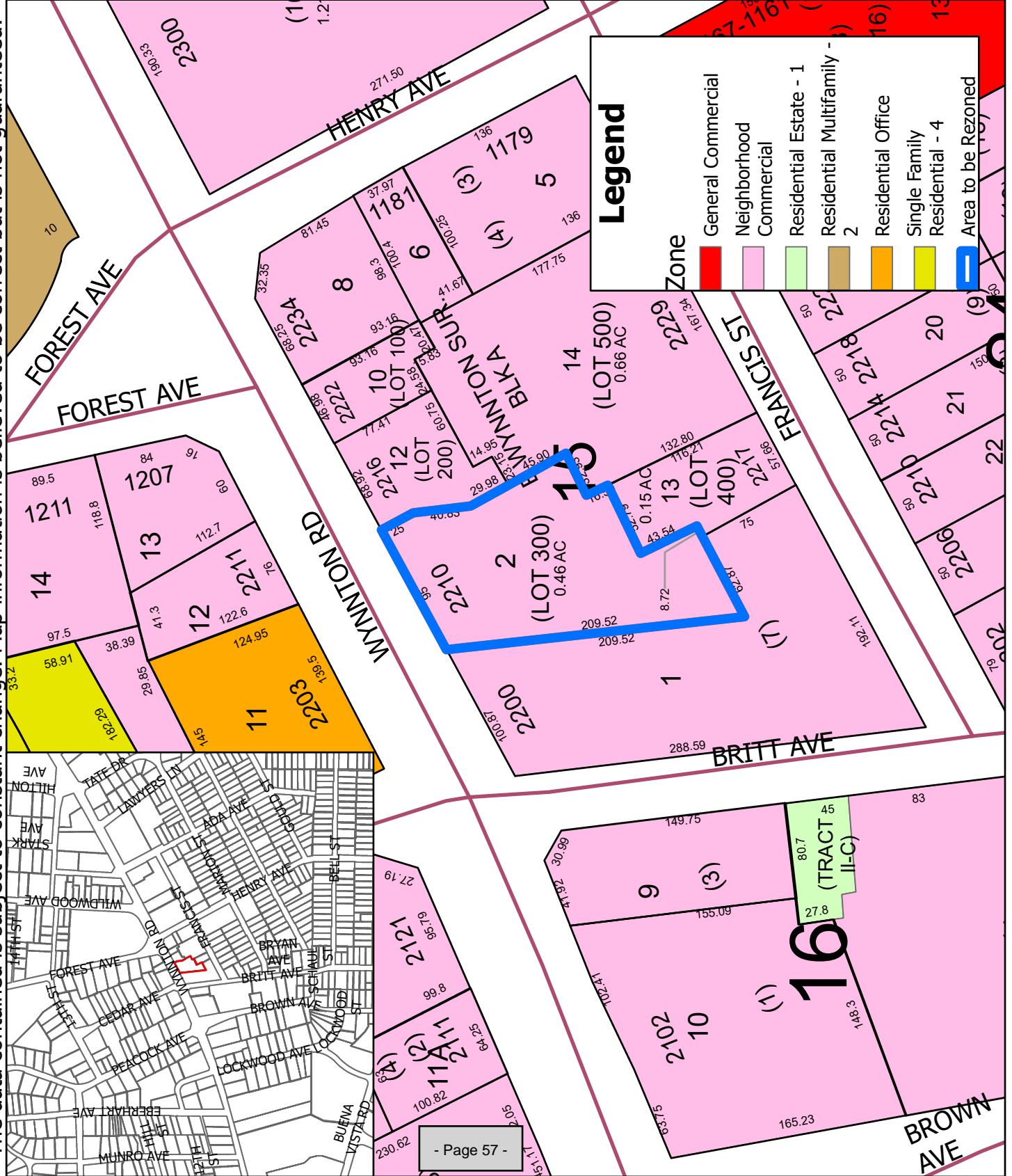
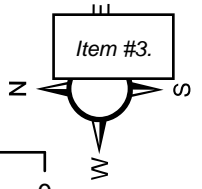
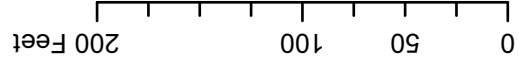
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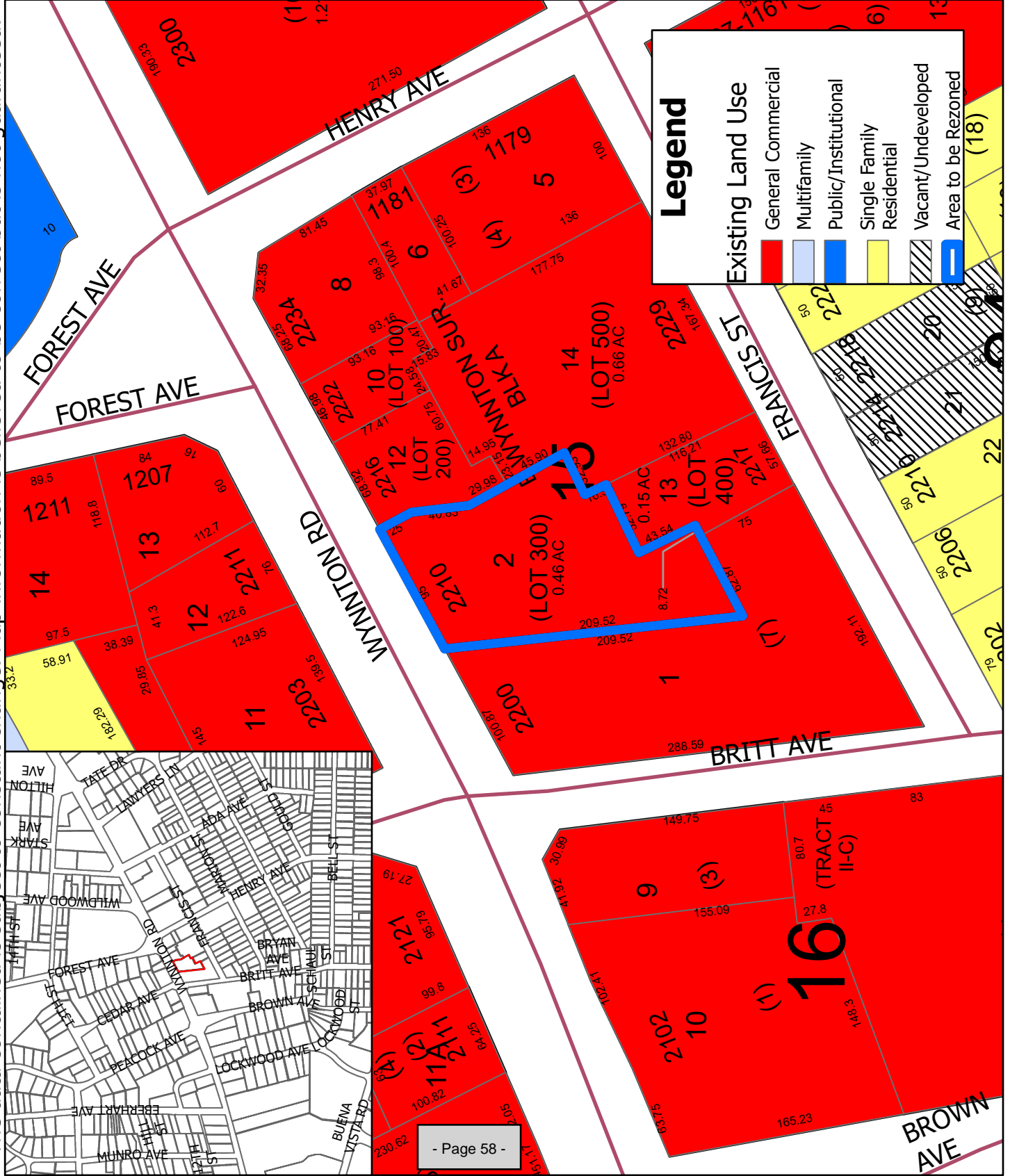
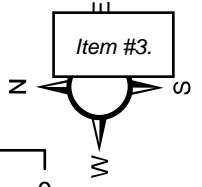
REZN-07-25-1303 | 2210 Wynnton Road | Existing Land Use Map

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200 Feet





# REZN-07-25-1303 | 2210 Wynnton Road | Future Land Use Map

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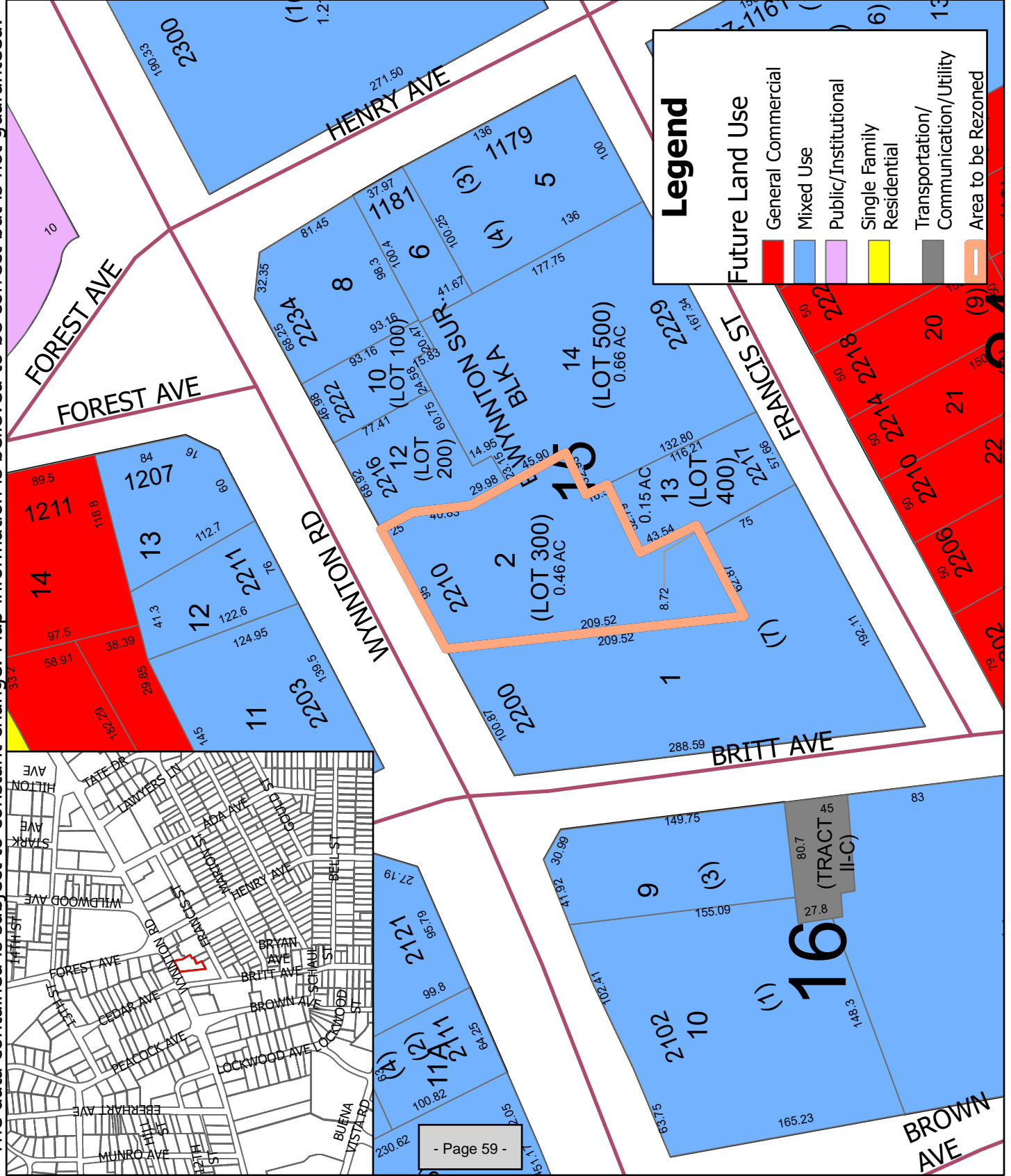
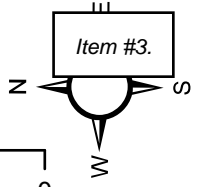


Columbus Consolidated Government | Planning Department

Created By: Rex Wilkinson

Date Printed: 7/17/2025 11:53

0 50 100 200 Feet



**File Attachments for Item:**

**4. 2nd Reading-** An Ordinance amending the Columbus Code Section 8-14.1. to provide permitting and inspection fees for solar panel work; and for other purposes. (Mayor Pro-Tem)

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

An Ordinance amending the Columbus Code Section 8-14.1. to provide permitting and inspection fees for solar panel work; and for other purposes.

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

**SECTION 1.**

Section 8-14.1 of the Columbus Code is hereby amended by inserting a new paragraph (f) *Solar Panels* which shall read as follows and redesignating the current paragraph (f) *Building Permit Violations* as paragraph (g):

*“f. Solar Panels.* For all solar panel 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 solar panel systems on one- or two-family dwellings, the fee shall be \$250.00. For the installation, repair, alteration or addition of solar panel systems on all other structures, the permit fee shall be \$0.25/square feet of solar panel area with a minimum fee of \$250.00 and there shall also be a plan review fee of one-fourth of the permit fee with a minimum review fee of \$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 shut downs, or other emergency needs, the fee shall be \$75.00, for the first hour, plus \$50.00 for each additional hour thereafter.”

**SECTION 2.**

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

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 16<sup>th</sup> day of September 2025; and introduced on second reading at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

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

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

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

**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 therefor.
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 a 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 data 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 of 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 the 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 shut downs, 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 shut downs, 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 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 shut downs, 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 shut downs, or other emergency needs, the fee shall be \$75.00, for the first hour, plus \$50.00 for each additional hour thereafter

*f. Solar Panels.* For all solar panel 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 solar panel systems on one- or two-family dwellings, the fee shall be \$250.00. For the installation, repair, alteration or addition of solar panel systems on all other structures, the permit fee shall be \$0.25/square feet of solar panel area with a minimum fee of \$250.00 and there shall also be a plan review fee of one-fourth of the permit fee with a minimum review fee of \$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 shut downs, or other emergency needs, the fee shall be \$75.00, for the first hour, plus \$50.00 for each additional hour thereafter

**gf.** *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)

**File Attachments for Item:**

**5. 2nd Reading:** An ordinance providing for the demolition of various structures located at:

- 1) **3407 Victory Drive** (Ricky Johnson, Owner)
- 2) **1553 Holland Avenue** (Holmer Jenkins Jr., Owner)
- 3) **225 21st Avenue** (Marcelo Ramirez, Owner)
- 4) **517 Chesterfield Avenue** (Tawana Mckelvey, Owner)
- 5) **2614 Jones Avenue** (Alice Butler, Owner)
- 6) **4212 7th Avenue** (Winston Marchan Jr., Owner)
- 7) **2928 10th Street** (Audrey Palmore & Robert Holston, Owner)

and for demolition services for the Inspections and Code Department in accordance with the Tabulation of Bid sheet attached as Exhibit A; and for other purposes. (Mayor Pro Tem)

# ORDINANCE

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

An ordinance providing for the demolition of various structures located at:

- 1) **3407 Victory Drive** (Ricky Johnson, Owner)
- 2) **1553 Holland Avenue** (Holmer Jenkins Jr., Owner)
- 3) **225 21st Avenue** (Marcelo Ramirez, Owner)
- 4) **517 Chesterfield Avenue** (Tawana Mckelvey, Owner)
- 5) **2614 Jones Avenue** (Alice Butler, Owner)
- 6) **4212 7th Avenue** (Winston Marchan Jr., Owner)
- 7) **2928 10th Street** (Audrey Palmore & Robert Holston, Owner)

and for demolition services for the Inspections and Code Department in accordance with the Tabulation of Bid sheet attached as Exhibit A; and for other purposes.

**WHEREAS**, Section 8-81 through 8-90 of the Columbus Code specifies the procedure and requirements for removal of buildings unsafe or unfit for human habitation;

**WHEREAS**, these provisions and requirements have been and are fully complied with on the properties listed below;

**WHEREAS**, administrative implementation instructions pertaining to this Ordinance are on file in the Finance Department, Accounting Division, the Inspections and Code Department, the Clerk of Council's Office, and the City Manager's Office;

**WHEREAS**, W.T. Miller is the contractor for the demolition of all structures located at:

- 1) **3407 Victory Drive** (Ricky Johnson, Owner)
- 2) **1553 Holland Avenue** (Holmer Jenkins Jr., Owner)
- 3) **225 21st Avenue** (Marcelo Ramirez, Owner)
- 4) **517 Chesterfield Avenue** (Tawana Mckelvey, Owner)
- 5) **2614 Jones Avenue** (Alice Butler, Owner)
- 6) **4212 7th Avenue** (Winston Marchan Jr., Owner)
- 7) **2928 10th Street** (Audrey Palmore & Robert Holston, Owner)

in the total amount of **\$156,442.86** for demolition services; and

**WHEREAS**, funds are budgeted in the FY26 Budget, in the General Fund (0101-240-2200-6381).

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

**SECTION 1.**

After adoption and approval of this Ordinance and compliance with such required procedures, including the notices and hearing set forth, the demolition of the structures listed above, and for total costs listed above, in accordance with Sections 8-81 through 8-90 of the Columbus Code, is hereby authorized.

**SECTION 2.**

After validation by signature of duly appointed officials, the City's Chief Accountant shall cause the assessments to be entered in the Demolition Lien Book located in the Office of the Clerk of Superior Court.

**SECTION 3.**

A copy of this Ordinance shall be mailed to each property owner immediately after entry with a noted date, page, and line number of the Demolition Lien Book.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 16<sup>th</sup> day of September 2025; introduced a second time at a regular meeting of said council held on the 23<sup>rd</sup> day of September 2025, and adopted at said meeting by the affirmation vote of \_\_\_\_\_ members of Council.

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

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Lindsey G. Mclemore  
Clerk of Council

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B.H. "Skip" Henderson, III  
Mayor

September 2025 Demolition Bid Tabulation Sheet	
Property	Demolition Amount
1) 3407 Victory Drive ( Ricky Johnson, Owner)	\$52,582.56
2) 1553 Holland Avenue ( Holmer Jenkins Jr., Owner)	\$13,167.40
3) 225 21st Avenue ( Marcelo Ramirez, Owner)	\$23,671.86
4) 517 Chesterfield Avenue ( Tawana Mckelvey, Owner)	\$6,417.08
5) 2614 Jones Avenue ( Alice Butler, Owner)	\$33,115.72
6) 4212 7th Avenue ( Winston Marchan Jr., Owner)	\$17,675.54
7) 2928 10th Street ( Audrey Palmore & Robert Holston, Owner)	\$9,812.70
<b>TOTAL</b>	<b>\$156,442.86</b>





INSPECTIONS & CODE DEPARTMENT

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# Demolition Properties

# Tabulation Bid Sheet – WT Miller September 2025

Proposed  
Properties to  
be Demolished

September 2025 Demolition Bid Tabulation Sheet	
Property	Demolition Amount
1) 3407 Victory Drive ( Ricky Johnson, Owner)	\$52,582.56
2) 1209 Carmel Court ( Latasha Burns, Owner)	\$16,087.12
3) 1553 Holland Avenue ( Holmer Jenkins Jr., Owner)	\$13,167.40
4) 225 21st Avenue ( Marcelo Ramirez, Owner)	\$23,671.86
5) 517 Chesterfield Avenue ( Tawana Mckelvey, Owner)	\$6,417.08
6) 2614 Jones Avenue ( Alice Butler, Owner)	\$33,115.72
7) 4212 7th Avenue ( Winston Marchan Jr., Owner)	\$17,675.54
8) 2928 10th Street ( Audrey Palmore & Robert Holston, Owner)	\$9,812.70
<b>TOTAL</b>	<b>\$172,529.98</b>

# 3407 Victory Drive (Ricky Johnson, Owner)

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# 1209 Carmel Court (Latasha Burns, Owner)

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# 1553 Holland Avenue (Holmer Jenkins Jr., Owner)

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Item #5.





# 225 21st Avenue (Marcelo Ramirez, Owner)





# 517 Chesterfield Avenue (Tawana Mckelvey, Owner)





# 2614 Jones Avenue (Alice Butler, Owner)

Item #5.





# 4212 7th Avenue (Winston Marchan Jr., Owner)





# 2928 10th Street (Audrey Palmore, Robert Holston, Et al. Owner)





INSPECTIONS & CODE DEPARTMENT

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# Questions?

**File Attachments for Item:**

**6. 1st Reading-** REZN-06-25-1190: An ordinance rezoning property located at **2506 Riverside Drive** from Residential Multifamily– 2 (RMF2) zoning district to Residential Multifamily – 1 (RMF1) zoning district with conditions. (Planning Department and PAC recommended Approval.)(Delayed on 1st Reading from 9-16-25)(Councilor Garrett)

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

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2506 Riverside Drive** (parcel # 007-012-013) from Residential Multifamily – 2 (RMF2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions.

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

Section 1.

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

“All that 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 Lot Numbered FOURTEEN "A" (14A) of the RESURVEY OF LOTS 7 TO 14 INCLUSIVE OF A. L. CRAWFORD RIVERSIDE SURVEY AND PART OF LOT 88 OF CITY VILLAGE, as shown by a map or plat of said Resurvey, dated January 1948, by Siegel Engineering Company, and recorded in Plat Book Four (4), Page 280, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia. Located thereon is house numbered 2506 Riverside Drive, according to the present system of numbering houses in Columbus, Georgia.”

Section 2.

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

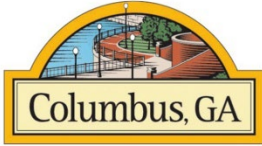
1. Minimum lot size of 3,500 square feet

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23<sup>rd</sup> day of September 2025; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

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

\_\_\_\_\_  
**Lindsey G. Mclemore**  
Clerk of Council

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-06-25-1190**

<b>Applicant:</b>	Marian Taylor
<b>Owner:</b>	Marian Taylor
<b>Location:</b>	2506 Riverside Drive
<b>Parcel:</b>	007-012-013
<b>Acreage:</b>	0.09 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Proposed Conditions:</b>	1. Minimum Lot Size of 3,500 sq ft
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area F

<b>Current Land Use Designation:</b>	Single Family Residential								
<b>Future Land Use Designation:</b>	Mixed Use								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
<b>Traffic Impact:</b>	<p>The proposed rezoning from RMF2 to RMF1 for a single-family house at 2506 Riverside Drive will result in a net reduction in traffic generation compared to a potential multifamily development under the current zoning.</p> <p>The estimated 9.4 daily trips and ~1 trip during peak hours will have a negligible impact on the existing road network, maintaining the current LOS B on Riverside Drive.</p> <p>The proposed use is compatible with the surrounding residential community and supports the objectives of the Columbus Consolidated Government's Unified Development Ordinance and Comprehensive Plan.</p>								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>South</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>East</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>West</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> </table>	<b>North</b>	Residential Multifamily – 2 (RMF2)	<b>South</b>	Residential Multifamily – 2 (RMF2)	<b>East</b>	Residential Multifamily – 2 (RMF2)	<b>West</b>	Residential Multifamily – 2 (RMF2)
<b>North</b>	Residential Multifamily – 2 (RMF2)								
<b>South</b>	Residential Multifamily – 2 (RMF2)								
<b>East</b>	Residential Multifamily – 2 (RMF2)								
<b>West</b>	Residential Multifamily – 2 (RMF2)								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Attitude of Property Owners:</b>	<b>Four (4)</b> property owners within 300 feet of the subject properties were notified of the rezoning								

request. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval** 0 Responses

**Opposition** 0 Responses

**Additional Information:**

Purpose is to build a single-family home.

**Attachments:**

Aerial Land Use Map

Location Map

Zoning Map

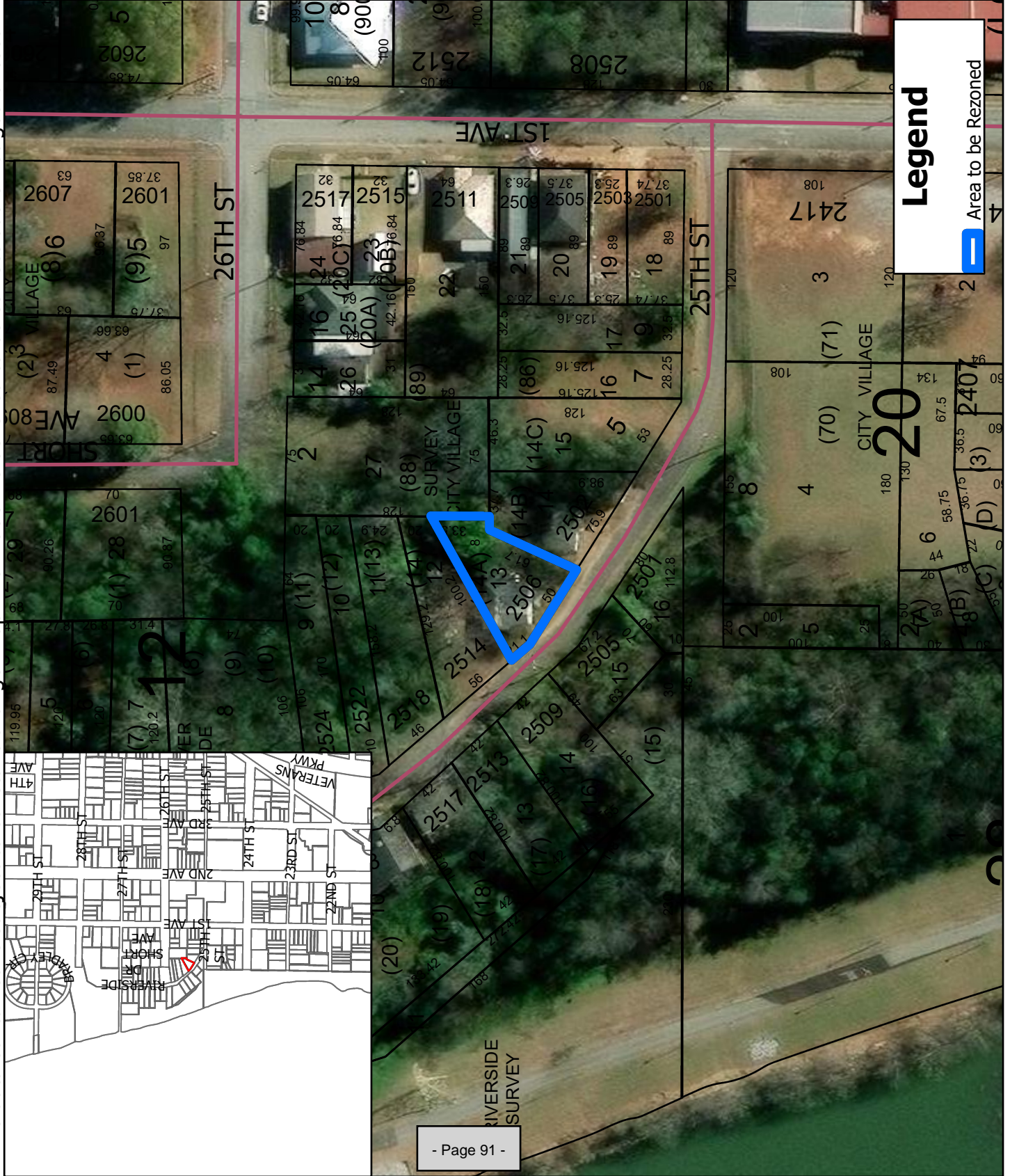
Existing Land Use Map

Future Land Use Map



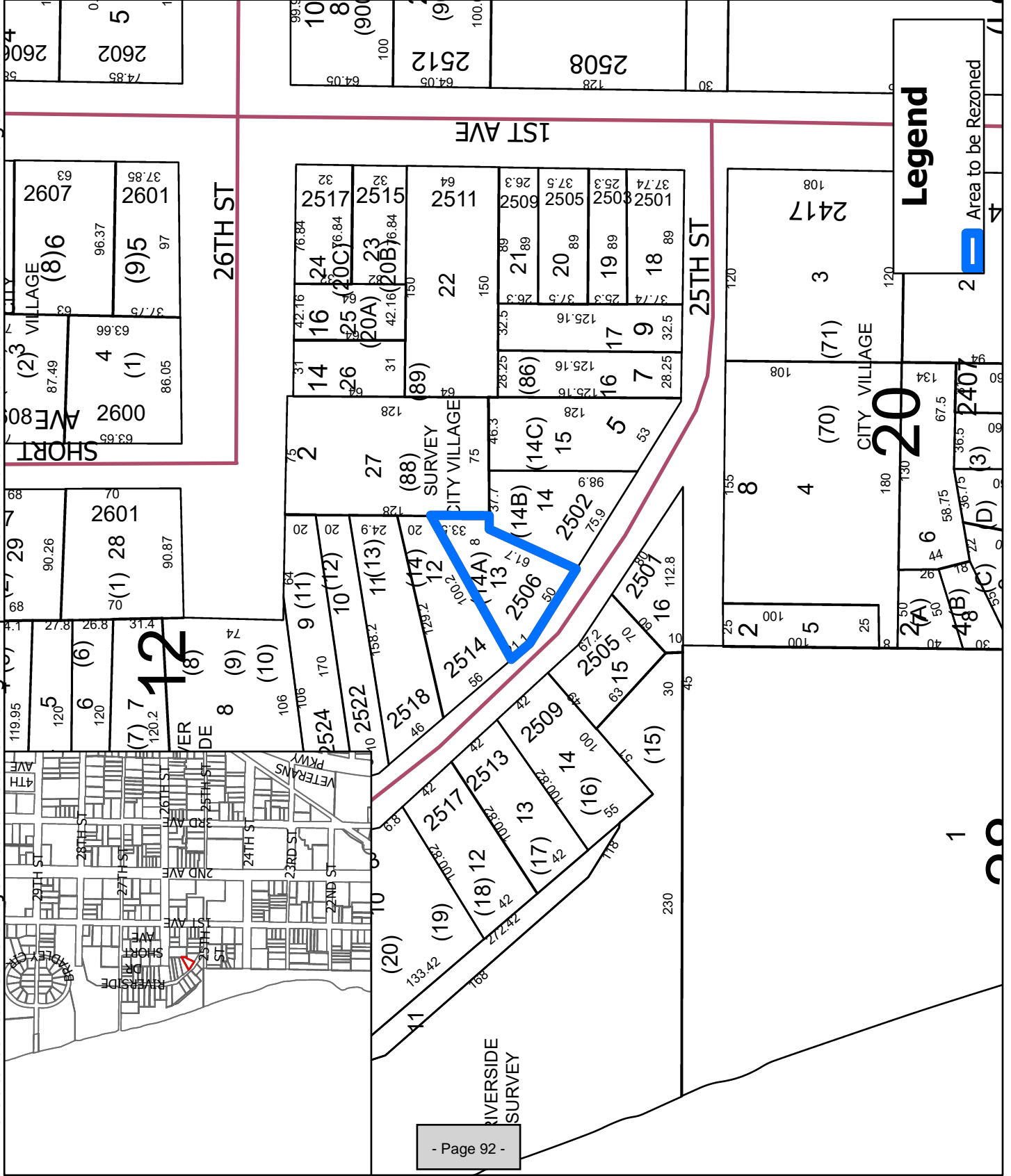
# REZN-06-25-1190 | 2506 Riverside Drive | Aerial Map

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



REZN-06-25-1190 | 2506 Riverside Drive | Location Map

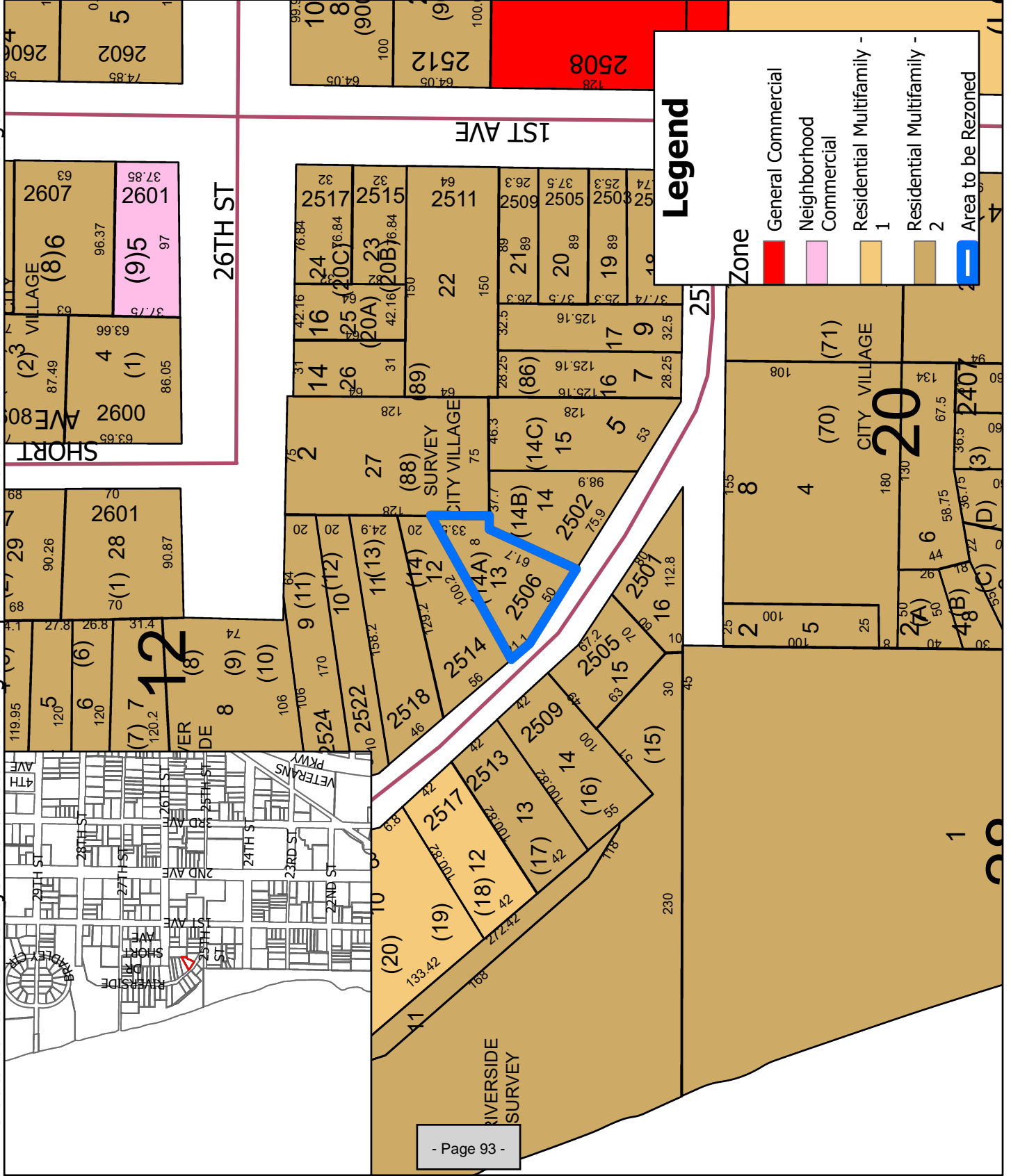
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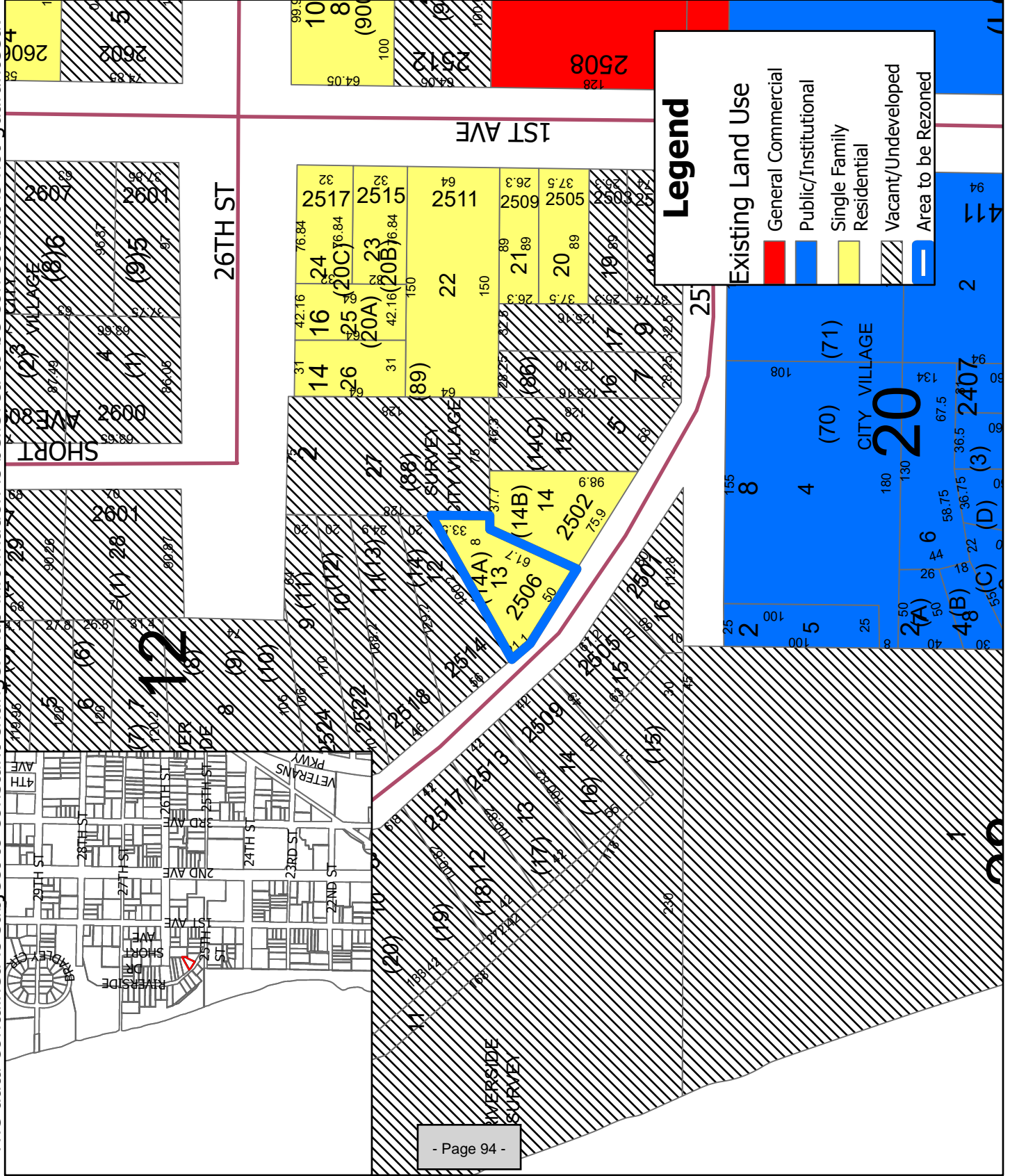
# REZN-06-25-1190 | 2506 Riverside Drive | Zoning Map

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



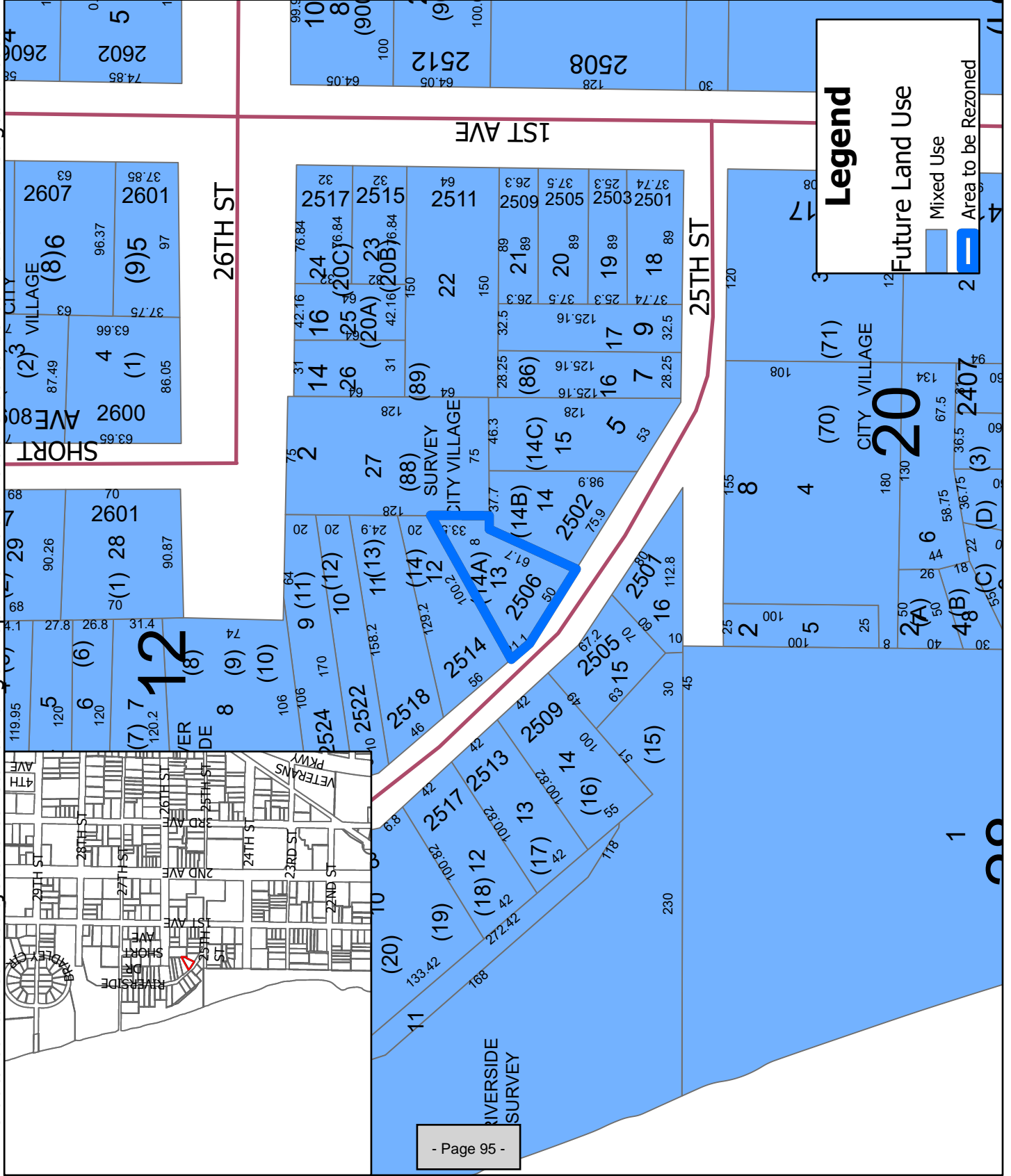
# REZN-06-25-1190 | 2506 Riverside Drive | Existing Land Use Map

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



# REZN-06-25-1190 | 2506 Riverside Drive | Future Land Use Map

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



**File Attachments for Item:**

7. A Bond Resolution of the Council of Columbus, Georgia to regulate and provide for the issuance of \$ [ ] in aggregate principal amount of Columbus, Georgia, General Obligation Sales Tax Bonds, Series 2025 (the “bonds”), to provide money for the purpose of completing the acquisition, construction and equipping of judicial facilities in Columbus, Georgia and to pay costs associated with issuance of the bonds; and for other purposes. (Mayor Pro-Tem)

BOND RESOLUTION NO. \_\_\_\_\_

A BOND RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA TO REGULATE AND PROVIDE FOR THE ISSUANCE OF \$[\_\_\_\_\_] IN AGGREGATE PRINCIPAL AMOUNT OF COLUMBUS, GEORGIA, GENERAL OBLIGATION SALES TAX BONDS SERIES 2025 (THE “BONDS”), TO PROVIDE MONEY FOR THE PURPOSE OF COMPLETING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF JUDICIAL FACILITIES IN COLUMBUS, GEORGIA (“COLUMBUS”) AND TO PAY COSTS ASSOCIATED WITH ISSUANCE OF THE BONDS, AS AUTHORIZED BY A VOTE OF THE QUALIFIED VOTERS OF COLUMBUS IN AN ELECTION HELD ON NOVEMBER 2, 2021, PURSUANT TO AND IN CONFORMITY WITH THE CONSTITUTION AND STATUTES OF THE STATE OF GEORGIA; TO REGULATE AND PROVIDE FOR THE FORM OF THE BONDS; TO PROVIDE FOR THE ASSESSMENT AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT IN AMOUNT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; AND FOR OTHER PURPOSES.

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## PREAMBLE

1. In accordance with Article III, Chapter 8 of Title 48 of the Official Code of Georgia Annotated, the Council of Columbus, Georgia (the "Council"), the governing body of Columbus, Georgia ("Columbus"), a consolidated city-county government with powers and jurisdiction throughout the territorial limits of Muscogee County, unanimously adopted its Resolution No. 227-21 on July 27, 2021, imposing a special sales and use tax (the "Sales Tax"), subject to the requirement of referendum approval, and requesting that the Muscogee County Board of Elections and Registration (the "Election Superintendent") call an election for November 2, 2021. Resolution No. 227-21 provides for the form of the Notice of Election to be published in accordance with law, describes the purposes for which the tax is to be imposed, authorizes the issuance of general obligation sales tax bonds in connection with the imposition of said tax, prescribes the form of the question to be submitted to the voters on imposition of the tax and the maximum amounts to be raised therefrom. Resolution No. 227-21 also authorizes the Mayor, City Manager, Deputy City Manager, Finance Director, Clerk of Council, and other officials of Columbus to take all appropriate actions required for the proper conduct of the election, imposition of the Sales Tax, the acquisition and equipping of the projects approved in the referendum, and issuance of bonds as therein provided.

2. The Election Superintendent issued a call for the election not less than 30 days prior to the date of the election and caused the Notice of Election to be published according to law in the Columbus Ledger-Enquirer, the official organ of Muscogee County.

3. The election was held on November 2, 2021, in accordance with Resolution No. 227-21 and the call issued by the Election Superintendent, the provisions of the Georgia Election Code and all other applicable provisions of Georgia law. The Board of Elections and Registration and the Election Superintendent canvassed the returns, declared the results of the election, and certified the results to the Secretary of State and to the Commissioner of the Department of Revenue of the State of Georgia, finding the results of said election to be prima facie in favor of the question presented as follows:

## SPECIAL 1% SALES TAX (SPLOST)

(5,801) YES	Shall a special 1 percent sales and use tax be imposed in Muscogee County for the raising of not more than \$400,000,000 for Judicial Facilities; Roads, Streets, and Bridge Improvements; Trails and Sidewalks; Storm Water Projects; Parks and Recreation; Golf Facilities; Public Safety; General Government Vehicles and Equipment; Technology Enhancements; Columbus Ironworks Convention and Trade Center Improvements; Civic Center Improvements; and Economic Development?
(4,935) NO	

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of Columbus, Georgia in the maximum principal amount of \$200,000,000 for the purpose of acquiring, constructing and equipping said Judicial Facilities.

4. The issuance of general obligation debt having been duly approved, ratified and confirmed, Columbus gave statutory notice to that effect upon the Acting District Attorney of the Chattahoochee Judicial Circuit of Georgia, who filed a validation petition and complaint in the Superior Court of Muscogee County on January 26, 2022, Civil Action No. SU 2022CV 000159 to validate \$200,000,000 of general obligation sales tax bonds approved by the voters, and said bonds were validated by order of said Superior Court on February 7, 2022.

5. On February 22, 2022, Council adopted Resolution No. 046-22 approving the issuance of its COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2022, in the aggregate principal amount of \$129,490,000 (the "Series 2022 Bonds"), which were issued and delivered on March 10, 2022. Council reserved the right to issue the remaining principal amount of general obligation debt authorized in the election (i.e., \$70,510,000).

6. The Council has determined that it is in the best interest of Columbus and its citizens to issue \$[ ] of such remaining authorized general obligation debt.

7. In accordance with the Official Notice of Sale distributed on behalf of Columbus by Davenport & Company LLC, as financial advisor to Columbus, electronic bids for the purchase of the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 (the "Bonds") were received on September 23, 2025, and the Finance Director of Columbus, with the assistance of Davenport & Company LLC, reviewed the bids and determined that the best bid for the Bonds was submitted by [ ]. Said bid has been approved and accepted on behalf of Columbus, subject to approval by Council in accordance with this Resolution.

8. [Council has determined that it is in the best interest of Columbus and its citizens to reserve to itself the right to issue the remaining amount of general obligation debt authorized by the election held on November 2, 2021, (i.e., \$ ) at such time as it may so determine.]

NOW, THEREFORE, in order to issue and deliver a portion of the general obligation sales tax bonds of Columbus authorized by the voters, to adopt the form for said bonds, to authorize the execution of the same, and for other purposes, be it resolved by the Council in public meeting assembled, and it is hereby resolved by authority of the same, that the best bid described in paragraph 7 of the preamble is formally approved and accepted and further that:

## ARTICLE I DEFINITIONS; RULES OF CONSTRUCTION

**Section 101. Definitions.** In addition to the words and terms elsewhere defined in this Resolution, the following words and terms used herein shall have the following meanings:

**“Authentication Agent”, “Bond Registrar”, or “Paying Agent”** means the Finance Director of Columbus or a bank or trust company so designated by Columbus.

**“Bonds” or “Sales Tax Bonds” or “Series 2025 Bonds”** means the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025, to be issued in the aggregate principal amount of \$[ ] in accordance with the provisions of this Resolution.

**“Bond Counsel”** means an attorney at law or a firm of attorneys, designated by Columbus, of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on bonds issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any state of the United States of America.

**“Bond Date”** means the date of issuance and delivery of the Bonds.

**“Bond Registrar”** means the Finance Director of Columbus or a bank or trust company so designated by the Council.

**“Bond Year”** means January 2 of each year through January 1 of the following calendar year.

**“Bondholder” or “Holder”** means: (i) so long as a Book Entry System is in effect with respect to the Bonds, Cede & Co., as nominee for DTC, or its nominee, and (ii) in all other cases, the registered owner or owners of the Bonds as shown on the registration books maintained by the Bond Registrar and Paying Agent.

**“Book Entry Bonds”** mean the Bonds with respect to which the procedures set forth in Section 209 of this Resolution shall apply.

**“Business Day”** means a day on which banks located in the city in which the office of the Paying Agent is located, and banks in New York, New York, are not required or authorized by law or executive order to remain closed.

**“Cede & Co.”** means Cede & Co., the nominee of DTC or any successor nominee of DTC with respect to the Bonds.

**“City Manager”** means the duly appointed and acting City Manager of Columbus,

**“Code”** means the Internal Revenue Code of 1986, as amended.

**“Columbus” or “Consolidated Government of Columbus”** means Columbus, Georgia, a political subdivision of the State of Georgia and a consolidated city-county government with powers and jurisdiction throughout the territorial limits of Muscogee County as specifically set

forth in Columbus, Georgia --- New Charter for County-Wide Government” Georgia Laws 1993, p. 4978, as amended.

**“Construction Fund”** means the fund authorized to be created by Section 401(b) of this Resolution.

**“Construction Fund Custodian”** means such bank designated by the Finance Director of Columbus.

**“Council”** means the Council of Columbus, Georgia.

**“Costs of Issuance Account”** means the account, authorized to be created pursuant to Section 302 of this Resolution for the exclusive purpose of paying Costs of Issuance.

**“Debt Service”** means the principal of and interest due on the Bonds.

**“Debt Service Account”** means the account authorized to be created by Section 501(b) of this Resolution.

**“Debt Service Account Custodian”** means such bank designated by the Finance Director of Columbus.

**“Debt Service Requirement”** means the amount required in a Bond Year to pay Debt Service on the Bonds as the same becomes due and payable.

**“DTC”** means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, or its nominee, or any other person, firm, association or corporation designated in any supplemental resolution of the Council to serve as securities depository for the Bonds.

**“DTC Participant”** means securities brokers and dealers, banks, trust companies, clearing corporations, and certain other corporations which have access to the DTC system.

**“Election”** means the election described in paragraph 3 of the preamble regarding the imposition of the Special Sales Tax and the issuance of general obligation debt which was duly called and held in on November 2, 2021.

**“Federal Tax Certificate”** means a certificate executed by the appropriate officer of Columbus, dated the date of issuance and delivery of the Bonds, to the effect that on the basis of facts and estimates set forth therein (A) it is not expected that the proceeds of said Bonds will be used in a manner that would cause said bonds to be “arbitrage bonds” within the meaning of § 148 of the Code and applicable regulations thereunder, and (B) to the best knowledge and belief of said officer, such expectations are reasonable.

**“Finance Director”** means the Finance Director of Columbus, Georgia.

**“Interest Payment Date”** shall have the meaning given such term in Section 203(a) of this Resolution.

**“Judicial Facilities”** means the judicial facilities approved by the voters at the Election, which shall be acquired, constructed and equipped with proceeds from the sale of the Bonds, Special Sales Tax proceeds, and such other funds of Columbus made available therefor.

**“Mayor”** means the Mayor of Columbus.

**“O.C.G.A.”** means Official Code of Georgia Annotated.

**“Outstanding Bonds”** means any of the Bonds which has been executed and delivered pursuant to this Resolution except:

- (a) Bonds cancelled because of payment;
- (b) Bonds for the payment of which funds or securities in which such funds are invested shall have been theretofore deposited with a duly designated Paying Agent for the Bonds (whether upon or prior to the maturity of any such Bonds), provided that if such Bonds are to be defeased to the maturity thereof notice of provision for payment thereof shall have been given or provision satisfactory to such Paying Agent shall have been made therefor, or a waiver of such notice, satisfactory in form to such Paying Agent shall have been filed with such Paying Agent; and
- (c) Bonds in lieu of which other Bonds have been executed and delivered under Section 206 of this Resolution.

**“Paying Agent”** means the Finance Director of Columbus or a bank or trust company so designated by the Council or the Finance Director.

**“Project Superintendent”** means such person or persons so designated in writing by the Mayor or City Manager.

**“Project”** means, the Judicial Facilities, consisting of the acquisition, construction, improvement, and equipment of an approximately 342,000 square foot judicial center building complex and a parking facility consisting of 500-600 parking spaces, which shall be acquired, constructed and equipped with proceeds from the sale of the Bonds, Series 2022 Bonds, Special Sales Tax proceeds, and such other funds of Columbus made available therefor.

**“Projects Account”** means the account authorized to be created by Section 501(b) of this Resolution.

**“Projects Account Custodian”** means such bank designated by the Finance Director of Columbus.

**“Record Date”** means the 15th day of the calendar month preceding each Interest Payment Date.

**“Resolution”** means this bond resolution, including any supplemental resolutions or amendments hereto, which regulates and provides for the issuance of the Bonds.

**“Series 2022 Bonds”** means the Columbus, Georgia General Obligation Sales Tax Bonds, Series 2022, issued in the original aggregate principal amount of \$129,490,000 on March 10, 2022.

**“Special Sales Tax”** means the special one percent sales and use tax which began being collected in Columbus on April 1, 2022, in accordance with Part 1 of Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, as approved at the Election.

**“State”** means the State of Georgia.

**Section 102. Rules of Construction.** Unless the context clearly indicates to the contrary:

(a) “herein,” “hereby,” “hereunder,” “hereof,” “hereinbefore,” “hereinafter” and other equivalent words refer to this Resolution and not solely to the particular portion thereof in which any such word is used.

(b) any pronoun used herein shall be deemed to cover all genders;

(c) all references herein to particular Articles or Sections are references to Articles or Sections of this Resolution; and

(d) the titles preceding each Section of this Resolution are for convenience of reference only and are not intended to define, limit or describe the scope or intent of any provisions of this Resolution.

[END OF ARTICLE I]

## ARTICLE II AUTHORIZATION, TERMS, AND FORM OF BONDS

**Section 201. Authorization and Designation of Bonds.** General obligation bonds designated COLUMBUS GEORGIA, GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025, in the aggregate principal amount of \$[ ] (the “Bonds”) are hereby authorized to be issued for the purposes stated in the call of the Election, pursuant to the Constitution of Georgia, the general laws of the State, the aforesaid Election and vote, and this Resolution, and all the covenants, agreements, and provisions of this Resolution shall be for the equal and proportionate benefit and security of all owners of the Bonds without preference, priority or distinction as to the charge, lien or otherwise of any one Bond over any other Bond.

**Section 202. General Obligation.** The Bonds shall constitute debt of Columbus within the meaning of Article IX, Section V, Paragraph I of the Constitution of Georgia. Payment of the Bonds shall constitute a pledge of the full faith and credit of Columbus, and any liability on such debt which is not satisfied from the proceeds of the Special Sales Tax shall be satisfied from the general fund of Columbus or from a direct annual *ad valorem* tax levied in an amount sufficient to pay Debt Service on the Bonds.

**Section 203. Maturity, Interest Rates, Payment Dates, Date, Redemption Provisions, and Other Particulars of the Bonds.**

(a) The Bonds shall bear interest at the rates set forth below, calculated on the basis of a 360-day year of twelve 30-day months, payable on January 1 and July 1 (each an “Interest Payment Date”) in each year, beginning January 1, 2027, and shall mature and be paid on January 1 in the years and principal amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2027	\$	
2028		
2029		
2030		
2031		
2032		

(b) The Bonds are not subject to optional or scheduled mandatory redemption prior to maturity.

(c) The Bonds as originally issued shall be dated the date of issuance and delivery (the “Bond Date”).

(d) Except as provided in this Section, each Bond shall bear interest from the Interest Payment Date next preceding the date of authentication of such Bond to which interest on the Bonds has been paid, unless (i) such date of authentication is an Interest Payment Date to which interest has been paid, in which case from such Interest Payment Date, (ii) such date of authentication of such Bond is after the Record Date with respect to a Interest Payment Date and prior to such Interest Payment Date, in which case from such Interest Payment Date, or (iii) no interest has been paid on the Bonds, in which case from the Bond Date.



(e) The person in whose name any Bond is registered at the close of business on any Record Date with respect to any Interest Payment Date shall be entitled to receive the interest payable on such Interest Payment Date notwithstanding any registration of transfer or exchange subsequent to such Record Date and prior to such Interest Payment Date. The term "Record Date" as used in this Section with respect to any Interest Payment Date shall mean the 15th day of the calendar month next preceding such Interest Payment Date; provided, however, that if and to the extent a default shall occur in the payment of interest due on such Interest Payment Date, such past due interest shall be paid to the persons in whose name Outstanding Bonds are registered on a subsequent date of record established by notice given by mail by the Registrar to the holders of the Bonds not less than 30 days preceding such subsequent date of record.

(f) The principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

**Section 204. Execution of Bonds.** The Bonds will be executed with the manual signature or the engraved, imprinted, stamped or otherwise reproduced facsimile signature of the Mayor and the seal of Columbus will be impressed, imprinted, or otherwise reproduced and attested by the manual or facsimile signature of the Clerk of Council.

In case any officer whose facsimile signature shall appear on the Bonds shall cease to be such officer before delivery of the Bonds, such signature, nevertheless, shall be valid and sufficient for all purposes the same as if such officer had remained in office until delivery, and the Bonds, nevertheless, may be issued and delivered as though the person whose signature, appears on the Bonds had not ceased to be such officer. Any of the Bonds may be executed and sealed on behalf of Columbus by the facsimile signatures of such officers who may, at the time of the execution of the Bonds, hold the proper offices of Columbus although on the date of the Bonds or on the date of any lawful proceedings taken in connection therewith such persons may not have held such offices.

**Section 205. Authentication of Bonds.** Each Bond shall bear thereon a certificate of authentication substantially in the form hereinafter prescribed, executed by the Authentication Agent with a manually executed signature. Only such Bonds as shall bear thereon such certificate of authentication shall be entitled to any right or benefit under this Resolution and no Bond shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the Authentication Agent and such certificate of the Authentication Agent shall be conclusive evidence that the Bond so authenticated has been duly authenticated, registered and delivered under this Resolution and that the owner thereof is entitled to the benefits of this Resolution. The Authentication Agent's certificate of authentication on any Bond shall be deemed to have been executed by the Authentication Agent if signed manually by an authorized officer of the Authentication Agent or its authorized representative, but it shall not be necessary that the same officer or authorized representative sign the certificate of authentication on all the Bonds.

**Section 206. Mutilated, Lost Stolen, or Destroyed Bonds.** In the event any Bond is mutilated, lost, stolen or destroyed, Columbus will execute and deliver a new Bond of like tenor as that mutilated, lost, stolen or destroyed, provided that, in the case of any such mutilated Bond, such Bond is first surrendered to the Bond Registrar and Paying Agent and, in the case of any such lost, stolen or destroyed Bond, there is first furnished evidence of such loss, theft or destruction satisfactory to Columbus and the Bond Registrar, together with indemnity satisfactory to

Columbus and the Bond Registrar. No service charge shall be made for any such transaction, but a charge may be made to cover any actual expense incurred. In the event any such Bond shall have matured or become due, in lieu of issuing a duplicate Bond the Paying Agent may pay such Bond without surrender thereof.

**Section 207. Persons Treated as Owners of Bonds.** Columbus and its agents, including the Paying Agent and Bond Registrar, may deem and treat the registered owner of any Bond as the absolute owner of such Bond for the purpose of receiving payment of the principal thereof and the interest thereon and for all other purposes whatsoever. All such payments of principal and interest made to any such owner or upon such owner's order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither Columbus nor any such agent shall be affected by any notice to the contrary.

**Section 208. Validation Certificate.** A validation certificate of the Clerk of the Superior Court of Muscogee County, State of Georgia, bearing the manual signature or the engraved, imprinted, stamped or otherwise reproduced facsimile signature of such Clerk and the impressed, imprinted, or otherwise reproduced seal of said court will be endorsed on each Bond and will be essential to its validity.

**Section 209. Book-Entry Only System.** The Bonds are hereby authorized to be issued in book-entry only form, with no physical distribution of Bonds made to the public. If Bonds are issued as book-entry bonds, the following procedures shall apply thereto:

The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee), or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond of each series certificate will be issued for each maturity, in the aggregate principal amount of such maturity, and will be deposited with DTC.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants (which include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations), which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (a "Beneficial Owner") is in turn to be recorded on the records of the Direct Participants and others such as U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co., or such other DTC nominee, do not effect any change in

beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Principal and interest payments on the Bonds will be made by the Paying Agent to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Columbus or the Paying Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or Columbus, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Columbus or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

If (a) DTC determines not to continue to act as securities depository for the Bonds or (b) Columbus determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of Columbus or the Beneficial Owners of the Bonds, Columbus shall discontinue the book-entry system with DTC. If Columbus fails to identify another qualified securities depository to replace DTC, Columbus will cause the Paying Agent to authenticate and deliver replacement Bonds in the form of fully registered Bonds to each Beneficial Owner.

If a book-entry system of evidence and transfer of ownership of the Bonds is discontinued pursuant to the provisions of this Section, the Bonds shall be delivered solely as fully registered Bonds without coupons in the denominations of \$5,000 or any integral multiple thereof, shall be lettered "R" and numbered separately from 1 upward, and shall be payable, executed, authenticated, registered, exchanged and canceled pursuant to the provisions of Article II hereof. In addition, Columbus will pay all costs and fees associated with the printing of the Bonds and issuance of the same in certificated form.

SO LONG AS CEDE & CO. OR SUCH OTHER DTC NOMINEE, AS NOMINEE FOR DTC, IS THE SOLE BONDHOLDER, COLUMBUS AND THE BOND REGISTRAR WILL TREAT CEDE & CO. OR SUCH OTHER NOMINEE AS THE ONLY OWNER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING, AND REQUESTING OR DIRECTING COLUMBUS OR THE PAYING AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THE RESOLUTION. COLUMBUS HAS NO RESPONSIBILITY OR OBLIGATION TO THE DIRECT OR INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS WITH RESPECT TO (A) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT OR INDIRECT PARTICIPANT; (B) THE PAYMENT TO ANY DIRECT OR INDIRECT PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL

OF AND INTEREST ON THE BONDS; (C) THE DELIVERY OR TIMELINESS OF DELIVERY BY ANY DIRECT OR INDIRECT PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE RESOLUTION TO BE GIVEN TO BONDHOLDERS; OR (D) OTHER ACTION TAKEN BY DTC OR CEDE & CO. OR SUCH OTHER DTC NOMINEE, AS OWNER.

If the Bonds are issued as book-entry bonds, the form of the Bonds shall contain the following text:

*Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to Columbus or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.*

*Columbus has established a Book Entry system of registration for this Bond. Except as specifically provided otherwise in the hereinafter defined Resolution, Cede & Co., as nominee of The Depository Trust Company, will be the registered owner and will hold this Bond on behalf of each beneficial owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, each beneficial owner of this Bond shall be deemed to have agreed to such arrangement. Cede & Co., as registered owner of this Bond, will be treated as the owner of this Bond for all purposes.*

**Section 210. Registration; Transfer and Exchange of Bonds.** The Bonds shall be registered as to both principal and interest on registration books to be kept for that purpose by the Bond Registrar and Paying Agent. The Paying Agent will be the Bond Registrar for the Bonds and will keep proper registration, exchange and transfer records in which it shall register the name and address of the owner of each Bond. The Bond Registrar is hereby designated as Authentication Agent for purposes of authenticating any Bonds issued hereunder or issued in exchange or in replacement for Bonds previously issued. The Bonds may be transferred only on the bond register of the Bond Registrar with respect to the Bonds. No transfer of any Bond shall be permitted except upon presentation and surrender of such Bond at the designated corporate trust office of the Bond Registrar with a written assignment signed by the registered owner of such Bond in person or by a duly authorized attorney in form and with guaranty of signature satisfactory to the Bond Registrar.

Upon surrender for registration of transfer of any Bond at the designated corporate trust office of the Bond Registrar, Columbus shall execute, and the Authentication Agent shall authenticate and deliver to the transferee or transferees a new Bond or Bonds for a like aggregate principal amount and maturity. Bonds may be exchanged at the designated office of the Bond Registrar for a like aggregate principal amount of Bonds of authorized denominations and of like maturity. The execution by Columbus of any Bond in any authorized denomination shall constitute full and due authorization of such denomination and the Bond Registrar shall thereby be authorized

to authenticate and deliver such Bond. No charge shall be made to any Bondholder for the privilege of registration of transfer or exchange, but any Bondholder requesting any such registration of transfer or exchange shall pay any tax or other governmental charge required to be paid with respect thereto.

The Bond Registrar shall not be required to issue, transfer or exchange any Bond until the certificate of validation on any replacement bond shall have been properly executed by the Clerk of the Superior Court of Muscogee County. Upon the written request of the Bond Registrar or Columbus specifying that a Bond is being issued in exchange for or for transfer of registration of one of the Bonds as originally issued and delivered or one of the Bonds previously issued in exchange therefor, the Clerk of the Superior Court of Muscogee County is instructed to execute the certificate of validation endorsed on such Bond.

The inclusion of the foregoing provisions shall constitute (i) a continuing request from Columbus to the Clerk of the Superior Court of Muscogee County to execute the certificate of validation on any replacement Bond issued, and (ii) the appointment of the Bond Registrar as agent of Columbus to do any and all things necessary to effect any exchange or transfer.

**Section 211. Delivery of Bonds.** Columbus shall execute the Bonds and deliver them to the Bond Registrar, and the Bond Registrar shall authenticate the Bonds and deliver them to the purchaser or purchasers as shall be designated Columbus.

**Section 212. Destruction of Canceled Bonds.** All Bonds paid, purchased or redeemed, either at or before maturity, shall be canceled and delivered to the Bond Registrar when such payment is made. All Bonds so canceled shall be destroyed upon their delivery to the Bond Registrar in accordance with the practice then prevailing with Columbus and record of such destruction shall be made and preserved in the permanent records of Columbus.

**Section 213. Form of Bonds.** The Bonds and the certificate of validation and certificate of authentication to be endorsed thereon will be in substantially the following terms and form with such variations, omissions, substitutions and insertions as may be required to complete properly each Bond and as may be approved by the officer or officers executing each Bond by facsimile signature, which approval shall be conclusively evidenced by such execution:

[END OF ARTICLE II]

## [FORM OF BONDS]

*Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to Columbus, Georgia ("Columbus") or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof Cede & Co., has an interest herein.*

No. R – \_\_\_\_

UNITED STATES OF AMERICA  
STATE OF GEORGIA

COLUMBUS, GEORGIA  
GENERAL OBLIGATION SALES TAX BOND, SERIES 2025

Maturity Date: January 1, 20\_\_\_\_ CUSIP: \_\_\_\_\_  
Principal Amount: \$\_\_\_\_\_  
Interest Rate: \_\_\_\_\_%  
Bond Date: [Date of Issuance and Delivery]  
Registered Owner: Cede & Co.

Columbus, Georgia ("Columbus"), a consolidated city-county government and a political subdivision of the State of Georgia, acting by and through its governing body, the Council of Columbus, Georgia, for value received hereby promises to pay or cause to be paid to the registered owner named above or to the payee's registered assigns the principal amount specified above, on the maturity date specified above, without option of prior payment, upon presentation and surrender of this Bond at the designated corporate trust office of the Finance Director of Columbus, Georgia, in Columbus, Georgia, as Paying Agent and Bond Registrar, in lawful money of the United States of America, and to pay to the registered owner hereof, interest on such principal sum by check or draft mailed by first class mail (or by wire transfer to the registered owner of Bonds in the minimum aggregate principal amount of \$1,000,000 at a wire transfer address which said registered owner has provided to the Paying Agent not less than five Business Days prior to an Interest Payment Date (hereinafter defined) which wire instructions shall remain in effect until the Paying Agent is notified to the contrary), to such owner at such owner's address as it shall appear on the bond register kept by the Bond Registrar, at the interest rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months), payable on January 1 and July 1 of each year (each a "Interest Payment Date"), beginning January 1, 2027, from the Interest Payment Date next preceding the date of authentication of this Bond to which interest on this Bond has been paid, unless (i) such date of authentication is an Interest Payment Date to which interest has been paid, in which case from such Interest Payment Date, (ii) such date of authentication is after the Record Date (hereinafter defined) with respect to an Interest Payment Date and prior to such Interest Payment Date, in which case from such Interest Payment Date, or (iii) no interest has been paid on the Bonds, in which case from the Bond Date set forth above, until payment is made of such principal sum in full.



The interest so payable on any such Interest Payment Date will be paid to the person in whose name this Bond is registered at the close of business on the 15th day of the calendar month preceding such Interest Payment Date (the "Record Date"); provided, however, that if and to the extent a default shall occur in the payment of interest due on said Interest Payment Date, such past due interest shall be paid to the persons in whose name this outstanding Bond is registered on a subsequent date of record established by notice given by mail by the Paying Agent to the holder of this Bond not less than 30 days preceding such subsequent date of record. Both the principal of and interest on this Bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

COLUMBUS HAS ESTABLISHED A BOOK ENTRY SYSTEM OF REGISTRATION FOR THIS BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE HEREINAFTER DEFINED RESOLUTION, CEDE & CO., AS NOMINEE OF DTC, WILL BE THE REGISTERED OWNER AND WILL HOLD THIS BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS BOND, WILL BE TREATED AS THE OWNER OF THIS BOND FOR ALL PURPOSES.

This Bond is one of a duly authorized series of bonds designated COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025, in the aggregate principal amount of \$[ ] (the "Bonds"), of like date and tenor, except as to numbers, maturities, and interest rate, issued to provide funds needed to pay the cost, in whole or in part, of acquiring, constructing, and equipping new judicial facilities for the use or benefit of Columbus and its citizens and the costs associated with issuance of the Bonds.

This Bond is issued under and pursuant to authority of the Constitution and laws of the State of Georgia, which issuance was duly authorized by the qualified voters of Columbus voting in an election held for that purpose on November 2, 2021, and by a bond resolution adopted by the Council of Columbus on February 22, 2022 (the "Resolution").

At the election held on November 2, 2021, a majority of the qualified voters authorized the imposition of a special one percent sales and use tax to raise not more than \$400,000,000 for the funding of various capital outlay projects of Columbus and authorized Columbus to issue general obligation debt in the maximum principal amount of \$200,000,000 to finance judicial facilities as part of such capital outlay projects. The expenditure of special one percent sales and use tax proceeds for purposes authorized by the voters and not funded with proceeds of the Bonds shall be made directly from proceeds of such special sales and use tax as proceeds are available therefor. No part of the direct net proceeds from the special one percent sales and use tax received in any year shall be used for said purposes until all principal, premium, if any, and interest requirements of the Bonds and any other debt hereafter issued as authorized by the voters at said election have first been satisfied for that year from the account in which are to be placed the proceeds received by Columbus from such special county sales and use tax.

The general obligation indebtedness evidenced by this Bond is secured by and first payable from the special one percent sales and use tax which was imposed within Columbus on April 1, 2022, and will be collected for a period of time until \$400,000,000 is collected by such tax for the purposes approved by the voters. The Bonds are payable from a separate account in which are to be placed the proceeds received by Columbus from such special sales and use tax. Such general

obligation debt, however, constitutes a pledge of the full faith, credit, and taxing power of Columbus, and any liability on such debt which is not satisfied from the proceeds of the special county one percent sales and use tax shall be satisfied from the general funds of Columbus or from a direct annual *ad valorem* tax levied in an amount sufficient to pay principal, premium, if any, and interest on the Bonds.

[Columbus has reserved the right to incur additional general obligation indebtedness secured first and payable from the special one percent sales and use tax provided that the principal amount of such indebtedness together with the principal amount of the Bonds shall not exceed \$200,000,000.]

This Bond is issued with the intent that the laws of the State of Georgia shall govern its construction, and, in the case of default, the owner hereof shall be entitled to the remedies provided by the Resolution and by all applicable laws.

This Bond shall not be entitled to any benefit under the Resolution or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the execution by the Authentication Agent of the certificate of authentication hereon.

The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of or on account of either principal or interest made to such registered owner shall be valid and effectual to satisfy and discharge the liability upon this Bond to the extent of the sum or sums so paid.

The Bonds are issued in fully registered form in the denomination of \$5,000 or any integral multiple thereof. This Bond, upon the surrender thereof at the principal corporate trust office of the Bond Registrar with a written instrument of transfer satisfactory to the Bond Registrar executed by the owner or the owner's attorney duly authorized in writing, may be exchanged, at the option of the owner, for an equal aggregate principal amount of Bonds of the same maturity and interest rate of any other authorized denomination. No service charge shall be made for any such exchange or registration of transfer, but the Bond Registrar may require payment of such charges as it shall be sufficient to cover any tax or other governmental charge, if any, which may be payable in connection therewith.

This Bond is registrable as transferred by the owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar, all subject to the terms and conditions of the Resolution.

It is certified and recited that all acts, conditions, and things required by the Constitution or statutes of the State of Georgia to exist, happen or be performed precedent to and in the issuance of this Bond, do exist, have happened, and have been performed in due and legal time, form, and manner as required by law, that provision has been made for the collection of taxes in sufficient amount to pay the principal of and interest on this Bond in accordance with its terms and that the total indebtedness of Columbus, including this Bond, does not exceed any limitation prescribed by said Constitution or statutes.

IN WITNESS WHEREOF, Columbus, Georgia, acting by and through its governing body, Council of Columbus, has caused this Bond to be executed by the manual or facsimile signature of the Mayor and its corporate seal to be hereunto reproduced and attested by the manual or facsimile signature of its Clerk, as of the date first above written.

COLUMBUS, GEORGIA

(S E A L)

By: \_\_\_\_\_ (FORM)  
Mayor

Attest: \_\_\_\_\_ (FORM)  
Clerk of Council

# CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds designated in and executed under the provisions of the within-mentioned Resolution.

Date of Authentication: [Date of Issuance and Delivery]

By: \_\_\_\_\_  
Finance Director of Columbus  
as Authentication Agent

\*\*\*\*\*

STATE OF GEORGIA	)	
	)	VALIDATION CERTIFICATE
MUSCOGEE COUNTY	)	

The undersigned Clerk of the Superior Court of Muscogee County, Georgia, hereby certifies that the within Bond was validated and confirmed by judgment of the Superior Court of Muscogee County, Georgia, on February 7, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the official seal of the Superior Court of Muscogee County, Georgia.

(S E A L)

\_\_\_\_\_  
(Form)  
Clerk  
Superior Court of Muscogee County, Georgia

## ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

\_\_\_\_\_  
PLEASE INSERT SOCIAL SECURITY OR OTHER  
IDENTIFYING NUMBER OF ASSIGNEE  
\_\_\_\_\_

\_\_\_\_\_  
Please print or typewrite name and address, including postal zip code of transferee.

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints  
\_\_\_\_\_ Agent to transfer the within Bond on the  
books kept for registration thereof, with full power of substitution in the premises.

\_\_\_\_\_  
Assignor

NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Date: \_\_\_\_\_, 20\_\_

Signature Guaranteed:

\_\_\_\_\_  
NOTICE: Signature(s) must be guaranteed by a member firm of the STAMP, SEMP or MSP signature guarantee medallion programs.

[END OF FORM OF BONDS]

[END OF ARTICLE II]

### ARTICLE III APPLICATION OF PROCEEDS OF BONDS

**Section 301. Application of Proceeds of Bonds.** The proceeds derived from the sale of the Bonds shall be applied by Columbus, concurrently with the delivery of the Bonds to the initial purchaser or purchasers thereof, as follows:

(a) All capitalized interest, if any, on the Bonds shall be deposited into the Debt Service Account and shall be used only for the purpose of paying the interest which shall first become due on the Bonds.

(b) All Costs of Issuance shall be paid at closing directly to those persons who shall be entitled to the same, or an amount sufficient to pay all or a portion of the same may be deposited in either the Construction Fund or the Costs of Issuance Account, from which the Costs of Issuance shall be disbursed in accordance with Section 403 or Section 302, as applicable, to those persons who shall be entitled to the same. At such time as all Costs of Issuance have been paid, any money remaining (i) with the Underwriter of the Bonds for purposes of paying Costs of Issuance, or in a Costs of Issuance Account, shall be transferred to Columbus for deposit to the Construction Fund; or (ii) in the Construction Fund for purposes of paying Costs of Issuance shall be remain in the Construction Fund.

(c) All costs of the Project incurred by Columbus prior to the issuance of the Bonds which may be reimbursed from Bond proceeds in compliance with Treasury Regulations § 1.150-2 shall be reimbursed to Columbus.

(d) The balance of the proceeds from the sale of the Bonds shall be deposited in the Construction Fund.

**Section 302. Costs of Issuance Account.**

(a) A special account is hereby authorized to be established, in the discretion of Columbus, with a custodian to be designated by the Council, prior to the issuance and delivery of the Bonds, said account to be designated the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 COSTS OF ISSUANCE ACCOUNT (the "Costs of Issuance Account"). If established, said account shall be held separate and apart from all other deposits or funds of Columbus, and money, if any, deposited into a Costs of Issuance Account upon the issuance of the Bonds shall be disbursed to pay, or reimburse Columbus for, all or a portion of the Costs of Issuance.

(b) Disbursements from the Costs of Issuance Account shall not require the hereinafter described requisition and certificate but shall require an invoice for such payment; however, Columbus shall keep and maintain adequate records pertaining to the Costs of Issuance Account and all disbursements therefrom.

(c) Money on deposit in the Costs of Issuance Account may be invested, pending disbursement or use, in accordance with Section 602(a).

[END OF ARTICLE III]



**ARTICLE IV  
ACQUISITION, CONSTRUCTION, AND EQUIPPING  
OF THE PROJECT; CONSTRUCTION FUND**

**Section 401. Acquisition, Construction, and Equipping of the Project; Construction Fund.**

(a) Columbus will proceed with the acquisition, construction, and equipping of the Project substantially in accordance with the plans, specifications, and recommendations prepared therefor and on file with Columbus, as the same shall be supplemented, modified or revised consistent with the intent of this Resolution.

(b) A construction fund is hereby authorized to be created prior to or concurrently with the issuance and delivery of the Bonds, said fund to be designated the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 CONSTRUCTION FUND (the "Construction Fund"). The Construction Fund shall be maintained by Columbus with such bank or banks as shall be designated by the Finance Director of Columbus as the Construction Fund Custodian. Proceeds from the sale of the Bonds as set forth in Section 301(d) of this Resolution, and any other funds received by grant, donation or otherwise to finance the Project, notwithstanding any grant or donation covenants that require otherwise, shall be deposited to the credit of the Construction Fund. Such money as shall be deposited in the Construction Fund shall be held by the Construction Fund Custodian and withdrawn only in accordance with the provisions and restrictions set forth in this Resolution, and Columbus will not cause or permit to be paid therefrom any sums except in accordance herewith; provided, however, that any money in the Construction Fund not needed at the time for the payment of the current obligations during the course of the acquisition, construction, and equipping of the Project, upon direction of the Project Superintendent, may be invested and reinvested by the Construction Fund Custodian in such investments as are set forth in Section 602(a) of this Resolution. Any such investments shall mature not later than such times as shall be necessary to provide money when needed for payments to be made from the Construction Fund, and shall be held by said Custodian for the account of the Construction Fund until maturity or until sold, and at maturity or upon such sale, the proceeds received therefrom, including accrued interest, shall be immediately deposited by said Custodian in the Construction Fund and shall be disposed of in the manner and for the purposes hereinafter provided.

(c) All money in and securities held for the Construction Fund shall be subject to a lien and charge in favor of the Holders of the Bonds and shall be held for the security of such Holders until paid out as hereinafter provided.

**Section 402. Authorized Construction Fund Disbursements.** Withdrawals from the Construction Fund may be made for the purpose of paying the cost of acquiring, constructing, and equipping the Project, including reimbursing Columbus for advances from its other funds to accomplish the purposes hereinafter described and including the purchase of such property and equipment as may be useful in connection therewith, and, without intending thereby to limit or to restrict or to extend any proper definition of such cost as contained in the laws of the State of Georgia relating to expenditure of proceeds of general obligation sales tax bonds, shall include:

(a) The cost of indemnity and fidelity bonds either to secure deposits in the Construction Fund or to insure the faithful completion of any contract pertaining to the Project;

(b) Any taxes or other charges lawfully levied or assessed against the Project;

(c) Fees and expenses of architects and engineers for engineering studies, surveys and estimates, and the preparation of plans and supervising the acquisition, construction and equipping of the Project;

(d) All other items or expenses not elsewhere in this Section specified incident to the Project;

(e) Payments made for labor, contractors, builders and materialmen in connection with the Project and payment for machinery and equipment and for the restoration of property damaged or destroyed in connection therewith and the repayment of advances made to it for the purpose of paying any of the aforementioned costs;

(f) The cost of acquiring by purchase, and the amount of any award or final judgment in any proceeding to acquire by condemnation, lands and rights-of-way necessary for the Project and appurtenances in connection therewith, and options and payments thereon, and any easements or rights-of-way or any damages incident to or resulting from the acquisition, construction and equipping of the Project; and

(g) Costs and expenses incident to the issuance of the Bonds.

**Section 403. Requisition Procedure.** All payments from the Construction Fund shall be made upon wire transfer or checks signed by an officer of Columbus properly authorized to sign in its behalf, but before any such payment shall be made (other than payments therefrom of capitalized interest and Costs of Issuance) there shall be maintained by Columbus a written record reflecting:

(i) each amount to be paid and the name of the person, firm or corporation to whom payment thereof is due;

(ii) that Columbus has incurred an obligation in the stated amount, that the same is a proper charge against the Construction Fund and has not been paid, and stating that the bill, invoice or statement of account for such obligation, or a copy thereof, is on file in the office of the Project Superintendent;

(iii) that the Project Superintendent has no notice of any vendor's, mechanic's or other liens or rights to liens, chattel mortgages or conditional sales contracts which should be satisfied or discharged before such payment is made; that such requisition contains no item representing payment on account or any retained percentages (other than any percentages required by the State to be retained) which Columbus, at the date of such certificate, is entitled to retain; and

(iv) that insofar as such obligation was incurred for work, material, supplies or equipment in connection with the Project, such work was actually performed, or such material, supplies or equipment was actually installed in or about the construction or delivered at the site of the work for that purpose.

**Section 404. Other Disbursements from the Construction Fund.**

(a) If the United States of America or the State of Georgia, or any department, agency or instrumentality of either, agrees to allocate money to be used to defray any part of the cost of acquiring, constructing, and equipping the Project upon the condition that Columbus appropriate

a designated amount of money for said specified purpose or purposes, and Columbus is required to withdraw any sum so required from the Construction Fund for deposit in a special account, Columbus shall have the right to withdraw any sum so required from the Construction Fund by appropriate transfer and to deposit the same in a special account for that particular purpose; provided, however, that all payments thereafter made from said special account may be made only in accordance with the requirements set forth in this Article.

(b) Withdrawals for investment purposes only (including authorized deposits with other banks) may be made by the Construction Fund Custodian to comply with written directions from an authorized officer of Columbus without any requisition other than said direction.

**Section 405. Other Construction Covenants.** Columbus shall do all things and take all reasonable and prudent measures necessary to continue construction with due diligence and to expend the money deposited in the Construction Fund as expeditiously as possible in order to assure the completion of the Project on the earliest practicable date and will insure itself against the usual hazards' incident to the construction of such a capital project.

**Section 406. Insurance During Construction.** Any contract relating to construction of the Project shall provide that:

(a) The contractor shall procure and shall maintain during the life of his contract Workers' Compensation Insurance as required by applicable State law for all of his employees to be engaged in work at the site of the Project under his contract and, in case of any such work sublet, the contractor shall require the subcontractor similarly to provide Workers' Compensation Insurance for all of the latter's employees to be engaged in such work unless such employees are covered by the protection afforded by the contractor's Workers' Compensation Insurance. In case any class of employees is engaged in hazardous work on the Project under such contract is not protected under the Workers' Compensation Statute, the contractor shall provide or shall cause such subcontractor to provide adequate employer's liability insurance for the protection of such of his employees as are not otherwise protected.

(b) The contractor shall procure and shall maintain during the life of his contract adequate Contractor's Public Liability Insurance, adequate Vehicle Liability Insurance, and adequate Contractor's Property Damage Insurance.

(c) The contractor shall either require each of his subcontractors to procure and to maintain during the life of his subcontract, Subcontractor's Public Liability and Property Damage Insurance of the type and in the same amounts as specified in the contractor's policy or insure the activities of his subcontractors in his own policy.

(d) The insurance required under subparagraphs (b) and (c) hereof shall provide adequate protection for the contractor and his subcontractors, respectively, against damage claims which may arise from operations under the contract, whether such operations be by the insured or by anyone directly or indirectly employed by him.

(e) The contractor shall procure and shall maintain during the life of its contract, Builder's Risk Insurance (Fire and Extended Coverage) on a 100% completed value basis on the insurable portions of the Project. Columbus, the contractor and subcontractors, as their interests may appear, shall be named as the insured.

(f) The contractor shall furnish Columbus with certificates showing the type, amount, class of operations covered, effective date and dates of expiration of all policies. Such certificates shall also provide that the insurance covered by the certificate will not be cancelled or materially altered, except after ten days' written notice has been received by Columbus.

**Section 407. Performance and Payment Bonds.** Columbus shall require the contractor to furnish a performance bond in an amount at least equal to 100% of the contract price as security for the faithful performance of his contract and also a payment bond in an amount not less than 100% of the contract price as security for the payment of all persons performing labor on the Project under his contract and furnishing materials in connection with his contract.

**Section 408. Completion of the Project.** When the acquisition, construction, and equipping of the Project have been completed, said fact shall be evidenced by a certificate to Columbus and the Construction Fund Custodian from the Project Superintendent for the Project to such effect specifying the date of completion. Should there be any balance in the Construction Fund which is not needed to defray proper unpaid charges against said Fund, such balance shall be transferred to the Debt Service Account or otherwise applied in accordance with State law.

[END OF ARTICLE IV]

## ARTICLE V FUNDS PLEDGED TO PAYMENT OF BONDS

### Section 501. Debt Service Account; Payment of Debt Service on the Bonds.

(a) For the purpose of providing for lawful imposition of the Special Sales Tax and for providing funds for the payment of the Debt Service on the Bonds and any other general obligation debt hereafter issued, as approved by the voters at the Election, on the dates on which such Debt Service shall become due and payable, notice has been given to the Secretary of State and the Commissioner of the Department of Revenue of the results of the Election authorizing the imposition of the Special Sales Tax and collection thereof.

(b) Columbus is hereby authorized to create and establish, prior to or concurrently with the issuance and delivery of the Bonds, two special accounts to be designated the COLUMBUS, GEORGIA, GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 DEBT SERVICE ACCOUNT (the "Debt Service Account") and the COLUMBUS, GEORGIA, SPECIAL ONE PERCENT SALES AND USE TAX PROJECTS ACCOUNT (the "Projects Account"). Money in said accounts may be invested and reinvested in such investments as are set forth in Section 602(b) of this Resolution. Money in the Debt Service Account shall be held and kept separate and apart from all other funds of Columbus and shall not in any manner be comingled with other funds of Columbus. The Debt Service Account will be maintained and held in trust by Columbus with the Debt Service Account Custodian and the owners of the Bonds and any general obligation debt issued hereafter and approved at the Election shall have a beneficial interest therein.

(c) Capitalized interest on the Bonds, if any, all proceeds of the Special Sales Tax disbursed to Columbus by the State of the Georgia Department of Revenue, Sales and Use Tax Division and any *ad valorem* tax levied for payment of the Bonds shall be deposited in the Debt Service Account. After the Debt Service Account has accumulated sufficient money to satisfy the Debt Service Requirement on the Bonds, and any Debt Service Requirement on any general obligation bonds hereafter issued as authorized by the Election, all remaining proceeds of the Special Sales Tax received in such Bond Year shall be distributed to the Projects Account to pay for the capital outlay projects approved by the voters at the Election, including the Project, until the first day of the following Bond Year when the Special Sales Tax receipts shall recommence being remitted into the Debt Service Account.

(d) In accordance with O.C.G.A. § 48-8-121(a)(2) Columbus shall maintain a record of each and every purpose for which proceeds of the Special Sales Tax are used. A schedule shall be included in its annual audit which shows the original estimated cost for the project, the current estimated cost if it is not the original estimated cost, amounts expended in prior years, and amounts expended in the current year. The auditor shall verify and test expenditures of the project in order to express an opinion thereon in accordance with generally accepted governmental auditing standards.

(e) Payment of Debt Service on the Bonds shall be made first from the Debt Service Account. Payment of the Bonds, however, shall constitute a pledge of the full faith, credit, and taxing power of Columbus, and any liability on such debt which is not satisfied from the proceeds of the Special Sales Tax shall be satisfied from the general funds of Columbus or from a direct annual *ad valorem* tax levied in an amount sufficient to pay such Debt Service. Any *ad valorem* tax levied for payment of the Bonds shall be deposited in the Debt Service Account.

Bond Resolution

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**Section 502. Assessment and Collection of Annual Tax.**

(a) In order to provide for the assessment and collection of a continuing direct annual tax to be levied on all the taxable property subject to taxation for general obligation bond purposes located within the boundaries of Columbus as the same now exist, and within any extensions of said boundaries, sufficient in amount to pay the principal of and interest on the Bonds as the same shall mature and become due, to the extent such principal and interest are not paid from the Special Sales Tax, Columbus shall and does hereby resolve that such tax be assessed and collected in Columbus in the appropriate years, beginning in the year 2026, sufficient in amount to produce the sums required to pay the principal of and interest on the Bonds coming due on January 1, 2027, and coming due on January 1 and July 1 in each of the years set forth in Section 203(a), through January 1, 2032, and that the funds provided by said tax shall be irrevocably pledged to and appropriated for the payment of the principal of and the interest on the Bonds.

(b) Columbus shall comply with the provisions of O.C.G.A. § 48-5-32 and all other statutory requirements as may exist from time to time relating to the publication of any reports or notices required prior to establishing millage rates each year for general obligation bond purposes, including payment of principal of and interest on the Bonds, and shall take such other actions as may be required for the assessment and collection of taxes to provide funds in the years and amounts set forth in this Resolution. Columbus shall cause a report to be published in a newspaper of general circulation throughout the County at least two weeks prior to the establishment of the millage rates for *ad valorem* taxes for general obligation bond purposes during the current calendar year, in accordance with O.C.G.A. § 48-5-32.

**Section 503. Funds Pledged for Payment of Bonds.** All funds provided by the Special Sales Tax and any amount required from the general funds of Columbus, including any tax levy as described in Section 502 hereof, are pledged irrevocably to and appropriated for the payment of the principal of and interest on the Bonds and any other general obligation debt approved by the voters at the Election so that all of the Bonds and any such general obligation debt, as to both principal and interest, shall be fully paid as the same mature and become due.

**Section 504. Depositary Agreements with Debt Service Account Custodian.** Any depositary agreement with any bank or banks acting as Debt Service Account Custodian shall require that the Debt Service Account Custodian shall transfer, or make available, to the Paying Agent for the Bonds, not less than five (5) Business Day prior to each Interest Payment Date, such amounts as are necessary to provide for the payment of the Debt Service on the Bonds coming due on each Interest Payment Date, as required by the provisions of this Resolution.

[END OF ARTICLE V]

**ARTICLE VI**  
**DEFEASANCE; INVESTMENTS; DEPOSITORIES;**  
**TAX AND MISCELLANEOUS PROVISIONS**

**Section 601. Defeasance.**

(a) The Bonds shall be deemed to have been paid in full, and the lien of this Resolution shall be discharged,

(i) after there shall have been irrevocably deposited in an irrevocable trust fund created for that purpose,

(A) sufficient money, and/or

(B) obligations of, or guaranteed as to principal and interest by, the United States of America, or certificates of an ownership interest in the principal or interest of obligations of or guaranteed as to principal and interest by the United States of America, which shall not contain provisions permitting the redemption thereof prior to their stated maturity, the principal of and the interest on which when due, will be sufficient, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon (said earnings to be held in trust also), for the payment of the principal of such Bonds, plus interest thereon to the due date thereof;

(ii) there shall have been paid, or satisfactory provision shall have been made for payment, to the Bond Registrar and Paying Agent all fees and expenses due or to become due in connection with the payment of the Bonds or there shall be sufficient money deposited with the Bond Registrar and Paying Agent to make said payments; and

(iii) unless all Outstanding Bonds are to mature within the next 60 days, Columbus shall have given the Bond Registrar and Paying Agent irrevocable instructions to give notice, as soon as practicable, to the owners of the Outstanding Bonds, by first class mail, postage prepaid, at their last addresses appearing upon the books of registration, that the deposit required by subsection (a)(i) above has been made with the Bond Registrar and Paying Agent and that the Bonds are deemed to have been paid in accordance with this Section 601.

(b) In addition to the foregoing provisions of this Section 601, the lien of this Resolution shall only be discharged pursuant to this Section 601 if Columbus delivers an opinion of Bond Counsel providing that all conditions precedent to the discharge of the lien of this Resolution pursuant to this Section 601 have been satisfied and such deposit and discharge will not adversely affect the exclusion of the interest on the Bonds from federal income taxation.

(c) Whenever the Bonds shall be deemed to have been paid pursuant to this Section 601, any balances remaining in the Debt Service Account shall be retained by Columbus and used as permitted by the provisions of Part 1 of Article 3 of Chapter 8 of Title 48.



## **Section 602. Authorized Investments.**

(a) Construction Fund Money. Subject to the provisions of this Resolution, money in the Construction Fund may be invested and reinvested by the Construction Fund Custodian in any of the following investments allowed by O.C.G.A. § 36-82-7, if and to the extent the same are at the time legal for investment of bond proceeds:

(i) The local government investment pool created in O.C.G.A. § 36-83-8; or

(ii) The following securities and no others:

(A) Bonds or other obligations of Columbus, or bonds or obligations of the State or other states or of counties, municipal corporations and political subdivisions of the State;

(B) Bonds or other obligations of the United States or of subsidiary corporations of the United States government, which are fully guaranteed by such government;

(C) Obligations of and obligations guaranteed by agencies or instrumentalities of the United States government, including those issued by the Federal Land Bank, Federal Home Loan Bank, Federal Intermediate Credit Bank, Bank for Cooperatives, and any other such agency or instrumentality now or hereafter in existence; provided, however, that all such obligations shall have a current credit rating from nationally recognized rating service of at least one of the three highest rating categories available and have a nationally recognized market;

(D) Bonds or other obligations issued by any public housing agency or municipal corporation in the United States, which such bonds or obligations are fully secured as to payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States government, or project notes issued by any public housing agency, urban renewal agency or municipal corporation in the United States which are fully secured as to payment of both principal and interest by a requisition, loan or payment agreement with the United States government;

(E) Certificates of deposit of national or state banks located within the State which have deposits insured by the Federal Deposit Insurance Corporation and certificates of deposit of federal savings and loan associations and state building and loan or savings and loan associations located within the State which have deposits insured by the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation or the Georgia Credit Union Deposit Insurance Corporation, including the certificates of deposit of any bank, savings and loan association, or building and loan association acting as depository, custodian or trustee for any proceeds of the Bonds; provided, however, that the portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation, or the Georgia Credit Union Deposit Insurance Corporation, if any, shall be secured by deposit with the Federal Reserve Bank of Atlanta, Georgia, or with any national or state bank or federal savings and loan association or state building and loan or savings and loan association located within the State or with a trust office within the State, of one or more of the following securities in an aggregate principal amount equal at least to the amount of such excess: direct and general obligations of the

State or other states or any county or municipal corporation in the State, obligations of the United States or subsidiary corporations included in subparagraph (B) above, obligations of the agencies and instrumentalities of the United States government included in subparagraph (C) above, or bonds, obligations, or project notes of public housing agencies, urban renewal agencies, or municipalities included in subparagraph (D) above; and

(F) Securities of or other interests in any no-load, open-end management type investment company or investment trust registered under the Investment Company Act of 1940, as from time to time amended, or any common trust fund maintained by any bank or trust company which holds such proceeds as trustee or by an affiliate thereof so long as:

(1) the portfolio of such investment company or investment trust or common trust fund is limited to the obligations referenced in subparagraph (B) and (C) above and repurchase agreements fully collateralized by any such obligations;

(2) such investment company or investment trust or common trust fund takes delivery of such collateral either directly or through an authorized custodian;

(3) such investment company or investment trust or common trust fund is managed so as to maintain its shares at a constant net asset value; and

(4) securities of or other interests in such investment companies or investment trust or common trust fund are purchased and redeemed only through using national or state banks having corporate trust powers and located within the State.

(G) Interest-bearing time deposits, repurchase agreements, reverse repurchase agreements, rate guarantee agreements, or other similar banking arrangements with a bank or trust company having capital and surplus aggregating at least \$50 million or with any government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York having capital aggregating at least \$50 million or with any corporation which is subject to registration with the Board of Governors of the Federal Reserve System pursuant to the requirements of the Bank Holding Company Act of 1956, provided that each such interest-bearing time deposit, repurchase agreement, reverse repurchase agreement, rate guarantee agreement, or other similar banking arrangement shall permit the money so placed to be available for use at the time provided with respect to the investment or reinvestment of such money.

(b) Other Money. Money in the Debt Service Account and the Projects Account may be invested by the custodian of said accounts in the following investments:

(i) Any of the following investments (presently authorized by O.C.G.A. § 36-80-3 and O.C.G.A. § 36-83-4), if and to the extent the same are at the time legal for investment of such money:

(A) Obligations of the United States and of its agencies and instrumentalities, or obligations fully insured or guaranteed by the United States government or by one of its agencies;

(B) Obligations of any corporation of the United States government;

(C) Bonds or certificates of indebtedness of the State and of its agencies and instrumentalities, or of other states;

(D) Obligations of other political subdivisions of the State;

(E) Certificates of deposit of banks which have deposits insured by the Federal Deposit Insurance Corporation; provided, however, that portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation must be secured by direct obligations of the State or the United States which are of a par value equal to that portion of such certificates of deposit which would be uninsured;

(F) Prime bankers' acceptances;

(G) Repurchase agreements; and

(H) The local government investment pool established by O.C.G.A. § 36-83-8; and

**Section 603. Designation of Bond Registrar, Paying Agent, and Fund Custodians or Depositories.**

(a) The Finance Director of Columbus is hereby appointed as Bond Registrar, Paying Agent, and Authentication Agent for the Bonds.

(b) The Finance Director of Columbus is hereby authorized to designate a depository bank as Custodian of the Debt Service Account Custodian, Projects Account Custodian and Construction Fund Custodian for the Bonds. The Mayor or City Manager is hereby authorized and directed to execute such contracts or agreements with such banks as shall be required to serve in such capacities herein above designated.

(c) A successor bond registrar, paying agent, and authentication agent and a successor depository or custodian for any fund may be designated, from time to time, by Columbus, provided such depository or successor agrees to comply with the provisions in this Resolution.

**Section 604. Merger of Paying Agent.** If at any time a bank or trust company acts as Paying Agent, Bond Registrar or Authentication Agent, any bank or trust company with or into which the such bank or trust company may be merged or consolidated or to which its assets and business may be sold shall be the successor Paying Agent, Bond Registrar or Authentication Agent for the purposes of this Resolution.

**Section 605. Resolution Constitutes Contract.** The provisions, terms and conditions of this Resolution shall constitute a contract by and between Columbus and the owners of the Bonds, and, after the issuance of the Bonds, this Resolution shall not be repealed or amended in any respect which will adversely affect the rights and interest of the owners of the Bonds nor shall Columbus adopt any ordinance or resolution which in any way adversely affects the rights of such owners so long as any of the Bonds or the interest thereon shall remain unpaid.

**Section 606. Limitation on Liability.** Should any Bonds not be presented for payment when due, the Paying Agent shall retain, for the benefit of the owners thereof, a sum of money sufficient to pay such Bonds when the same are presented by the owners thereof for payment. All liability of Columbus to the owners of such Bonds and all rights of such owners against Columbus under the Bonds or under this Resolution shall thereupon terminate, and the sole right of such owners shall thereafter be against such funds on deposit with the Paying Agent.

If any Bond shall not be presented for payment within a period of five years following the date when such Bond becomes due, the Paying Agent, at the written request of Columbus, shall transfer to Columbus's general fund all funds theretofore held by it for payment of such Bond. The Paying Agent shall thereupon be released and discharged with respect to such Bond, and such Bond, subject to the defense of any applicable statute of limitations, thereafter, shall be an obligation of the general fund of Columbus.

**Section 607. Validation.** The Bonds were confirmed and validated on February 7, 2022, in the manner provided by law, by the Superior Court of Muscogee County, Civil Action No. SU 2022CV 000159.

**Section 608. Payments Due on Other Than a Business Day.** In any case where the Interest Payment Date shall be a day which is not a Business Day, then payment of such principal or interest need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the Interest Payment Date, and no additional interest shall accrue on the Bonds after such Interest Payment Date.

**Section 609. Federal Tax Certificate.** In order to maintain the exclusion from federal gross income of interest on the Bonds, Columbus covenants to comply with the applicable requirements of the Code. In furtherance of this covenant, for the benefit of the Bondholders, Columbus agrees to comply with the provisions of a Federal Tax Certificate to be executed by the Mayor, on behalf of Columbus, and delivered concurrently with the issuance and delivery of the Bonds.

**Section 610. Continuing Disclosure.** Columbus covenants to undertake all responsibility for compliance with the continuing disclosure requirements contained in Securities and Exchange Commission Rule 15c2-12(b)(5) pursuant to a Continuing Disclosure Certificate (the "Continuing Disclosure Certificate") to be executed the date of issuance and delivery of the Bonds. Notwithstanding any other provision of this Resolution, failure of Columbus to comply with the Continuing Disclosure Certificate shall not be considered a default on the Bonds; however, any Holder or Beneficial Owner of Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause Columbus to comply with its obligations under this Resolution and the Bonds. For purposes of this Section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through

Bond Resolution

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nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

**Section 611. Advertisement of Bond Election.** Columbus caused to be published the required notice of the Election in and for Columbus. Columbus published no brochure, listing, or other advertisement relating to the Election which is in anyway inconsistent with its Council Resolution 227-21, providing for the calling and holding of the Election.

**Section 612. Applicable Provisions of Law.** This Resolution shall be governed by and construed in accordance with the laws of the State of Georgia.

**Section 613. Captions.** The captions or headings in this Resolution are for convenience only and in no way limit or describe the scope or intent of any provisions or sections of this Resolution.

**Section 614. Partial Invalidity.** In case any one or more of the provisions of this Resolution or of the Bonds shall for any reason be held to be illegal or invalid by a court of competent jurisdiction, such illegality or invalidity shall not affect any other provisions hereof or of the Bonds unless expressly so held, but this Resolution and the Bonds shall be construed and enforced as if such illegal or invalid provisions had not been contained herein or therein, and, if any provisions hereof conflict with any applicable provisions of Georgia law, the latter as adopted by the legislature and as interpreted by the courts of this state shall prevail and shall be substituted for any provisions hereof in conflict or not in harmony therewith.

**Section 615. Official Statement.** Columbus has caused to be distributed a Preliminary Official Statement with respect to the Bonds and Columbus shall execute and deliver an Official Statement in final form and the execution and delivery of the Official Statement in final form be and the same is hereby authorized and approved. The use and distribution of a Preliminary Official Statement with respect to the Bonds and the execution by the Mayor, on behalf of Columbus, of a certificate which “deemed final” the Preliminary Official Statement within the meaning of Securities Exchange Act Rule 15c2-12 be and the same are hereby ratified and confirmed. The Mayor is hereby authorized to execute and deliver the Official Statement for and on behalf of Columbus, and the Official Statement shall be in substantially the form of the Preliminary Official Statement as presented to Columbus at this meeting and filed with the Clerk of Council subject to such minor changes, insertions or omissions as may be approved by the Mayor and the execution of said Official Statement by the Mayor as hereby authorized shall be conclusive evidence of any such approval. The distribution of the Official Statement for and on behalf of Columbus is hereby authorized and approved.

**Section 616. Performance Audit.** Columbus has specifically waived the requirement of providing for a continuing performance audit or performance review of the expenditure of bond proceeds as required by O.C.G.A. § 36-82-100 through the publication of such waiver in the validation notice which was published on January 28 and February 4, 2022.

**Section 617. Acceptance of Bid.** In accordance with the Official Notice of Sale distributed on behalf of Columbus by Davenport & Company LLC, as financial advisor to Columbus, electronic bids for the purchase of the Bonds were received on September 23, 2025, and the Finance Director of Columbus, with the assistance of Davenport & Company LLC,

reviewed the bids and determined that the best bid for the Bonds was submitted by [\_\_\_\_\_]. Said bid is hereby approved and accepted by Council.

**Section 618. General Authorization.** The Mayor, Mayor Pro Tem, Clerk of Council, City Manager, Deputy City Manager, Finance Director and City Attorney are authorized to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and are further authorized to take any and all further actions and execute and deliver any and all other documents as may be necessary in the issuance of the Bonds. The Finance Director was specifically authorized and directed to cause to be prepared a notice of sale for the Bonds, to receive bids for the sale of the Bonds, award the sale of the Bonds to the best bidder, and determine the exact interest rates the Bonds shall bear.

**Section 619. Repealer.** Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

[END OF ARTICLE VI]

INTRODUCED at a regular meeting of the Council of Columbus, Georgia, held on September 23, 2025, and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

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

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Lindsey G. McLemore  
Clerk of Council

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B.H. Henderson, III  
Mayor

(S E A L)



## CLERK'S CERTIFICATE

I, the undersigned Clerk of Council of Columbus, Georgia, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of a bond resolution approved and adopted by majority vote of the Council of Columbus, Georgia, in public meeting assembled on September 23, 2025, the original of which resolution has been entered in the official records of said political subdivision under my supervision and is in my official possession, custody and control.

I further certify that the meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

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Lindsey G. McLemore, Clerk of Council

(S E A L)

BOND RESOLUTION NO. \_\_\_\_\_

A BOND RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA TO REGULATE AND PROVIDE FOR THE ISSUANCE OF ~~[\$\_\_\_\_\_]~~\$48,790,000 IN AGGREGATE PRINCIPAL AMOUNT OF COLUMBUS, GEORGIA, GENERAL OBLIGATION SALES TAX BONDS SERIES 2025 (THE “BONDS”), TO PROVIDE MONEY FOR THE PURPOSE OF COMPLETING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF JUDICIAL FACILITIES IN COLUMBUS, GEORGIA (“COLUMBUS”) AND TO PAY COSTS ASSOCIATED WITH ISSUANCE OF THE BONDS, AS AUTHORIZED BY A VOTE OF THE QUALIFIED VOTERS OF COLUMBUS IN AN ELECTION HELD ON NOVEMBER 2, 2021, PURSUANT TO AND IN CONFORMITY WITH THE CONSTITUTION AND STATUTES OF THE STATE OF GEORGIA; TO REGULATE AND PROVIDE FOR THE FORM OF THE BONDS; TO PROVIDE FOR THE ASSESSMENT AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT IN AMOUNT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; AND FOR OTHER PURPOSES.

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## PREAMBLE

1. In accordance with Article III, Chapter 8 of Title 48 of the Official Code of Georgia Annotated, the Council of Columbus, Georgia (the “Council”), the governing body of Columbus, Georgia (“Columbus”), a consolidated city-county government with powers and jurisdiction throughout the territorial limits of Muscogee County, unanimously adopted its Resolution No. 227-21 on July 27, 2021, imposing a special sales and use tax (the “Sales Tax”), subject to the requirement of referendum approval, and requesting that the Muscogee County Board of Elections and Registration (the “Election Superintendent”) call an election for November 2, 2021. Resolution No. 227-21 provides for the form of the Notice of Election to be published in accordance with law, describes the purposes for which the tax is to be imposed, authorizes the issuance of general obligation sales tax bonds in connection with the imposition of said tax, prescribes the form of the question to be submitted to the voters on imposition of the tax and the maximum amounts to be raised therefrom. Resolution No. 227-21 also authorizes the Mayor, City Manager, Deputy City Manager, Finance Director, Clerk of Council, and other officials of Columbus to take all appropriate actions required for the proper conduct of the election, imposition of the Sales Tax, the acquisition and equipping of the projects approved in the referendum, and issuance of bonds as therein provided.

2. The Election Superintendent issued a call for the election not less than 30 days prior to the date of the election and caused the Notice of Election to be published according to law in the Columbus Ledger-Enquirer, the official organ of Muscogee County.

3. The election was held on November 2, 2021, in accordance with Resolution No. 227-21 and the call issued by the Election Superintendent, the provisions of the Georgia Election Code and all other applicable provisions of Georgia law. The Board of Elections and Registration and the Election Superintendent canvassed the returns, declared the results of the election, and certified the results to the Secretary of State and to the Commissioner of the Department of Revenue of the State of Georgia, finding the results of said election to be prima facie in favor of the question presented as follows:

## SPECIAL 1% SALES TAX (SPLOST)

(5,801) YES	Shall a special 1 percent sales and use tax be imposed in Muscogee County for the raising of not more than \$400,000,000 for Judicial Facilities; Roads, Streets, and Bridge Improvements; Trails and Sidewalks; Storm Water Projects; Parks and Recreation; Golf Facilities; Public Safety; General Government Vehicles and Equipment; Technology Enhancements; Columbus Ironworks Convention and Trade Center Improvements; Civic Center Improvements; and Economic Development?
(4,935) NO	

If imposition of the tax is approved by the voters, such vote shall also constitute approval of the issuance of general obligation debt of Columbus, Georgia in the maximum principal amount of \$200,000,000 for the purpose of acquiring, constructing and equipping said Judicial Facilities.

4. The issuance of general obligation debt having been duly approved, ratified and confirmed, Columbus gave statutory notice to that effect upon the Acting District Attorney of the Chattahoochee Judicial Circuit of Georgia, who filed a validation petition and complaint in the Superior Court of Muscogee County on January 26, 2022, Civil Action No. SU 2022CV 000159 to validate \$200,000,000 of general obligation sales tax bonds approved by the voters, and said bonds were validated by order of said Superior Court on February 7, 2022.

5. On February 22, 2022, Council adopted Resolution No. 046-22 approving the issuance of its COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2022, in the aggregate principal amount of \$129,490,000 (the "Series 2022 Bonds"), which were issued and delivered on March 10, 2022. Council reserved the right to issue the remaining principal amount of general obligation debt authorized in the election (i.e., \$70,510,000).

6. The Council has determined that it is in the best interest of Columbus and its citizens to issue ~~\$( )~~ \$48,790,000 of such remaining authorized general obligation debt.

7. In accordance with the Official Notice of Sale distributed on behalf of Columbus by Davenport & Company LLC, as financial advisor to Columbus, electronic bids for the purchase of the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 (the "Bonds") were received on September 23, 2025, and the Finance Director of Columbus, with the assistance of Davenport & Company LLC, reviewed the bids and determined that the best bid for the Bonds was submitted by ~~( )~~ BofA Securities. Said bid has been approved and accepted on behalf of Columbus, subject to approval by Council in accordance with this Resolution.

8. ~~( )~~ Council has determined that it is in the best interest of Columbus and its citizens to reserve to itself the right to issue the remaining amount of general obligation debt authorized by the election held on November 2, 2021 (i.e., ~~\$( )~~ \$21,720,000) at such time as it may so determine.]

NOW, THEREFORE, in order to issue and deliver a portion of the general obligation sales tax bonds of Columbus authorized by the voters, to adopt the form for said bonds, to authorize the execution of the same, and for other purposes, be it resolved by the Council in public meeting assembled, and it is hereby resolved by authority of the same, that the best bid described in paragraph 7 of the preamble is formally approved and accepted and further that:

## ARTICLE I DEFINITIONS; RULES OF CONSTRUCTION

**Section 101. Definitions.** In addition to the words and terms elsewhere defined in this Resolution, the following words and terms used herein shall have the following meanings:

**“Authentication Agent”, “Bond Registrar”, or “Paying Agent”** means the Finance Director of Columbus or a bank or trust company so designated by Columbus.

**“Bonds” or “Sales Tax Bonds” or “Series 2025 Bonds”** means the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025, to be issued in the aggregate principal amount of ~~\$(\_\_\_\_\_)~~ \$48,790,000 in accordance with the provisions of this Resolution.

**“Bond Counsel”** means an attorney at law or a firm of attorneys, designated by Columbus, of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on bonds issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any state of the United States of America.

**“Bond Date”** means the date of issuance and delivery of the Bonds.

**“Bond Registrar”** means the Finance Director of Columbus or a bank or trust company so designated by the Council.

**“Bond Year”** means January 2 of each year through January 1 of the following calendar year.

**“Bondholder” or “Holder”** means: (i) so long as a Book Entry System is in effect with respect to the Bonds, Cede & Co., as nominee for DTC, or its nominee, and (ii) in all other cases, the registered owner or owners of the Bonds as shown on the registration books maintained by the Bond Registrar and Paying Agent.

**“Book Entry Bonds”** mean the Bonds with respect to which the procedures set forth in Section 209 of this Resolution shall apply.

**“Business Day”** means a day on which banks located in the city in which the office of the Paying Agent is located, and banks in New York, New York, are not required or authorized by law or executive order to remain closed.

**“Cede & Co.”** means Cede & Co., the nominee of DTC or any successor nominee of DTC with respect to the Bonds.

**“City Manager”** means the duly appointed and acting City Manager of Columbus,

**“Code”** means the Internal Revenue Code of 1986, as amended.

**“Columbus” or “Consolidated Government of Columbus”** means Columbus, Georgia, a political subdivision of the State of Georgia and a consolidated city-county government with powers and jurisdiction throughout the territorial limits of Muscogee County as specifically set



forth in Columbus, Georgia --- New Charter for County-Wide Government” Georgia Laws 1993, p. 4978, as amended.

**“Construction Fund”** means the fund authorized to be created by Section 401(b) of this Resolution.

**“Construction Fund Custodian”** means such bank designated by the Finance Director of Columbus.

**“Council”** means the Council of Columbus, Georgia.

**“Costs of Issuance Account”** means the account, authorized to be created pursuant to Section 302 of this Resolution for the exclusive purpose of paying Costs of Issuance.

**“Debt Service”** means the principal of and interest due on the Bonds.

**“Debt Service Account”** means the account authorized to be created by Section 501(b) of this Resolution.

**“Debt Service Account Custodian”** means such bank designated by the Finance Director of Columbus.

**“Debt Service Requirement”** means the amount required in a Bond Year to pay Debt Service on the Bonds as the same becomes due and payable.

**“DTC”** means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, or its nominee, or any other person, firm, association or corporation designated in any supplemental resolution of the Council to serve as securities depository for the Bonds.

**“DTC Participant”** means securities brokers and dealers, banks, trust companies, clearing corporations, and certain other corporations which have access to the DTC system.

**“Election”** means the election described in paragraph 3 of the preamble regarding the imposition of the Special Sales Tax and the issuance of general obligation debt which was duly called and held in on November 2, 2021.

**“Federal Tax Certificate”** means a certificate executed by the appropriate officer of Columbus, dated the date of issuance and delivery of the Bonds, to the effect that on the basis of facts and estimates set forth therein (A) it is not expected that the proceeds of said Bonds will be used in a manner that would cause said bonds to be “arbitrage bonds” within the meaning of § 148 of the Code and applicable regulations thereunder, and (B) to the best knowledge and belief of said officer, such expectations are reasonable.

**“Finance Director”** means the Finance Director of Columbus, Georgia.

**“Interest Payment Date”** shall have the meaning given such term in Section 203(a) of this Resolution.

**“Judicial Facilities”** means the judicial facilities approved by the voters at the Election, which shall be acquired, constructed and equipped with proceeds from the sale of the Bonds, Special Sales Tax proceeds, and such other funds of Columbus made available therefor.

**“Mayor”** means the Mayor of Columbus.

**“O.C.G.A.”** means Official Code of Georgia Annotated.

**“Outstanding Bonds”** means any of the Bonds which has been executed and delivered pursuant to this Resolution except:

- (a) Bonds cancelled because of payment;
- (b) Bonds for the payment of which funds or securities in which such funds are invested shall have been theretofore deposited with a duly designated Paying Agent for the Bonds (whether upon or prior to the maturity of any such Bonds), provided that if such Bonds are to be defeased to the maturity thereof notice of provision for payment thereof shall have been given or provision satisfactory to such Paying Agent shall have been made therefor, or a waiver of such notice, satisfactory in form to such Paying Agent shall have been filed with such Paying Agent; and
- (c) Bonds in lieu of which other Bonds have been executed and delivered under Section 206 of this Resolution.

**“Paying Agent”** means the Finance Director of Columbus or a bank or trust company so designated by the Council or the Finance Director.

**“Project Superintendent”** means such person or persons so designated in writing by the Mayor or City Manager.

**“Project”** means, the Judicial Facilities, consisting of the acquisition, construction, improvement, and equipment of an approximately 342,000 square foot judicial center building complex and a parking facility consisting of 500-600 parking spaces, which shall be acquired, constructed and equipped with proceeds from the sale of the Bonds, Series 2022 Bonds, Special Sales Tax proceeds, and such other funds of Columbus made available therefor.

**“Projects Account”** means the account authorized to be created by Section 501(b) of this Resolution.

**“Projects Account Custodian”** means such bank designated by the Finance Director of Columbus.

**“Record Date”** means the 15th day of the calendar month preceding each Interest Payment Date.

**“Resolution”** means this bond resolution, including any supplemental resolutions or amendments hereto, which regulates and provides for the issuance of the Bonds.

**“Series 2022 Bonds”** means the Columbus, Georgia General Obligation Sales Tax Bonds, Series 2022, issued in the original aggregate principal amount of \$129,490,000 on March 10, 2022.

**“Special Sales Tax”** means the special one percent sales and use tax which began being collected in Columbus on April 1, 2022, in accordance with Part 1 of Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, as approved at the Election.

**“State”** means the State of Georgia.

**Section 102. Rules of Construction.** Unless the context clearly indicates to the contrary:

(a) “herein,” “hereby,” “hereunder,” “hereof,” “hereinbefore,” “hereinafter” and other equivalent words refer to this Resolution and not solely to the particular portion thereof in which any such word is used.

(b) any pronoun used herein shall be deemed to cover all genders;

(c) all references herein to particular Articles or Sections are references to Articles or Sections of this Resolution; and

(d) the titles preceding each Section of this Resolution are for convenience of reference only and are not intended to define, limit or describe the scope or intent of any provisions of this Resolution.

[END OF ARTICLE I]

## ARTICLE II AUTHORIZATION, TERMS, AND FORM OF BONDS

**Section 201. Authorization and Designation of Bonds.** General obligation bonds designated COLUMBUS GEORGIA, GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025, in the aggregate principal amount of ~~\$(\_\_\_\_\_)~~ \$48,790,000 (the “Bonds”) are hereby authorized to be issued for the purposes stated in the call of the Election, pursuant to the Constitution of Georgia, the general laws of the State, the aforesaid Election and vote, and this Resolution, and all the covenants, agreements, and provisions of this Resolution shall be for the equal and proportionate benefit and security of all owners of the Bonds without preference, priority or distinction as to the charge, lien or otherwise of any one Bond over any other Bond.

**Section 202. General Obligation.** The Bonds shall constitute debt of Columbus within the meaning of Article IX, Section V, Paragraph I of the Constitution of Georgia. Payment of the Bonds shall constitute a pledge of the full faith and credit of Columbus, and any liability on such debt which is not satisfied from the proceeds of the Special Sales Tax shall be satisfied from the general fund of Columbus or from a direct annual *ad valorem* tax levied in an amount sufficient to pay Debt Service on the Bonds.

**Section 203. Maturity, Interest Rates, Payment Dates, Date, Redemption Provisions, and Other Particulars of the Bonds.**

(a) The Bonds shall bear interest at the rates set forth below, calculated on the basis of a 360-day year of twelve 30-day months, payable on January 1 and July 1 (each an “Interest Payment Date”) in each year, beginning January 1, 2027, and shall mature and be paid on January 1 in the years and principal amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2027	<u>\$6,720,000</u>	<u>5.00%</u>
2028	<u>7,610,000</u>	<u>5.00</u>
2029	<u>7,995,000</u>	<u>5.00</u>
2030	<u>8,395,000</u>	<u>5.00</u>
2031	<u>8,815,000</u>	<u>5.00</u>
2032	<u>9,255,000</u>	<u>5.00</u>

(b) The Bonds are not subject to optional or scheduled mandatory redemption prior to maturity.

(c) The Bonds as originally issued shall be dated the date of issuance and delivery (the “Bond Date”).

(d) Except as provided in this Section, each Bond shall bear interest from the Interest Payment Date next preceding the date of authentication of such Bond to which interest on the Bonds has been paid, unless (i) such date of authentication is an Interest Payment Date to which interest has been paid, in which case from such Interest Payment Date, (ii) such date of authentication of such Bond is after the Record Date with respect to a Interest Payment Date and prior to such Interest Payment Date, in which case from such Interest Payment Date, or (iii) no interest has been paid on the Bonds, in which case from the Bond Date.

Bond Resolution

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(e) The person in whose name any Bond is registered at the close of business on any Record Date with respect to any Interest Payment Date shall be entitled to receive the interest payable on such Interest Payment Date notwithstanding any registration of transfer or exchange subsequent to such Record Date and prior to such Interest Payment Date. The term "Record Date" as used in this Section with respect to any Interest Payment Date shall mean the 15th day of the calendar month next preceding such Interest Payment Date; provided, however, that if and to the extent a default shall occur in the payment of interest due on such Interest Payment Date, such past due interest shall be paid to the persons in whose name Outstanding Bonds are registered on a subsequent date of record established by notice given by mail by the Registrar to the holders of the Bonds not less than 30 days preceding such subsequent date of record.

(f) The principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

**Section 204. Execution of Bonds.** The Bonds will be executed with the manual signature or the engraved, imprinted, stamped or otherwise reproduced facsimile signature of the Mayor and the seal of Columbus will be impressed, imprinted, or otherwise reproduced and attested by the manual or facsimile signature of the Clerk of Council.

In case any officer whose facsimile signature shall appear on the Bonds shall cease to be such officer before delivery of the Bonds, such signature, nevertheless, shall be valid and sufficient for all purposes the same as if such officer had remained in office until delivery, and the Bonds, nevertheless, may be issued and delivered as though the person whose signature, appears on the Bonds had not ceased to be such officer. Any of the Bonds may be executed and sealed on behalf of Columbus by the facsimile signatures of such officers who may, at the time of the execution of the Bonds, hold the proper offices of Columbus although on the date of the Bonds or on the date of any lawful proceedings taken in connection therewith such persons may not have held such offices.

**Section 205. Authentication of Bonds.** Each Bond shall bear thereon a certificate of authentication substantially in the form hereinafter prescribed, executed by the Authentication Agent with a manually executed signature. Only such Bonds as shall bear thereon such certificate of authentication shall be entitled to any right or benefit under this Resolution and no Bond shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the Authentication Agent and such certificate of the Authentication Agent shall be conclusive evidence that the Bond so authenticated has been duly authenticated, registered and delivered under this Resolution and that the owner thereof is entitled to the benefits of this Resolution. The Authentication Agent's certificate of authentication on any Bond shall be deemed to have been executed by the Authentication Agent if signed manually by an authorized officer of the Authentication Agent or its authorized representative, but it shall not be necessary that the same officer or authorized representative sign the certificate of authentication on all the Bonds.

**Section 206. Mutilated, Lost Stolen, or Destroyed Bonds.** In the event any Bond is mutilated, lost, stolen or destroyed, Columbus will execute and deliver a new Bond of like tenor as that mutilated, lost, stolen or destroyed, provided that, in the case of any such mutilated Bond, such Bond is first surrendered to the Bond Registrar and Paying Agent and, in the case of any such lost, stolen or destroyed Bond, there is first furnished evidence of such loss, theft or destruction satisfactory to Columbus and the Bond Registrar, together with indemnity satisfactory to

Columbus and the Bond Registrar. No service charge shall be made for any such transaction, but a charge may be made to cover any actual expense incurred. In the event any such Bond shall have matured or become due, in lieu of issuing a duplicate Bond the Paying Agent may pay such Bond without surrender thereof.

**Section 207. Persons Treated as Owners of Bonds.** Columbus and its agents, including the Paying Agent and Bond Registrar, may deem and treat the registered owner of any Bond as the absolute owner of such Bond for the purpose of receiving payment of the principal thereof and the interest thereon and for all other purposes whatsoever. All such payments of principal and interest made to any such owner or upon such owner's order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither Columbus nor any such agent shall be affected by any notice to the contrary.

**Section 208. Validation Certificate.** A validation certificate of the Clerk of the Superior Court of Muscogee County, State of Georgia, bearing the manual signature or the engraved, imprinted, stamped or otherwise reproduced facsimile signature of such Clerk and the impressed, imprinted, or otherwise reproduced seal of said court will be endorsed on each Bond and will be essential to its validity.

**Section 209. Book-Entry Only System.** The Bonds are hereby authorized to be issued in book-entry only form, with no physical distribution of Bonds made to the public. If Bonds are issued as book-entry bonds, the following procedures shall apply thereto:

The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee), or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond of each series certificate will be issued for each maturity, in the aggregate principal amount of such maturity, and will be deposited with DTC.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants (which include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations), which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (a "Beneficial Owner") is in turn to be recorded on the records of the Direct Participants and others such as U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co., or such other DTC nominee, do not effect any change in

beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Principal and interest payments on the Bonds will be made by the Paying Agent to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Columbus or the Paying Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or Columbus, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Columbus or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

If (a) DTC determines not to continue to act as securities depository for the Bonds or (b) Columbus determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of Columbus or the Beneficial Owners of the Bonds, Columbus shall discontinue the book-entry system with DTC. If Columbus fails to identify another qualified securities depository to replace DTC, Columbus will cause the Paying Agent to authenticate and deliver replacement Bonds in the form of fully registered Bonds to each Beneficial Owner.

If a book-entry system of evidence and transfer of ownership of the Bonds is discontinued pursuant to the provisions of this Section, the Bonds shall be delivered solely as fully registered Bonds without coupons in the denominations of \$5,000 or any integral multiple thereof, shall be lettered "R" and numbered separately from 1 upward, and shall be payable, executed, authenticated, registered, exchanged and canceled pursuant to the provisions of Article II hereof. In addition, Columbus will pay all costs and fees associated with the printing of the Bonds and issuance of the same in certificated form.

SO LONG AS CEDE & CO. OR SUCH OTHER DTC NOMINEE, AS NOMINEE FOR DTC, IS THE SOLE BONDHOLDER, COLUMBUS AND THE BOND REGISTRAR WILL TREAT CEDE & CO. OR SUCH OTHER NOMINEE AS THE ONLY OWNER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING, AND REQUESTING OR DIRECTING COLUMBUS OR THE PAYING AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THE RESOLUTION. COLUMBUS HAS NO RESPONSIBILITY OR OBLIGATION TO THE DIRECT OR INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS WITH RESPECT TO (A) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT OR INDIRECT PARTICIPANT; (B) THE PAYMENT TO ANY DIRECT OR INDIRECT PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL



OF AND INTEREST ON THE BONDS; (C) THE DELIVERY OR TIMELINESS OF DELIVERY BY ANY DIRECT OR INDIRECT PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE RESOLUTION TO BE GIVEN TO BONDHOLDERS; OR (D) OTHER ACTION TAKEN BY DTC OR CEDE & CO. OR SUCH OTHER DTC NOMINEE, AS OWNER.

If the Bonds are issued as book-entry bonds, the form of the Bonds shall contain the following text:

*Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to Columbus or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.*

*Columbus has established a Book Entry system of registration for this Bond. Except as specifically provided otherwise in the hereinafter defined Resolution, Cede & Co., as nominee of The Depository Trust Company, will be the registered owner and will hold this Bond on behalf of each beneficial owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, each beneficial owner of this Bond shall be deemed to have agreed to such arrangement. Cede & Co., as registered owner of this Bond, will be treated as the owner of this Bond for all purposes.*

**Section 210. Registration; Transfer and Exchange of Bonds.** The Bonds shall be registered as to both principal and interest on registration books to be kept for that purpose by the Bond Registrar and Paying Agent. The Paying Agent will be the Bond Registrar for the Bonds and will keep proper registration, exchange and transfer records in which it shall register the name and address of the owner of each Bond. The Bond Registrar is hereby designated as Authentication Agent for purposes of authenticating any Bonds issued hereunder or issued in exchange or in replacement for Bonds previously issued. The Bonds may be transferred only on the bond register of the Bond Registrar with respect to the Bonds. No transfer of any Bond shall be permitted except upon presentation and surrender of such Bond at the designated corporate trust office of the Bond Registrar with a written assignment signed by the registered owner of such Bond in person or by a duly authorized attorney in form and with guaranty of signature satisfactory to the Bond Registrar.

Upon surrender for registration of transfer of any Bond at the designated corporate trust office of the Bond Registrar, Columbus shall execute and the Authentication Agent shall authenticate and deliver to the transferee or transferees a new Bond or Bonds for a like aggregate principal amount and maturity. Bonds may be exchanged at the designated office of the Bond Registrar for a like aggregate principal amount of Bonds of authorized denominations and of like maturity. The execution by Columbus of any Bond in any authorized denomination shall constitute full and due authorization of such denomination and the Bond Registrar shall thereby be authorized

to authenticate and deliver such Bond. No charge shall be made to any Bondholder for the privilege of registration of transfer or exchange, but any Bondholder requesting any such registration of transfer or exchange shall pay any tax or other governmental charge required to be paid with respect thereto.

The Bond Registrar shall not be required to issue, transfer or exchange any Bond until the certificate of validation on any replacement bond shall have been properly executed by the Clerk of the Superior Court of Muscogee County. Upon the written request of the Bond Registrar or Columbus specifying that a Bond is being issued in exchange for or for transfer of registration of one of the Bonds as originally issued and delivered or one of the Bonds previously issued in exchange therefor, the Clerk of the Superior Court of Muscogee County is instructed to execute the certificate of validation endorsed on such Bond.

The inclusion of the foregoing provisions shall constitute (i) a continuing request from Columbus to the Clerk of the Superior Court of Muscogee County to execute the certificate of validation on any replacement Bond issued, and (ii) the appointment of the Bond Registrar as agent of Columbus to do any and all things necessary to effect any exchange or transfer.

**Section 211. Delivery of Bonds.** Columbus shall execute the Bonds and deliver them to the Bond Registrar, and the Bond Registrar shall authenticate the Bonds and deliver them to the purchaser or purchasers as shall be designated Columbus.

**Section 212. Destruction of Canceled Bonds.** All Bonds paid, purchased or redeemed, either at or before maturity, shall be canceled and delivered to the Bond Registrar when such payment is made. All Bonds so canceled shall be destroyed upon their delivery to the Bond Registrar in accordance with the practice then prevailing with Columbus and record of such destruction shall be made and preserved in the permanent records of Columbus.

**Section 213. Form of Bonds.** The Bonds and the certificate of validation and certificate of authentication to be endorsed thereon will be in substantially the following terms and form with such variations, omissions, substitutions and insertions as may be required to complete properly each Bond and as may be approved by the officer or officers executing each Bond by facsimile signature, which approval shall be conclusively evidenced by such execution:

[END OF ARTICLE II]

## [FORM OF BONDS]

*Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to Columbus, Georgia ("Columbus") or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof Cede & Co., has an interest herein.*

No. R – \_\_\_\_

UNITED STATES OF AMERICA  
STATE OF GEORGIA

COLUMBUS, GEORGIA  
GENERAL OBLIGATION SALES TAX BOND, SERIES 2025

Maturity Date: January 1, 20\_\_\_\_ CUSIP: \_\_\_\_\_  
Principal Amount: \$\_\_\_\_\_  
Interest Rate: \_\_\_\_\_%  
Bond Date: [Date of Issuance and Delivery]  
Registered Owner: Cede & Co.

Columbus, Georgia ("Columbus"), a consolidated city-county government and a political subdivision of the State of Georgia, acting by and through its governing body, the Council of Columbus, Georgia, for value received hereby promises to pay or cause to be paid to the registered owner named above or to the payee's registered assigns the principal amount specified above, on the maturity date specified above, without option of prior payment, upon presentation and surrender of this Bond at the designated corporate trust office of the Finance Director of Columbus, Georgia, in Columbus, Georgia, as Paying Agent and Bond Registrar, in lawful money of the United States of America, and to pay to the registered owner hereof, interest on such principal sum by check or draft mailed by first class mail (or by wire transfer to the registered owner of Bonds in the minimum aggregate principal amount of \$1,000,000 at a wire transfer address which said registered owner has provided to the Paying Agent not less than five Business Days prior to an Interest Payment Date (hereinafter defined) which wire instructions shall remain in effect until the Paying Agent is notified to the contrary), to such owner at such owner's address as it shall appear on the bond register kept by the Bond Registrar, at the interest rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months), payable on January 1 and July 1 of each year (each a "Interest Payment Date"), beginning January 1, 2027, from the Interest Payment Date next preceding the date of authentication of this Bond to which interest on this Bond has been paid, unless (i) such date of authentication is an Interest Payment Date to which interest has been paid, in which case from such Interest Payment Date, (ii) such date of authentication is after the Record Date (hereinafter defined) with respect to an Interest Payment Date and prior to such Interest Payment Date, in which case from such Interest Payment Date, or (iii) no interest has been paid on the Bonds, in which case from the Bond Date set forth above, until payment is made of such principal sum in full.

The interest so payable on any such Interest Payment Date will be paid to the person in whose name this Bond is registered at the close of business on the 15th day of the calendar month preceding such Interest Payment Date (the "Record Date"); provided, however, that if and to the extent a default shall occur in the payment of interest due on said Interest Payment Date, such past due interest shall be paid to the persons in whose name this outstanding Bond is registered on a subsequent date of record established by notice given by mail by the Paying Agent to the holder of this Bond not less than 30 days preceding such subsequent date of record. Both the principal of and interest on this Bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

COLUMBUS HAS ESTABLISHED A BOOK ENTRY SYSTEM OF REGISTRATION FOR THIS BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE HEREINAFTER DEFINED RESOLUTION, CEDE & CO., AS NOMINEE OF DTC, WILL BE THE REGISTERED OWNER AND WILL HOLD THIS BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS BOND, WILL BE TREATED AS THE OWNER OF THIS BOND FOR ALL PURPOSES.

This Bond is one of a duly authorized series of bonds designated COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025, in the aggregate principal amount of ~~\$( )~~ \$48,790,000 (the "Bonds"), of like date and tenor, except as to numbers, maturities, and interest rate, issued to provide funds needed to pay the cost, in whole or in part, of acquiring, constructing, and equipping new judicial facilities for the use or benefit of Columbus and its citizens and the costs associated with issuance of the Bonds.

This Bond is issued under and pursuant to authority of the Constitution and laws of the State of Georgia, which issuance was duly authorized by the qualified voters of Columbus voting in an election held for that purpose on November 2, 2021, and by a bond resolution adopted by the Council of Columbus on February 22, 2022 (the "Resolution").

At the election held on November 2, 2021, a majority of the qualified voters authorized the imposition of a special one percent sales and use tax to raise not more than \$400,000,000 for the funding of various capital outlay projects of Columbus and authorized Columbus to issue general obligation debt in the maximum principal amount of \$200,000,000 to finance judicial facilities as part of such capital outlay projects. The expenditure of special one percent sales and use tax proceeds for purposes authorized by the voters and not funded with proceeds of the Bonds shall be made directly from proceeds of such special sales and use tax as proceeds are available therefor. No part of the direct net proceeds from the special one percent sales and use tax received in any year shall be used for said purposes until all principal, premium, if any, and interest requirements of the Bonds and any other debt hereafter issued as authorized by the voters at said election have first been satisfied for that year from the account in which are to be placed the proceeds received by Columbus from such special county sales and use tax.

The general obligation indebtedness evidenced by this Bond is secured by and first payable from the special one percent sales and use tax which was imposed within Columbus on April 1, 2022, and will be collected for a period of time until \$400,000,000 is collected by such tax for the purposes approved by the voters. The Bonds are payable from a separate account in which are to be placed the proceeds received by Columbus from such special sales and use tax. Such general

obligation debt, however, constitutes a pledge of the full faith, credit, and taxing power of Columbus, and any liability on such debt which is not satisfied from the proceeds of the special county one percent sales and use tax shall be satisfied from the general funds of Columbus or from a direct annual *ad valorem* tax levied in an amount sufficient to pay principal, premium, if any, and interest on the Bonds.

¶Columbus has reserved the right to incur additional general obligation indebtedness secured first and payable from the special one percent sales and use tax provided that the principal amount of such indebtedness together with the principal amount of the Bonds shall not exceed \$200,000,000.¶.

This Bond is issued with the intent that the laws of the State of Georgia shall govern its construction, and, in the case of default, the owner hereof shall be entitled to the remedies provided by the Resolution and by all applicable laws.

This Bond shall not be entitled to any benefit under the Resolution or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the execution by the Authentication Agent of the certificate of authentication hereon.

The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of or on account of either principal or interest made to such registered owner shall be valid and effectual to satisfy and discharge the liability upon this Bond to the extent of the sum or sums so paid.

The Bonds are issued in fully registered form in the denomination of \$5,000 or any integral multiple thereof. This Bond, upon the surrender thereof at the principal corporate trust office of the Bond Registrar with a written instrument of transfer satisfactory to the Bond Registrar executed by the owner or the owner's attorney duly authorized in writing, may be exchanged, at the option of the owner, for an equal aggregate principal amount of Bonds of the same maturity and interest rate of any other authorized denomination. No service charge shall be made for any such exchange or registration of transfer, but the Bond Registrar may require payment of such charges as shall be sufficient to cover any tax or other governmental charge, if any, which may be payable in connection therewith.

This Bond is registrable as transferred by the owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar, all subject to the terms and conditions of the Resolution.

It is certified and recited that all acts, conditions, and things required by the Constitution or statutes of the State of Georgia to exist, happen or be performed precedent to and in the issuance of this Bond, do exist, have happened, and have been performed in due and legal time, form, and manner as required by law, that provision has been made for the collection of taxes in sufficient amount to pay the principal of and interest on this Bond in accordance with its terms and that the total indebtedness of Columbus, including this Bond, does not exceed any limitation prescribed by said Constitution or statutes.

IN WITNESS WHEREOF, Columbus, Georgia, acting by and through its governing body, Council of Columbus, has caused this Bond to be executed by the manual or facsimile signature of the Mayor and its corporate seal to be hereunto reproduced and attested by the manual or facsimile signature of its Clerk, as of the date first above written.

COLUMBUS, GEORGIA

(S E A L)

By: \_\_\_\_\_ (FORM)  
Mayor

Attest: \_\_\_\_\_ (FORM)  
Clerk of Council

# CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds designated in and executed under the provisions of the within mentioned Resolution.

Date of Authentication: [Date of Issuance and Delivery]

By: \_\_\_\_\_  
Finance Director of Columbus  
as Authentication Agent

\*\*\*\*\*

STATE OF GEORGIA	)	
	)	VALIDATION CERTIFICATE
MUSCOGEE COUNTY	)	

The undersigned Clerk of the Superior Court of Muscogee County, Georgia, hereby certifies that the within Bond was validated and confirmed by judgment of the Superior Court of Muscogee County, Georgia, on February 7, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the official seal of the Superior Court of Muscogee County, Georgia.

(S E A L)

\_\_\_\_\_  
(Form)  
Clerk  
Superior Court of Muscogee County, Georgia

# ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

\_\_\_\_\_  
PLEASE INSERT SOCIAL SECURITY OR OTHER  
IDENTIFYING NUMBER OF ASSIGNEE  
\_\_\_\_\_

\_\_\_\_\_  
Please print or typewrite name and address, including postal zip code of transferee.

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints  
\_\_\_\_\_ Agent to transfer the within Bond on the  
books kept for registration thereof, with full power of substitution in the premises.

\_\_\_\_\_  
Assignor

NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Date: \_\_\_\_\_, 20\_\_

Signature Guaranteed:

\_\_\_\_\_  
NOTICE: Signature(s) must be guaranteed by a member firm of the STAMP, SEMP or MSP signature guarantee medallion programs.

[END OF FORM OF BONDS]

[END OF ARTICLE II]



### ARTICLE III APPLICATION OF PROCEEDS OF BONDS

**Section 301. Application of Proceeds of Bonds.** The proceeds derived from the sale of the Bonds shall be applied by Columbus, concurrently with the delivery of the Bonds to the initial purchaser or purchasers thereof, as follows:

(a) All capitalized interest, if any, on the Bonds shall be deposited into the Debt Service Account and shall be used only for the purpose of paying the interest which shall first become due on the Bonds.

(b) All Costs of Issuance shall be paid at closing directly to those persons who shall be entitled to the same, or an amount sufficient to pay all or a portion of the same may be deposited in either the Construction Fund or the Costs of Issuance Account, from which the Costs of Issuance shall be disbursed in accordance with Section 403 or Section 302, as applicable, to those persons who shall be entitled to the same. At such time as all Costs of Issuance have been paid, any money remaining (i) with the Underwriter of the Bonds for purposes of paying Costs of Issuance, or in a Costs of Issuance Account, shall be transferred to Columbus for deposit to the Construction Fund; or (ii) in the Construction Fund for purposes of paying Costs of Issuance shall be remain in the Construction Fund.

(c) All costs of the Project incurred by Columbus prior to the issuance of the Bonds which may be reimbursed from Bond proceeds in compliance with Treasury Regulations § 1.150-2 shall be reimbursed to Columbus.

(d) The balance of the proceeds from the sale of the Bonds shall be deposited in the Construction Fund.

**Section 302. Costs of Issuance Account.**

(a) A special account is hereby authorized to be established, in the discretion of Columbus, with a custodian to be designated by the Council, prior to the issuance and delivery of the Bonds, said account to be designated the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 COSTS OF ISSUANCE ACCOUNT (the "Costs of Issuance Account"). If established, said account shall be held separate and apart from all other deposits or funds of Columbus, and money, if any, deposited into a Costs of Issuance Account upon the issuance of the Bonds shall be disbursed to pay, or reimburse Columbus for, all or a portion of the Costs of Issuance.

(b) Disbursements from the Costs of Issuance Account shall not require the hereinafter described requisition and certificate but shall require an invoice for such payment; however, Columbus shall keep and maintain adequate records pertaining to the Costs of Issuance Account and all disbursements therefrom.

(c) Money on deposit in the Costs of Issuance Account may be invested, pending disbursement or use, in accordance with Section 602(a).

[END OF ARTICLE III]

**ARTICLE IV  
ACQUISITION, CONSTRUCTION, AND EQUIPPING  
OF THE PROJECT; CONSTRUCTION FUND**

**Section 401. Acquisition, Construction, and Equipping of the Project; Construction Fund.**

(a) Columbus will proceed with the acquisition, construction, and equipping of the Project substantially in accordance with the plans, specifications, and recommendations prepared therefor and on file with Columbus, as the same shall be supplemented, modified or revised consistent with the intent of this Resolution.

(b) A construction fund is hereby authorized to be created prior to or concurrently with the issuance and delivery of the Bonds, said fund to be designated the COLUMBUS, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 CONSTRUCTION FUND (the "Construction Fund"). The Construction Fund shall be maintained by Columbus with such bank or banks as shall be designated by the Finance Director of Columbus as the Construction Fund Custodian. Proceeds from the sale of the Bonds as set forth in Section 301(d) of this Resolution, and any other funds received by grant, donation or otherwise to finance the Project, notwithstanding any grant or donation covenants that require otherwise, shall be deposited to the credit of the Construction Fund. Such money as shall be deposited in the Construction Fund shall be held by the Construction Fund Custodian and withdrawn only in accordance with the provisions and restrictions set forth in this Resolution, and Columbus will not cause or permit to be paid therefrom any sums except in accordance herewith; provided, however, that any money in the Construction Fund not needed at the time for the payment of the current obligations during the course of the acquisition, construction, and equipping of the Project, upon direction of the Project Superintendent, may be invested and reinvested by the Construction Fund Custodian in such investments as are set forth in Section 602(a) of this Resolution. Any such investments shall mature not later than such times as shall be necessary to provide money when needed for payments to be made from the Construction Fund, and shall be held by said Custodian for the account of the Construction Fund until maturity or until sold, and at maturity or upon such sale, the proceeds received therefrom, including accrued interest, shall be immediately deposited by said Custodian in the Construction Fund and shall be disposed of in the manner and for the purposes hereinafter provided.

(c) All money in and securities held for the Construction Fund shall be subject to a lien and charge in favor of the Holders of the Bonds and shall be held for the security of such Holders until paid out as hereinafter provided.

**Section 402. Authorized Construction Fund Disbursements.** Withdrawals from the Construction Fund may be made for the purpose of paying the cost of acquiring, constructing, and equipping the Project, including reimbursing Columbus for advances from its other funds to accomplish the purposes hereinafter described and including the purchase of such property and equipment as may be useful in connection therewith, and, without intending thereby to limit or to restrict or to extend any proper definition of such cost as contained in the laws of the State of Georgia relating to expenditure of proceeds of general obligation sales tax bonds, shall include:

(a) The cost of indemnity and fidelity bonds either to secure deposits in the Construction Fund or to insure the faithful completion of any contract pertaining to the Project;

(b) Any taxes or other charges lawfully levied or assessed against the Project;

(c) Fees and expenses of architects and engineers for engineering studies, surveys and estimates, and the preparation of plans and supervising the acquisition, construction and equipping of the Project;

(d) All other items or expenses not elsewhere in this Section specified incident to the Project;

(e) Payments made for labor, contractors, builders and materialmen in connection with the Project and payment for machinery and equipment and for the restoration of property damaged or destroyed in connection therewith and the repayment of advances made to it for the purpose of paying any of the aforementioned costs;

(f) The cost of acquiring by purchase, and the amount of any award or final judgment in any proceeding to acquire by condemnation, lands and rights-of-way necessary for the Project and appurtenances in connection therewith, and options and payments thereon, and any easements or rights-of-way or any damages incident to or resulting from the acquisition, construction and equipping of the Project; and

(g) Costs and expenses incident to the issuance of the Bonds.

**Section 403. Requisition Procedure.** All payments from the Construction Fund shall be made upon wire transfer or checks signed by an officer of Columbus properly authorized to sign in its behalf, but before any such payment shall be made (other than payments therefrom of capitalized interest and Costs of Issuance) there shall be maintained by Columbus a written record reflecting:

(i) each amount to be paid and the name of the person, firm or corporation to whom payment thereof is due;

(ii) that an obligation in the stated amount has been incurred by Columbus, that the same is a proper charge against the Construction Fund and has not been paid, and stating that the bill, invoice or statement of account for such obligation, or a copy thereof, is on file in the office of the Project Superintendent;

(iii) that the Project Superintendent has no notice of any vendor's, mechanic's or other liens or rights to liens, chattel mortgages or conditional sales contracts which should be satisfied or discharged before such payment is made; that such requisition contains no item representing payment on account or any retained percentages (other than any percentages required by the State to be retained) which Columbus, at the date of such certificate, is entitled to retain; and

(iv) that insofar as such obligation was incurred for work, material, supplies or equipment in connection with the Project, such work was actually performed, or such material, supplies or equipment was actually installed in or about the construction or delivered at the site of the work for that purpose.

**Section 404. Other Disbursements from the Construction Fund.**

(a) If the United States of America or the State of Georgia, or any department, agency or instrumentality of either, agrees to allocate money to be used to defray any part of the cost of acquiring, constructing, and equipping the Project upon the condition that Columbus appropriate

a designated amount of money for said specified purpose or purposes, and Columbus is required to withdraw any sum so required from the Construction Fund for deposit in a special account, Columbus shall have the right to withdraw any sum so required from the Construction Fund by appropriate transfer and to deposit the same in a special account for that particular purpose; provided, however, that all payments thereafter made from said special account may be made only in accordance with the requirements set forth in this Article.

(b) Withdrawals for investment purposes only (including authorized deposits with other banks) may be made by the Construction Fund Custodian to comply with written directions from an authorized officer of Columbus without any requisition other than said direction.

**Section 405. Other Construction Covenants.** Columbus shall do all things, and take all reasonable and prudent measures necessary to continue construction with due diligence and to expend the money deposited in the Construction Fund as expeditiously as possible in order to assure the completion of the Project on the earliest practicable date, and will insure itself against the usual hazards incident to the construction of such a capital project.

**Section 406. Insurance During Construction.** Any contract relating to construction of the Project shall provide that:

(a) The contractor shall procure and shall maintain during the life of his contract Workers' Compensation Insurance as required by applicable State law for all of his employees to be engaged in work at the site of the Project under his contract and, in case of any such work sublet, the contractor shall require the subcontractor similarly to provide Workers' Compensation Insurance for all of the latter's employees to be engaged in such work unless such employees are covered by the protection afforded by the contractor's Workers' Compensation Insurance. In case any class of employees is engaged in hazardous work on the Project under such contract is not protected under the Workers' Compensation Statute, the contractor shall provide or shall cause such subcontractor to provide adequate employer's liability insurance for the protection of such of his employees as are not otherwise protected.

(b) The contractor shall procure and shall maintain during the life of his contract adequate Contractor's Public Liability Insurance, adequate Vehicle Liability Insurance, and adequate Contractor's Property Damage Insurance.

(c) The contractor shall either require each of his subcontractors to procure and to maintain during the life of his subcontract, Subcontractor's Public Liability and Property Damage Insurance of the type and in the same amounts as specified in the contractor's policy, or insure the activities of his subcontractors in his own policy.

(d) The insurance required under subparagraphs (b) and (c) hereof shall provide adequate protection for the contractor and his subcontractors, respectively, against damage claims which may arise from operations under the contract, whether such operations be by the insured or by anyone directly or indirectly employed by him.

(e) The contractor shall procure and shall maintain during the life of its contract, Builder's Risk Insurance (Fire and Extended Coverage) on a 100% completed value basis on the insurable portions of the Project. Columbus, the contractor and subcontractors, as their interests may appear, shall be named as the insured.

(f) The contractor shall furnish Columbus with certificates showing the type, amount, class of operations covered, effective date and dates of expiration of all policies. Such certificates shall also provide that the insurance covered by the certificate will not be cancelled or materially altered, except after ten days written notice has been received by Columbus.

**Section 407. Performance and Payment Bonds.** Columbus shall require the contractor to furnish a performance bond in an amount at least equal to 100% of the contract price as security for the faithful performance of his contract and also a payment bond in an amount not less than 100% of the contract price as security for the payment of all persons performing labor on the Project under his contract and furnishing materials in connection with his contract.

**Section 408. Completion of the Project.** When the acquisition, construction, and equipping of the Project have been completed, said fact shall be evidenced by a certificate to Columbus and the Construction Fund Custodian from the Project Superintendent for the Project to such effect specifying the date of completion. Should there be any balance in the Construction Fund which is not needed to defray proper unpaid charges against said Fund, such balance shall be transferred to the Debt Service Account, or otherwise applied in accordance with State law.

[END OF ARTICLE IV]

## ARTICLE V FUNDS PLEDGED TO PAYMENT OF BONDS

### Section 501. Debt Service Account; Payment of Debt Service on the Bonds.

(a) For the purpose of providing for lawful imposition of the Special Sales Tax and for providing funds for the payment of the Debt Service on the Bonds and any other general obligation debt hereafter issued, as approved by the voters at the Election, on the dates on which such Debt Service shall become due and payable, notice has been given to the Secretary of State and the Commissioner of the Department of Revenue of the results of the Election authorizing the imposition of the Special Sales Tax and collection thereof.

(b) Columbus is hereby authorized to create and establish, prior to or concurrently with the issuance and delivery of the Bonds, two special accounts to be designated the COLUMBUS, GEORGIA, GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025 DEBT SERVICE ACCOUNT (the "Debt Service Account") and the COLUMBUS, GEORGIA, SPECIAL ONE PERCENT SALES AND USE TAX PROJECTS ACCOUNT (the "Projects Account"). Money in said accounts may be invested and reinvested in such investments as are set forth in Section 602(b) of this Resolution. Money in the Debt Service Account shall be held and kept separate and apart from all other funds of Columbus and shall not in any manner be commingled with other funds of Columbus. The Debt Service Account will be maintained and held in trust by Columbus with the Debt Service Account Custodian and the owners of the Bonds and any general obligation debt issued hereafter and approved at the Election shall have a beneficial interest therein.

(c) Capitalized interest on the Bonds, if any, all proceeds of the Special Sales Tax disbursed to Columbus by the State of the Georgia Department of Revenue, Sales and Use Tax Division and any *ad valorem* tax levied for payment of the Bonds shall be deposited in the Debt Service Account. After the Debt Service Account has accumulated sufficient money to satisfy the Debt Service Requirement on the Bonds, and any Debt Service Requirement on any general obligation bonds hereafter issued as authorized by the Election, all remaining proceeds of the Special Sales Tax received in such Bond Year shall be distributed to the Projects Account to pay for the capital outlay projects approved by the voters at the Election, including the Project, until the first day of the following Bond Year when the Special Sales Tax receipts shall recommence being remitted into the Debt Service Account.

(d) In accordance with O.C.G.A. § 48-8-121(a)(2) Columbus shall maintain a record of each and every purpose for which proceeds of the Special Sales Tax are used. A schedule shall be included in its annual audit which shows the original estimated cost for the project, the current estimated cost if it is not the original estimated cost, amounts expended in prior years, and amounts expended in the current year. The auditor shall verify and test expenditures of the project in order to express an opinion thereon in accordance with generally accepted governmental auditing standards.

(e) Payment of Debt Service on the Bonds shall be made first from the Debt Service Account. Payment of the Bonds, however, shall constitute a pledge of the full faith, credit, and taxing power of Columbus, and any liability on such debt which is not satisfied from the proceeds of the Special Sales Tax shall be satisfied from the general funds of Columbus or from a direct annual *ad valorem* tax levied in an amount sufficient to pay such Debt Service. Any *ad valorem* tax levied for payment of the Bonds shall be deposited in the Debt Service Account.

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**Section 502. Assessment and Collection of Annual Tax.**

(a) In order to provide for the assessment and collection of a continuing direct annual tax to be levied on all the taxable property subject to taxation for general obligation bond purposes located within the boundaries of Columbus as the same now exist, and within any extensions of said boundaries, sufficient in amount to pay the principal of and interest on the Bonds as the same shall mature and become due, to the extent such principal and interest are not paid from the Special Sales Tax, Columbus shall and does hereby resolve that such tax be assessed and collected in Columbus in the appropriate years, beginning in the year 2026, sufficient in amount to produce the sums required to pay the principal of and interest on the Bonds coming due on January 1, 2027, and coming due on January 1 and July 1 in each of the years set forth in Section 203(a), through January 1, 2032, and that the funds provided by said tax shall be irrevocably pledged to and appropriated for the payment of the principal of and the interest on the Bonds.

(b) Columbus shall comply with the provisions of O.C.G.A. § 48-5-32 and all other statutory requirements as may exist from time to time relating to the publication of any reports or notices required prior to establishing millage rates each year for general obligation bond purposes, including payment of principal of and interest on the Bonds, and shall take such other actions as may be required for the assessment and collection of taxes to provide funds in the years and amounts set forth in this Resolution. Columbus shall cause a report to be published in a newspaper of general circulation throughout the County at least two weeks prior to the establishment of the millage rates for *ad valorem* taxes for general obligation bond purposes during the current calendar year, in accordance with O.C.G.A. § 48-5-32.

**Section 503. Funds Pledged for Payment of Bonds.** All funds provided by the Special Sales Tax and any amount required from the general funds of Columbus, including any tax levy as described in Section 502 hereof, are pledged irrevocably to and appropriated for the payment of the principal of and interest on the Bonds and any other general obligation debt approved by the voters at the Election so that all of the Bonds and any such general obligation debt, as to both principal and interest, shall be fully paid as the same mature and become due.

**Section 504. Depositary Agreements with Debt Service Account Custodian.** Any depositary agreement with any bank or banks acting as Debt Service Account Custodian shall require that the Debt Service Account Custodian shall transfer, or make available, to the Paying Agent for the Bonds, not less than five (5) Business Day prior to each Interest Payment Date, such amounts as are necessary to provide for the payment of the Debt Service on the Bonds coming due on each Interest Payment Date, as required by the provisions of this Resolution.

[END OF ARTICLE V]

**ARTICLE VI**  
**DEFEASANCE; INVESTMENTS; DEPOSITORIES;**  
**TAX AND MISCELLANEOUS PROVISIONS**

**Section 601. Defeasance.**

(a) The Bonds shall be deemed to have been paid in full and the lien of this Resolution shall be discharged,

(i) after there shall have been irrevocably deposited in an irrevocable trust fund created for that purpose,

(A) sufficient money, and/or

(B) obligations of, or guaranteed as to principal and interest by, the United States of America, or certificates of an ownership interest in the principal or interest of obligations of or guaranteed as to principal and interest by the United States of America, which shall not contain provisions permitting the redemption thereof prior to their stated maturity, the principal of and the interest on which when due, will be sufficient, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon (said earnings to be held in trust also), for the payment of the principal of such Bonds, plus interest thereon to the due date thereof;

(ii) there shall have been paid, or satisfactory provision shall have been made for payment, to the Bond Registrar and Paying Agent all fees and expenses due or to become due in connection with the payment of the Bonds or there shall be sufficient money deposited with the Bond Registrar and Paying Agent to make said payments; and

(iii) unless all Outstanding Bonds are to mature within the next 60 days, Columbus shall have given the Bond Registrar and Paying Agent irrevocable instructions to give notice, as soon as practicable, to the owners of the Outstanding Bonds, by first class mail, postage prepaid, at their last addresses appearing upon the books of registration, that the deposit required by subsection (a)(i) above has been made with the Bond Registrar and Paying Agent and that the Bonds are deemed to have been paid in accordance with this Section 601.

(b) In addition to the foregoing provisions of this Section 601, the lien of this Resolution shall only be discharged pursuant to this Section 601 if Columbus delivers an opinion of Bond Counsel providing that all conditions precedent to the discharge of the lien of this Resolution pursuant to this Section 601 have been satisfied and such deposit and discharge will not adversely affect the exclusion of the interest on the Bonds from federal income taxation.

(c) Whenever the Bonds shall be deemed to have been paid pursuant to this Section 601, any balances remaining in the Debt Service Account shall be retained by Columbus and used as permitted by the provisions of Part 1 of Article 3 of Chapter 8 of Title 48.



## **Section 602. Authorized Investments.**

(a) Construction Fund Money. Subject to the provisions of this Resolution, money in the Construction Fund may be invested and reinvested by the Construction Fund Custodian in any of the following investments allowed by O.C.G.A. § 36-82-7, if and to the extent the same are at the time legal for investment of bond proceeds:

- (i) The local government investment pool created in O.C.G.A. § 36-83-8; or
- (ii) The following securities and no others:

(A) Bonds or other obligations of Columbus, or bonds or obligations of the State or other states or of counties, municipal corporations and political subdivisions of the State;

(B) Bonds or other obligations of the United States or of subsidiary corporations of the United States government, which are fully guaranteed by such government;

(C) Obligations of and obligations guaranteed by agencies or instrumentalities of the United States government, including those issued by the Federal Land Bank, Federal Home Loan Bank, Federal Intermediate Credit Bank, Bank for Cooperatives, and any other such agency or instrumentality now or hereafter in existence; provided, however, that all such obligations shall have a current credit rating from nationally recognized rating service of at least one of the three highest rating categories available and have a nationally recognized market;

(D) Bonds or other obligations issued by any public housing agency or municipal corporation in the United States, which such bonds or obligations are fully secured as to payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States government, or project notes issued by any public housing agency, urban renewal agency or municipal corporation in the United States which are fully secured as to payment of both principal and interest by a requisition, loan or payment agreement with the United States government;

(E) Certificates of deposit of national or state banks located within the State which have deposits insured by the Federal Deposit Insurance Corporation and certificates of deposit of federal savings and loan associations and state building and loan or savings and loan associations located within the State which have deposits insured by the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation or the Georgia Credit Union Deposit Insurance Corporation, including the certificates of deposit of any bank, savings and loan association, or building and loan association acting as depository, custodian or trustee for any proceeds of the Bonds; provided, however, that the portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation, or the Georgia Credit Union Deposit Insurance Corporation, if any, shall be secured by deposit with the Federal Reserve Bank of Atlanta, Georgia, or with any national or state bank or federal savings and loan association or state building and loan or savings and loan association located within the State or with a trust office within the State, of one or more of the following securities in an aggregate principal amount equal at least to the amount of such excess: direct and general obligations of the

State or other states or any county or municipal corporation in the State, obligations of the United States or subsidiary corporations included in subparagraph (B) above, obligations of the agencies and instrumentalities of the United States government included in subparagraph (C) above, or bonds, obligations, or project notes of public housing agencies, urban renewal agencies, or municipalities included in subparagraph (D) above; and

(F) Securities of or other interests in any no-load, open-end management type investment company or investment trust registered under the Investment Company Act of 1940, as from time to time amended, or any common trust fund maintained by any bank or trust company which holds such proceeds as trustee or by an affiliate thereof so long as:

(1) the portfolio of such investment company or investment trust or common trust fund is limited to the obligations referenced in subparagraph (B) and (C) above and repurchase agreements fully collateralized by any such obligations;

(2) such investment company or investment trust or common trust fund takes delivery of such collateral either directly or through an authorized custodian;

(3) such investment company or investment trust or common trust fund is managed so as to maintain its shares at a constant net asset value; and

(4) securities of or other interests in such investment company or investment trust or common trust fund are purchased and redeemed only through the use of national or state banks having corporate trust powers and located within the State.

(G) Interest-bearing time deposits, repurchase agreements, reverse repurchase agreements, rate guarantee agreements, or other similar banking arrangements with a bank or trust company having capital and surplus aggregating at least \$50 million or with any government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York having capital aggregating at least \$50 million or with any corporation which is subject to registration with the Board of Governors of the Federal Reserve System pursuant to the requirements of the Bank Holding Company Act of 1956, provided that each such interest-bearing time deposit, repurchase agreement, reverse repurchase agreement, rate guarantee agreement, or other similar banking arrangement shall permit the money so placed to be available for use at the time provided with respect to the investment or reinvestment of such money.

(b) Other Money. Money in the Debt Service Account and the Projects Account may be invested by the custodian of said accounts in the following investments:

(i) Any of the following investments (presently authorized by O.C.G.A. § 36-80-3 and O.C.G.A. § 36-83-4), if and to the extent the same are at the time legal for investment of such money:

(A) Obligations of the United States and of its agencies and instrumentalities, or obligations fully insured or guaranteed by the United States government or by one of its agencies;

(B) Obligations of any corporation of the United States government;

(C) Bonds or certificates of indebtedness of the State and of its agencies and instrumentalities, or of other states;

(D) Obligations of other political subdivisions of the State;

(E) Certificates of deposit of banks which have deposits insured by the Federal Deposit Insurance Corporation; provided, however, that portion of such certificates of deposit in excess of the amount insured by the Federal Deposit Insurance Corporation must be secured by direct obligations of the State or the United States which are of a par value equal to that portion of such certificates of deposit which would be uninsured;

(F) Prime bankers' acceptances;

(G) Repurchase agreements; and

(H) The local government investment pool established by O.C.G.A. § 36-83-8; and

**Section 603. Designation of Bond Registrar, Paying Agent, and Fund Custodians or Depositories.**

(a) The Finance Director of Columbus is hereby appointed as Bond Registrar, Paying Agent, and Authentication Agent for the Bonds.

(b) The Finance Director of Columbus is hereby authorized to designate a depository bank as Custodian of the Debt Service Account Custodian, Projects Account Custodian and Construction Fund Custodian for the Bonds. The Mayor or City Manager is hereby authorized and directed to execute such contracts or agreements with such banks as shall be required to serve in such capacities herein above designated.

(c) A successor bond registrar, paying agent, and authentication agent and a successor depository or custodian for any fund may be designated, from time to time, by Columbus, provided such depository or successor agrees to comply with the provisions in this Resolution.

**Section 604. Merger of Paying Agent.** If at any time a bank or trust company acts as Paying Agent, Bond Registrar or Authentication Agent, any bank or trust company with or into which the such bank or trust company may be merged or consolidated or to which its assets and business may be sold shall be the successor Paying Agent, Bond Registrar or Authentication Agent for the purposes of this Resolution.

**Section 605. Resolution Constitutes Contract.** The provisions, terms and conditions of this Resolution shall constitute a contract by and between Columbus and the owners of the Bonds, and, after the issuance of the Bonds, this Resolution shall not be repealed or amended in any respect which will adversely affect the rights and interest of the owners of the Bonds nor shall Columbus adopt any ordinance or resolution which in any way adversely affects the rights of such owners so long as any of the Bonds or the interest thereon shall remain unpaid.

**Section 606. Limitation on Liability.** Should any Bonds not be presented for payment when due, the Paying Agent shall retain, for the benefit of the owners thereof, a sum of money sufficient to pay such Bonds when the same are presented by the owners thereof for payment. All liability of Columbus to the owners of such Bonds and all rights of such owners against Columbus under the Bonds or under this Resolution shall thereupon terminate, and the sole right of such owners shall thereafter be against such funds on deposit with the Paying Agent.

If any Bond shall not be presented for payment within a period of five years following the date when such Bond becomes due, the Paying Agent, at the written request of Columbus, shall transfer to Columbus's general fund all funds theretofore held by it for payment of such Bond. The Paying Agent shall thereupon be released and discharged with respect to such Bond, and such Bond, subject to the defense of any applicable statute of limitations, thereafter shall be an obligation of the general fund of Columbus.

**Section 607. Validation.** The Bonds were confirmed and validated on February 7, 2022, in the manner provided by law, by the Superior Court of Muscogee County, Civil Action No. SU 2022CV 000159.

**Section 608. Payments Due on Other Than a Business Day.** In any case where the Interest Payment Date shall be a day which is not a Business Day, then payment of such principal or interest need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the Interest Payment Date, and no additional interest shall accrue on the Bonds after such Interest Payment Date.

**Section 609. Federal Tax Certificate.** In order to maintain the exclusion from federal gross income of interest on the Bonds, Columbus covenants to comply with the applicable requirements of the Code. In furtherance of this covenant, for the benefit of the Bondholders, Columbus agrees to comply with the provisions of a Federal Tax Certificate to be executed by the Mayor, on behalf of Columbus, and delivered concurrently with the issuance and delivery of the Bonds.

**Section 610. Continuing Disclosure.** Columbus covenants to undertake all responsibility for compliance with the continuing disclosure requirements contained in Securities and Exchange Commission Rule 15c2-12(b)(5) pursuant to a Continuing Disclosure Certificate (the "Continuing Disclosure Certificate") to be executed the date of issuance and delivery of the Bonds. Notwithstanding any other provision of this Resolution, failure of Columbus to comply with the Continuing Disclosure Certificate shall not be considered a default on the Bonds; however, any Holder or Beneficial Owner of Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause Columbus to comply with its obligations under this Resolution and the Bonds. For purposes of this Section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through

nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

**Section 611. Advertisement of Bond Election.** Columbus caused to be published the required notice of the Election in and for Columbus. Columbus published no brochure, listing, or other advertisement relating to the Election which is in anyway inconsistent with its Council Resolution 227-21, providing for the calling and holding of the Election.

**Section 612. Applicable Provisions of Law.** This Resolution shall be governed by and construed in accordance with the laws of the State of Georgia.

**Section 613. Captions.** The captions or headings in this Resolution are for convenience only and in no way limit or describe the scope or intent of any provisions or sections of this Resolution.

**Section 614. Partial Invalidity.** In case any one or more of the provisions of this Resolution or of the Bonds shall for any reason be held to be illegal or invalid by a court of competent jurisdiction, such illegality or invalidity shall not affect any other provisions hereof or of the Bonds unless expressly so held, but this Resolution and the Bonds shall be construed and enforced as if such illegal or invalid provisions had not been contained herein or therein, and, if any provisions hereof conflict with any applicable provisions of Georgia law, the latter as adopted by the legislature and as interpreted by the courts of this state shall prevail and shall be substituted for any provisions hereof in conflict or not in harmony therewith.

**Section 615. Official Statement.** Columbus has caused to be distributed a Preliminary Official Statement with respect to the Bonds and Columbus shall execute and deliver an Official Statement in final form and the execution and delivery of the Official Statement in final form be and the same is hereby authorized and approved. The use and distribution of a Preliminary Official Statement with respect to the Bonds and the execution by the Mayor, on behalf of Columbus, of a certificate which “deemed final” the Preliminary Official Statement within the meaning of Securities Exchange Act Rule 15c2-12 be and the same are hereby ratified and confirmed. The Mayor is hereby authorized to execute and deliver the Official Statement for and on behalf of Columbus, and the Official Statement shall be in substantially the form of the Preliminary Official Statement as presented to Columbus at this meeting and filed with the Clerk of Council subject to such minor changes, insertions or omissions as may be approved by the Mayor and the execution of said Official Statement by the Mayor as hereby authorized shall be conclusive evidence of any such approval. The distribution of the Official Statement for and on behalf of Columbus is hereby authorized and approved.

**Section 616. Performance Audit.** Columbus has specifically waived the requirement of providing for a continuing performance audit or performance review of the expenditure of bond proceeds as required by O.C.G.A. § 36-82-100 through the publication of such waiver in the validation notice which was published on January 28 and February 4, 2022.

**Section 617. Acceptance of Bid.** In accordance with the Official Notice of Sale distributed on behalf of Columbus by Davenport & Company LLC, as financial advisor to Columbus, electronic bids for the purchase of the Bonds were received on September 23, 2025, and the Finance Director of Columbus, with the assistance of Davenport & Company LLC,

reviewed the bids and determined that the best bid for the Bonds was submitted by ~~[REDACTED]~~ BofA Securities. Said bid is hereby approved and accepted by Council.

**Section 618. General Authorization.** The Mayor, Mayor Pro Tem, Clerk of Council, City Manager, Deputy City Manager, Finance Director and City Attorney are authorized to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and are further authorized to take any and all further actions and execute and deliver any and all other documents as may be necessary in the issuance of the Bonds. The Finance Director was specifically authorized and directed to cause to be prepared a notice of sale for the Bonds, to receive bids for the sale of the Bonds, award the sale of the Bonds to the best bidder, and determine the exact interest rates the Bonds shall bear.

**Section 619. Repealer.** Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

[END OF ARTICLE VI]

INTRODUCED at a regular meeting of the Council of Columbus, Georgia, held on September 23, 2025, and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

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

---

Lindsey G. McLemore  
Clerk of Council

---

B.H. Henderson, III  
Mayor

(S E A L)

## CLERK'S CERTIFICATE

I, the undersigned Clerk of Council of Columbus, Georgia, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of a bond resolution approved and adopted by majority vote of the Council of Columbus, Georgia, in public meeting assembled on September 23, 2025, the original of which resolution has been entered in the official records of said political subdivision under my supervision and is in my official possession, custody and control.

I further certify that the meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

---

Lindsey G. McLemore, Clerk of Council

(S E A L)



**File Attachments for Item:**

**1. Street Acceptance – That portion of Mountain Ivy Drive and Climbing Ivy Court**

Approval is requested for the acceptance of that portion of Mountain Ivy Drive and Climbing Ivy Court located in Section Two, Phase Two, North Ivy Park.

**Columbus Consolidated Government  
Council Meeting Agenda Item**

Item #1.

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

---

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

**Background.** That portion of Mountain Ivy Drive and Climbing Ivy Court located in Section Two, Phase Two, North Ivy Park has (19) Nineteen residential lots. The streets have been improved and meet the required specifications for acceptance by the City.

**Analysis:** A deed has been conveyed to the City conveying All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, designated as all of Climbing Ivy Court, and that certain extension of Mountain Ivy Drive all as shown upon a map or plat of survey entitled “Section Two Phase Two, North Ivy Park, Part of Land Lots 231 & 232, 19<sup>th</sup> District, Columbus, Muscogee County, Georgia,” prepared by Hobbs Smith & Assoc., dated February 10, 2022 and recorded in Plat Book 168, Page 98, in the Office of the Clerk of Superior Court of Muscogee County, Georgia.

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

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

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

**A RESOLUTION**

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

**WHEREAS**, Columbus, Georgia has submitted a deed to that portion of Mountain Ivy Drive and Climbing Ivy Court located in Section Two, Phase Two, North Ivy Park, a full description of the property on said deed; and,

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

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

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

That certain deed dated August 4, 2025, conveying to Columbus, Georgia, that portion of Mountain Ivy Drive and Climbing Ivy Court located in Section Two, Phase Two, North Ivy Park, and the same is hereby accepted. The Clerk of Council is hereby authorized to have said deed recorded in the Deed Records in the Office of the Clerk of the Superior Court of Muscogee County. A copy of the deed is hereto attached and by this reference made a part of this resolution.

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

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

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

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

North Ivy Park  
Sec 2 Phase 2

Item #1.



<p>PAGE NUMBER <b>1</b> OF 1</p>	<p>FOR REVIEW DATE: 11/11/11 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: 1" = 100'</p>	<p>VICINITY MAP NORTH IVY PARK SECTION TWO PHASE TWO LOCATED IN LAND LOTS 231 &amp; 232, 19TH LAND DISTRICT COLUMBUS, MUSCOGEE COUNTY, GEORGIA</p>	<p><b>Adams &amp; McLean</b> SURVEYING • LAYOUT • CONSULTING • PLANNING 1111 N. 11TH ST., SUITE 100 COLUMBUS, GA 31906 404.555.1111</p>	<p>REVISIONS</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION										<p> </p>
NO.	DATE	DESCRIPTION															

**File Attachments for Item:**

**2. 2026 Legislative Agenda**

Approval is requested of the resolution for the 2026 Legislative Session of the Georgia General Assembly, which the Mayor and Council deem appropriate.

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>2026 Legislative Agenda</b>
<b>AGENDA SUMMARY:</b>	Approval is requested of the resolution for the 2026 Legislative Session of the Georgia General Assembly, which the Mayor and Council deem appropriate.
<b>INITIATED BY:</b>	<b>City Manager's Office</b>

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**Recommendation:** Approval is requested of the resolution for the 2026 Legislative Session of the Georgia General Assembly, which the Mayor and Council deem appropriate.

**Background:** Each year elected and appointed officials of the Columbus Consolidated Government develop a list of issues important to the citizens of Columbus that requires action by the Local Legislative Delegation. Once approved, a meeting will be held with the Delegation to explain the rationale behind these issues and to solicit their support. The Hometown Connection and Legislative Agenda meeting will be held on October 15, 2025.

**Analysis:** Staff, elected and appointed officials were asked to present issues they felt were important to the operation of city government. Research and justification for these issues were presented to the City Manager and a list was prepared for presentation to the Mayor/Council.

**Financial Considerations:** Items 2 would have an impact on City and School District revenues. Item 3 would impact City expenses.

**Recommendations/Actions:** Approve those resolutions, which the Mayor and Council deem appropriate.

**1. COUNCIL APPOINTMENT – 30 DAYS AFTER VACANCY:**

The Columbus Council requests that the local delegation to the Georgia General Assembly introduce an amendment to Section 6-201 so as to allow at least 30 days after a Council vacancy before a council appointment to fill an unexpired term pursuant to this Section. *(Request of Councilor Travis Chambers)*

**Explanation:**

The Columbus Charter Section 6-201 authorizes a Council appointment of a person to fill a Council vacancy under certain conditions. There is no waiting period required after such vacancy occurs prior to such an appointment. The Council desires a waiting period of at least 30 days.

**2. SENIOR HOMESTEAD EXEMPTIONS REFERENDUM:**

The Columbus Council requests that the local delegation to the Georgia General Assembly enact local legislation so that the homestead exemption of \$21,500 for qualified residents 65 years of age and older be increased to \$30,000, for Muscogee County ad valorem taxes and Muscogee County School District ad valorem taxes, beginning in tax year for January 1, 2027, and thereafter; and that the homestead exemption for residents qualifying under OCGA 48-5-52 and defined as qualified residents 62 years of age and older, be increased for Muscogee County School District ad valorem taxes to \$30,000, beginning in tax year for January 1, 2027, and thereafter. The exemptions granted herein shall not become effective and shall not apply unless this act is approved by a majority of Muscogee County voters at a referendum set as specified by the General Assembly for November, 2026. *(Request of Councilor Toyia Tucker)*

**Explanation:**

Georgia Laws 1991, page 4265 granted homestead exemptions to residents from all Muscogee county ad valorem taxes for county purposes in the amount of \$13,500 and in the amount of \$21,500 for qualified residents 65 years of age or older and also granted an exemption from all Muscogee County School District ad valorem taxes for education purposes in the amount of \$13,500 and in the amount of \$21,500 for qualified residents 65 years of age or older. This Council desires that the homestead exemption of \$21,500 for qualified residents 65 years of age and older be increased to \$30,000, beginning in tax year for January 1, 2027, and thereafter, for Muscogee County ad valorem taxes and Muscogee County School District ad valorem taxes and that the homestead exemption for residents qualifying under OCGA 48-5-52 and defined as qualified residents 62 years of age and older, be increased for Muscogee County School District ad valorem taxes to \$30,000, beginning in tax year for January 1, 2027, and thereafter.

**3. PUBLIC SAFETY DIRECTOR**

**MENT:**

The Columbus Council requests that the local delegation to the Georgia General Assembly enact local legislation to amend the Charter of Columbus, Georgia to remove the Mayor's assigned duties to direct, supervise, and coordinate the administration and activities of the Department of Public Safety; to create a new position of Public Safety Director; and to provide for the qualifications, appointment, removal of that position. The Charter amendments referred to herein shall not become effective and shall not apply unless this act is approved by a majority of Muscogee County voters at a referendum set as specified by the General Assembly for November, 2026. *(Request of Councilor Toyia Tucker)*

**Explanation:**

It is the desire of this Council to allow the voters to determine whether a dedicated Director of Public Safety should be added as a City Officer defined by the Columbus, Georgia Charter. Such changes would require amendments to the Columbus Charter which must be adopted by local act of the General Assembly and approved by a majority of Muscogee County voters.

**4. OPEN MEETINGS AMENDMENT:**

The Columbus Council requests that the local delegation to the Georgia General Assembly introduce legislation at the 2026 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. *(Request of Councilor Charmaine Crabb)*

**Explanation:**

Official Code of Georgia Annotated Section 50-14-1(g) provides that local government boards and commissions may only hold a legal open meeting when a quorum of the members can be present in person unless there is a declared emergency. The General Assembly could amend the Open Meeting Law to allow local governments and their boards and commissions to take advantage of the same teleconferencing ability and permit meetings to be held when there is not a quorum of members present.



## **5. WEAPONS IN RECREATION CENTERS:**

The Columbus Council requests that the local delegation to the Georgia General Assembly work with the office of Legislative Counsel to introduce or support general legislation to amend Part 3 of Chapter 11 of Title 16 of the Georgia Code to prohibit the carrying of firearms and other dangerous weapons in Recreation Centers/facilities which are owned and run by local governments. *(Request of Councilor Toyia Tucker)*

### **Explanation:**

Columbus has suffered incidents stemming from the use of dangerous weapons and firearms in its public recreation centers to include one recent fatality. Many of the programs at these public recreation centers are attended by minors who are of school age. The current provisions of state law prohibits weapons carry in School Safety Zones and governmental building where weapons screening is in place, but does not allow for a no weapons policy in recreation centers owned by the Consolidated Government.

## **6. AMENDMENT OF CONFLICT-OF-INTEREST PROVISION FOR REDEVELOPMENT POWERS LAW:**

The Columbus Council requests 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. *(Request of Councilor Toyia Tucker, Glenn Davis and Charmaine Crabb/Carry Over From Previous Years)*

### **Explanation:**

1) With respect to property acquired after the designation of a redevelopment area or TAD, the current law very broadly prohibits any "elected official, appointed official, **or employee** of any political subdivision, board, commission, or redevelopment agency from voluntarily acquiring any interest, direct or indirect, in any property contract or transaction or proposed contract or transaction in connection with the redevelopment of that redevelopment area..." The proposed revision would remove the blanket prohibition against voluntary property acquisition in a redevelopment area and instead provide that any official or employee who has a direct ownership interest in a property that is proposed to receive payment of redevelopment costs shall disclose the interest in writing to the legislative body and shall not vote or in any way participate in considering the matter or seek to influence the votes of others on the matter.

2) The current law requires that any elected or appointed official or employee of a political subdivision who has acquired any interest direct or indirect in property in the redevelopment area within the two years immediately prior to the date the plan is submitted to the local legislative body shall disclose the interest in writing 30 days in advance and "not participate in any action of the political subdivision which affects that property." The revision would cut the time of written notice to 5 days and limit the coverage of the provision to public officers as defined by O.C.G.A. Section 21-5-3 (22) instead of the current general reference to all elected officials, appointed officials and employees.

3) The proposed revision also refines the definition of the property interest covered by the conflict provision. The current law covers any transaction which facilitates the acquisition "any interest direct or indirect" in property and substitutes a direct ownership interest in property as defined by O.C.G.A. Section 21-5-3(8).

## **7. MILITARY RETIREE STATE TAX EXEMPTIONS:**

The Columbus Council is requesting that the legislative delegation support efforts to exempt military retiree pay from state income tax in order to attract military retirees to Columbus, Georgia as recommended by the Greater Columbus, Georgia Chamber of Commerce. *(Request of Councilor Tucker /Carryover From Previous Years)*

### **Explanation:**

#### **•Exempt Military Retiree Pay From Georgia Taxes.**

- Ø Of the five states bordering Georgia, four do not tax military retiree pay.
- Ø Border cities are at a competitive disadvantage to attract veterans to area.
- Ø Consider a transition by beginning with an exemption to those military retiring in 2018, then work back each year until all are captured.

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

**A RESOLUTION REQUESTING THAT THE LOCAL LEGISLATIVE DELEGATION INTRODUCE AN AMENDMENT TO COLUMBUS CHARTER SECTION 6-201 SO AS TO ALLOW AT LEAST 30 DAYS AFTER A COLUMBUS COUNCIL VACANCY BEFORE A COUNCIL APPOINTMENT TO FILL AN UNEXPIRED TERM PURSUANT TO THIS SECTION.**

**WHEREAS**, Columbus Charter Section 6-201 authorizes a Council appointment of a person to fill a Council vacancy under certain conditions; and,

**WHEREAS**, no waiting period is required after such a vacancy occurs prior to such an appointment and the Council desires a waiting period of at least 30 days.

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

The Columbus Council requests that the local delegation to the Georgia General Assembly introduce an amendment to Section 6-201 so as to allow at least 30 days after a Council vacancy before a council appointment to fill an unexpired term pursuant to this Section as suggested in the redline below.

Let a copy of this Resolution be forwarded to each member of the local delegation to the Georgia General Assembly.

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 23rd day of September, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

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

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

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

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

**A RESOLUTION REQUESTING AN INCREASE THE AMOUNT OF HOMESTEAD EXEMPTION FROM AD VALOREM TAXES LEVIED IN MUSCOGEE COUNTY FOR THE CONSOLIDATED GOVERNMENT AND FOR THE MUSCOGEE COUNTY SCHOOL DISTRICT WHICH APPLIES TO THE HOMESTEAD OF EACH QUALIFIED RESIDENT 65 YEARS OF AGE OR OLDER; AND TO INCREASE THE AMOUNT OF HOMESTEAD EXEMPTION FROM AD VALOREM TAXES LEVIED IN MUSCOGEE COUNTY FOR THE MUSCOGEE COUNTY SCHOOL DISTRICT WHICH APPLIES TO THE HOMESTEAD OF EACH QUALIFIED RESIDENT 62 YEARS OF AGE OR OLDER.**

**WHEREAS**, Georgia Laws 1991, page 4265 granted homestead exemptions to residents from all Muscogee county ad valorem taxes for county purposes in the amount of \$13,500 and in the amount of \$21,500 for qualified residents 65 years of age or older and also granted an exemption from all Muscogee County School District ad valorem taxes for education purposes in the amount of \$13,500 and in the amount of \$21,500 for qualified residents 65 years of age or older; and

**WHEREAS**, this Council desires that the homestead exemption of \$21,500 for qualified residents 65 years of age and older be increased to \$30,000, beginning in tax year for January 1, 2027, and thereafter, for Muscogee County ad valorem taxes and Muscogee County School District ad valorem taxes; and that the homestead exemption for residents qualifying under OCGA 48-5-52 and defined as qualified residents 62 years of age and older, be increased for Muscogee County School District ad valorem taxes to \$30,000, beginning in tax year for January 1, 2027, and thereafter.

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

This Council requests that the local delegation to the Georgia General Assembly enact local legislation so that the homestead exemption of \$21,500 for qualified residents 65 years of age and older be increased to \$30,000, for Muscogee County ad valorem taxes and Muscogee County School District ad valorem taxes, beginning in tax year for January 1, 2027, and thereafter; and that the homestead exemption for residents qualifying under OCGA 48-5-52 and defined as qualified residents 62 years of age and older, be increased for Muscogee County School District ad valorem taxes to \$30,000, beginning in tax year for January 1, 2027, and thereafter. The exemptions granted herein shall not become effective and shall not apply unless this act is approved by a majority of Muscogee County voters at a referendum set as specified by the General Assembly for November, 2026.

Let a copy of this resolution be forwarded by the Clerk of Council to each member of the local delegation to the Georgia General Assembly

---

Introduced at the regular meeting of the Council of Columbus, Georgia held on the 23rd day of September, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of Council.

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

---

Lindsey G. McLemore, Clerk of Council

---

B.H. "Skip" Henderson III, Mayor

3.

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

**A RESOLUTION REQUESTING AMENDMENTS TO THE CHARTER OF COLUMBUS, GEORGIA TO REMOVE THE MAYOR'S ASSIGNED DUTIES TO DIRECT, SUPERVISE, AND COORDINATE THE ADMINISTRATION AND ACTIVITIES OF THE DEPARTMENT OF PUBLIC SAFETY; TO CREATE A NEW POSITION OF PUBLIC SAFETY DIRECTOR; TO PROVIDE FOR THE QUALIFICATIONS, APPOINTMENT, AND REMOVAL FOR THAT POSITION; AND TO REQUEST A REFERENDUM OF THE VOTERS OF COLUMBUS, GEORGIA /MUSCOGEE COUNTY TO APPROVE SUCH AMENDMENTS.**

**WHEREAS**, it is the desire of this Council to allow the voters to determine whether a dedicated Director of Public Safety should be added as a City Officer defined by the Columbus, Georgia Charter; and,

**WHEREAS**, such changes would require amendments to the Columbus Charter which must be adopted by local act of the General Assembly.

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

This Council requests that the local delegation to the Georgia General Assembly enact local legislation to amend the Charter of Columbus, Georgia to remove the Mayor's assigned duties to direct, supervise, and coordinate the administration and activities of the Department of Public Safety; to create a new position of Public Safety Director; and to provide for the qualifications, appointment, removal of that position. The Charter amendments referred to herein shall not become effective and shall not apply unless this act is approved by a majority of Muscogee County voters at a referendum set as specified by the General Assembly for November, 2026.

Let a copy of this resolution be forwarded by the Clerk of Council to each member of the local delegation to the Georgia General Assembly

Introduced at the regular meeting of the Council of Columbus, Georgia held on the 23<sup>rd</sup> day of September, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of Council.

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

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

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

4.

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

**A RESOLUTION REQUESTING THAT THE LOCAL LEGISLATIVE  
DELEGATION INTRODUCE LEGISLATION TO AMEND THE GEORGIA OPEN  
MEETINGS ACT TO ALLOW THAT LOCAL GOVERNMENTAL ENTITIES MAY  
HOLD PUBLIC MEETINGS VIA TELECONFERENCE OR OTHER DIGITAL MEANS  
ON THE SAME BASIS AS STATE AGENCIES**

**WHEREAS**, during the period of COVID-19 Emergency the Mayor, Council and City staff have invested in and perfected the use of technology that allows for the conduct of virtual meetings that allow contemporaneous observing and participation in meetings of its Council and various Boards and Commissions; and,

**WHEREAS**, Official Code of Georgia Annotated Section 50-14-1(f) allows statewide agencies to provide for the use of meetings by teleconference; and,

**WHEREAS**, Official Code of Georgia Annotated Section 50-14-1(g) provides that local government boards and commissions may only hold a legal open meeting when a quorum of the members can be present in person unless there is a declared emergency; and,

**WHEREAS**, the General Assembly could amend the Open Meeting Law to allow local governments and their boards and commissions to take advantage of the same teleconferencing ability and permit meetings to be held when there is not a quorum of members present.

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

We hereby respectfully request that the Local Legislative Delegation to the Georgia General Assembly introduce legislation at the 2026 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.

Let a copy of this resolution be forwarded by the Clerk of Council to each member of the local delegation to the Georgia General Assembly.

\_\_\_\_\_



Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23rd day of September 2025, and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of Council.

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

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

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

5.

**A RESOLUTION****NO. \_\_\_\_\_****A RESOLUTION REQUESTING STATEWIDE LEGISLATION TO RESTRICT PROHIBIT THE CARRY OF WEAPONS IN A PUBLIC RECREATION CENTER WHICH IS OWNED BY A LOCAL GOVERNMENT.**

**WHEREAS,** Columbus has suffered incidents stemming from the use of dangerous weapons and firearms in its public recreation centers to include one recent fatality; and,

**WHEREAS,** many of the programs at these public recreation centers are attended by minors who are of school age; and,

**WHEREAS,** the current provisions of state law would prohibit weapons carry in School Safety Zones and governmental buildings where weapons screening is in place, but does not allow for a no weapons policy in recreation centers owned by the Consolidated Government.

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

This Council requests that the local delegation to the Georgia General Assembly work with the Office of Legislative Counsel to introduce or support general legislation to amend Part 3 of Chapter 11 of Title 16 of the Georgia Code to prohibit the carrying of firearms and other dangerous weapons in Recreation Centers/facilities which are owned and run by local governments.

Introduced at the regular meeting of the Council of Columbus, Georgia held on the 23rd day of September, 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of Council.

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

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

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

6.

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

**WHEREAS**, the conflict of interest provision of Redevelopment Powers Law, Title 36, Chapter 44 is broadly and unclearly worded in a way that leaves all CCG officials, even employees whose positions have nothing to do with the creation or administration of a Tax Allocation District, subject to possible disclosure requirements and prohibitions from voluntarily acquiring a direct or indirect interest in property in any TAD created by Council; and,

**WHEREAS**, this Council desires that the conflict of interest provision applicable to TADs be more specific and limited as to the persons covered by its requirements and use definitions consistent with the Ethics in Government Act found in Chapter 5 of Title 21 of the Georgia Code.

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

This Council hereby requests that the local delegation to the General Assembly introduce/support the attached proposed amendment to O.C.G.A. § 36-44-21 or any similar proposal, which clarifies that code section by providing standard definitions and eliminates the prohibition against the acquisition of property in TADs by all CCG employees. Let a copy of this resolution be forwarded by the Clerk of Council to each member of the local delegation to the Georgia General Assembly.

Let a copy of this resolution be forwarded by the Clerk of Council to each member of the local delegation to the Georgia General Assembly.

Introduced at a regular meeting of the council of Columbus, Georgia, held the 23<sup>rd</sup> day of September 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

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

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

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

7.

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

**A RESOLUTION REQUESTING THAT THE LOCAL LEGISLATIVE  
DELEGATION INTRODUCE LEGISLATION THAT WOULD ALLOW AN  
EXEMPTION SIMILAR TO THAT IN ALABAMA FROM STATE INCOME TAX FOR  
MILITARY RETIREES.**

**WHEREAS**, this legislation will allow Columbus, Georgia to remain a competitive economic hub that continues to attract military families and retirees to our community; and,

**WHEREAS**, the Mayor and Council have discussed issues important to the efficient operation of the Columbus Consolidated Government and the quality of life for its citizens; and,

**WHEREAS**, this issue requires action in the 2026 General Assembly Session.

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

We hereby respectfully request that the local delegation to the Georgia General Assembly introduce legislation at the 2026 General Assembly that would allow an exemption similar to that in Alabama from state income tax for military retirees to maintain Columbus, Georgia as a competitive economic hub that continues to attract military families and retirees to our community.

Let a copy of this resolution be forwarded by the Clerk of Council to each member of the local delegation to the Georgia General Assembly.

Introduced at a regular meeting of the council of Columbus, Georgia, held the 23rd day of September 2025, and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of Council.

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

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

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

**File Attachments for Item:**

**3. FY2027 5303 Grant Application for Planning Assistance**

Approval is requested to authorize the Department of Transportation/METRA to apply to the Georgia Department of Transportation (GDOT) for a capital, planning, and operating grant in the amount of \$166,692.00 or otherwise awarded. Approval is also requested to authorize the City to accept the grant, if awarded, and execute any contracts with the Federal Transit Administration and/or the Georgia Department of Transportation relating to the grant.

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>FY2027 5303 Grant Application for Planning Assistance</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to authorize the Department of Transportation/METRA to apply to the Georgia Department of Transportation (GDOT) for a capital, planning, and operating grant in the amount of \$166,692.00 or otherwise awarded. Approval is also requested to authorize the City to accept the grant, if awarded, and execute any contracts with the Federal Transit Administration and/or the Georgia Department of Transportation relating to the grant.
<b>INITIATED BY:</b>	<b>Department of Transportation/METRA</b>

**Recommendation:** Approval is requested to authorize the Department of Transportation/METRA to apply to the Georgia Department of Transportation (GDOT) for a capital, planning, and operating grant in the amount of \$166,692.00 or otherwise awarded. Approval is then requested to authorize the City to accept the grant, if awarded, and execute any contracts with the Federal Transit Administration and/or the Georgia Department of Transportation relating to the grant.

**Background:** The City has applied, in the past, for capital, planning, and operating grants offered by the Federal Transit Administration (FTA) and the Georgia Department of Transportation (GDOT). The 5303 Grant being requested is funded in the following manner.

	<b>CAPITAL</b>	<b>PLANNING</b>	<b>OPERATING</b>
<b>State 5303</b>	<b>0%</b>	<b>90%</b>	<b>0%</b>
<b>Local 5303</b>	<b>0%</b>	<b>10%</b>	<b>0%</b>

90% shall be provided to the City by the State. Of the 90% in State funding, GDOT funds 10% and FTA funds 80%. If approved, the City shall provide the required 10% match. GDOT administers the grant on behalf of the State.

**Analysis:**

**Title 49 U.S.C. Section 5303  
(Formerly Section 8)**

<b>GRANT 5303</b>	<b>GDOT</b>	<b>CITY</b>	<b>FTA</b>	<b>TOTAL</b>
<b>PLANNING</b>	<b>\$166,692.00</b>	<b>\$18,522.00</b>	<b>\$0</b>	<b>\$185,214.00</b>

**Financial Considerations:** If approved, the City shall receive \$166,692.00 in State-administered Section 5303 grant funding. This grant shall be used to support public transportation in our community. A ten percent match from the City is required.

**Projected Annual Fiscal Impact Statement:** The funds are designated for Columbus and METRA Transit System to fund transit planning activities.

**Legal Considerations:** Council must authorize the grant application through a resolution. If authorized, the resolution will be included with the grant application. In addition, the resolution authorizes the City to accept the grant, if awarded, and execute any contracts with the Federal Transit Administration and/or the Georgia Department of Transportation relating to the grant.

**Recommendations/Actions:** Approval is requested to authorize the Department of Transportation/METRA to apply to the Georgia Department of Transportation (GDOT) for a capital, planning, and operating grant in the amount of \$166,692.00 or otherwise awarded. Approval is also requested to authorize the City to accept the grant, if awarded, and execute any contracts with the Federal Transit Administration and/or the Georgia Department of Transportation relating to the grant.

## A RESOLUTION

Item #3.

NO.

**A RESOLUTION AUTHORIZING THE CITY OF COLUMBUS, GEORGIA, TO SUBMIT AN APPLICATION FOR, AND IF AWARDED, ACCEPT A GRANT FROM THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION, UNDER TITLE 49 U.S.C., SECTION 5303.**

**WHEREAS**, the Secretary of the US Department of Transportation and the Commissioner of the Georgia Department of Transportation are authorized to make grants for mass transportation projects; and,

**WHEREAS**, the FY2027 UPWP indicates the amount of the Section 5303 funds and the state share by the Georgia Department of Transportation as \$166,692.00; and,

**WHEREAS**, the contract for financial assistance will impose certain obligations upon the applicant, including the provision of the City share of the project costs, \$18,522.00; and,

**WHEREAS**, it is required by the U.S. Department of Transportation in accord with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under Title 49 U.S.C. the Applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and other pertinent directives and the U.S. Department of Transportation requirements there under; and,

**WHEREAS**, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies equipment contracts, or consultant and other services.

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

(1)

That the Mayor or his designee, herein referred to as the Official, is authorized to execute and file an application on behalf of the Consolidated Government of Columbus, Georgia with the Georgia Department of Transportation, to aid in the financing of a technical study grant to implement specific items of the FY2027 Unified Planning Work Program;

(2)

That the Official is authorized to execute and file with such application and assurance, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation, effectuating the purposes of this grant;



(3)

That the Official is authorized to furnish such additional information as the U.S. Department of Transportation and the Georgia Department of Transportation may require in connection with the application or the project;

(4)

That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise), and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs; and,

(5)

That the Official is authorized to execute a grant agreement on behalf of the Consolidated Government of Columbus, Georgia, with the Georgia Department of Transportation to aid in the financing of a technical study grant to implement specific items of the Columbus, Georgia Unified Planning Work Program.

(6)

That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with the FTA Circular 8100.1D, FTA Certifications and Assurances for Federal Assistance 2024 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.

(7)

That the applicant has or will have available the required non-federal funds to meet local share requirements for this grant application.

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

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

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Lindsey G. McLemore, Clerk of Council

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

**File Attachments for Item:**

A. Contract Extension for Post-Accident Drug Screening: After-Hours, Weekends, Holidays

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Contract Extension for Post-Accident Drug Screening: After-Hours, Weekends, Holidays
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the extension of the annual contract for Post-Accident Drug Screening: After-Hours, Weekends, Holidays with 4D GA Fastest Labs (Columbus, GA) through December 17, 2025.

On November 7, 2023, Council authorized an emergency purchase of the services from 4D GA Fastest Labs after Occupational Medicine of Columbus, the vendor under contract to provide Employee Physicals, informed the City that they would be unable to provide the post-accident screenings. 4D GA Fastest Labs was selected by Occupational Medicine of Columbus in conjunction with the Human Resources Department. The contract initiated on December 18, 2023, has expired. Council approval is required to extend this contract to allow time to complete the RFP Evaluation process for the new contract.

Funds are budgeted each fiscal year for this ongoing expense: Various Departments – Pre-employment Physicals

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXTENSION OF THE ANNUAL CONTRACT FOR POST-ACCIDENT DRUG SCREENING: AFTER-HOURS, WEEKENDS, HOLIDAYS, WITH 4D GA FASTEST LABS (COLUMBUS, GA) THROUGH DECEMBER 17, 2025.**

**WHEREAS**, On November 7, 2023, Council authorized an emergency purchase of the services from 4D GA Fastest Labs after Occupational Medicine of Columbus, the vendor under contract to provide Employee Physicals, informed the City that they would be unable to provide the post-accident screenings. 4D GA Fastest Labs was selected by Occupational Medicine of Columbus in conjunction with the Human Resources Department. The contract was initiated on December 18, 2023, and has expired. Council approval is required to extend this contract to allow time to complete the RFP Evaluation process for the new contract.

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

That the Mayor and/or his designee is hereby authorized to extend the annual contract for Post-Accident Drug Screening: After-Hours, Weekends, Holidays with 4D GA Fastest Labs (Columbus, GA) through December 17, 2025. Funds are budgeted each fiscal year for this ongoing expense: Various Departments – Pre-employment Physicals.

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

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

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

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

**File Attachments for Item:**

B. Contract Extension for Elevator Maintenance Services (Annual Contract) – RFB No. 19-0025

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Contract Extension for Elevator Maintenance Services (Annual Contract) – RFB No. 19-0025
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the extension of the annual contract for Elevator Maintenance Services with Elevated Facility Services (Tampa, FL) through March 31, 2026.

Per Resolution No. 034-19, dated January 22, 2019, Council authorized a five-year contract with Georgia Elevator Company dba Oracle Elevator Company, now known as Oracle Elevator Holdco, Inc. d/b/a Elevated Facility Services (Tampa, FL). The contract expired on January 31, 2024. In accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through January 31, 2025. However, it is necessary to request additional time to complete the RFP advertisement and evaluation process for the next contract. Council approval is required for contract extensions beyond one year.

Funds are budgeted each fiscal year for this ongoing expense: General Fund – Public Works - Facilities Maintenance – Service Contracts and Columbus Ironwork Trade Center – Building Maintenance – Contractual Services; 0101-260-2700-MNTN-6513 and 0753-620-2300-TCMT-6319.

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

**A RESOLUTION AUTHORIZING THE EXTENSION OF THE ANNUAL  
CONTRACT FOR ELEVATOR MAINTENANCE SERVICES WITH ELEVATED  
FACILITY SERVICES (TAMPA, FL) THROUGH MARCH 31, 2026.**

**WHEREAS**, Per Resolution No. 034-19, dated January 22, 2019, Council authorized a five-year contract with Georgia Elevator Company dba Oracle Elevator Company, now known as Oracle Elevator Holdco, Inc. d/b/a Elevated Facility Services (Tampa, FL). The contract expired on January 31, 2024. In accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through January 31, 2025. However, it is necessary to request additional time to complete the RFP advertisement and evaluation process for the next contract. Council approval is required for contract extensions beyond one year.

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

That the Mayor and/or his designee is hereby authorized to extend the annual contract for Elevator Maintenance Services with Elevated Facility Services (Tampa, FL) through March 31, 2026. Funds are budgeted each fiscal year for this ongoing expense: General Fund – Public Works - Facilities Maintenance – Service Contracts and Columbus Ironwork Trade Center – Building Maintenance – Contractual Services; 0101-260-2700-MNTN-6513 and 0753-620-2300-TCMT-6319.

\_\_\_\_\_

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

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

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

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

**File Attachments for Item:**

C. Declaration of Surplus and Donation of Taser Cartridges to the Eufaula, Alabama Police Department



**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Declaration of Surplus and Donation of Taser Cartridges to the Eufaula, Alabama Police Department
<b>INITIATED BY:</b>	Finance Department

It is requested that Council declare 1,314 Training Cartridges (no serial number) and 261 Taser Cartridges (serial number) from the Police Department, as surplus, in accordance with section 7-501 of the Charter of Columbus Consolidated Government; and authorize the donation of the equipment to the Eufaula, Alabama Police Department. The taser cartridges, along with serial numbers (if applicable) are listed on the following attachment:



CPD-Request to  
Donate Surplus (004).

The equipment has reached its useful life for the Columbus Police Department and has been replaced with newer models. The Columbus Police Department wishes to donate the surplus equipment to the Eufaula, Alabama Police Department to be utilized by its officers in the performance of their duties.

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

**A RESOLUTION AUTHORIZING COUNCIL TO DECLARE 1,314 TRAINING CARTRIDGES (NO SERIAL NUMBER) AND 261 TASER CARTRIDGES (SERIAL NUMBER) FROM THE POLICE DEPARTMENT, AS SURPLUS, IN ACCORDANCE WITH SECTION 7-501 OF THE CHARTER OF COLUMBUS CONSOLIDATED GOVERNMENT; AND AUTHORIZE THE DONATION OF THE EQUIPMENT TO THE EUFAULA, ALABAMA POLICE DEPARTMENT. THE TASER CARTRIDGES, ALONG WITH SERIAL NUMBERS (IF APPLICABLE) ARE LISTED ON THE FOLLOWING ATTACHMENT:**



CPD-Request to  
Donate Surplus (004).

**WHEREAS**, the equipment has reached its useful life for the Columbus Police Department and has been replaced with newer models. The Columbus Police Department wishes to donate the surplus equipment to the Eufaula, Alabama Police Department to be utilized by its officers in the performance of their duties.

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

That the Mayor and/or his designee is hereby authorized to declare 1,314 Training Cartridges (no serial number) and 261 Taser Cartridges (serial number) from the Police Department, as surplus, in accordance with section 7-501 of the Charter of Columbus Consolidated Government; and further authorized to donate the equipment to the Eufaula, Alabama Police Department. The taser cartridges, along with serial numbers (if applicable) are listed on the following attachment:



CPD-Request to  
Donate Surplus (004).

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

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

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Lindsey G. McLemore, Clerk of Council

---

B.H. "Skip" Henderson III, Mayor



# Columbus Police Department

P.O. Box 1866 - 510 Tenth Street  
Columbus, Georgia 31902-1866

**Stoney Mathis**  
Chief of Police



**L. H. Deaton**  
Assistant Chief

**J. Dent-Fitzpatrick**  
Assistant Chief

DATE: September 9, 2025

TO: Mayor B. H. Henderson, III



FROM: Stoney Mathis, Chief of Police, 5,; "'f

SUBJECT: **REQUEST TO DONATE SURPLUS EQUIPMENT**

I am requesting that the training Unit be permitted to donate Taser Cartridges, purchased by the Columbus Consolidated Government. The equipment has been replaced with newer models and has reached the end of service life for our department. This equipment will be donated to the Eufaula, AL Police Department, to be utilized by its officers in the performance of their duties. The equipment I am requesting to donate is as follows:

## Training Taser Cartridges (1314ct) No serial number

### Taser Cartridge (261ct) serial number:

C210790RF	C210790KK	C210790FV
C210790E3	C210799R7	C21079C04
C2107900X	C21079F6H	C21079E6M
C21079ET1	C210799M6	C210790X6
C21079ERH	C21079CHC	C21079E36
C21079C0V	C210790HN	C21079E7P
C21079068	C21079CCN	C210790MM
C210790XA	C21079EN9	C210790HR
C21079F20	C210790YC	C21079DMP
C21079CY0	C210790R6	C21079A2C
C21079CTP	C21079F7V	C21079CCR
C2107901C	C21079E8E	C21079CE1
C2107906C	C21079014	C21079E75
C21079F7D	C21079E69	C210794CV
C21079E70	C21079DE1	C2107903Y
C21079EOX	C21079E6V	C21079EOD
C21079EEEX	C210799W6	C21079HH8



# Columbus Police Department

P.O. Box 1866 - 510 Tenth Street

Columbus, Georgia 31902-1866

Item #C.



**J. Dent-Fitzpatrick**  
Assistant Chief

**Stoney Mathis**  
Chief of Police

**L.H.Deaton**  
Assistant Chief

C21079C9K  
C21079MM4  
C21079K2D  
C21079HDO  
C21079HDW  
C21079MM1  
C21079FK7  
C21079FVS  
C21079MTD  
C21079C8A  
C21079MW1  
C21079CF6  
C21079FEV  
C21079CAD  
C21079DVV  
C21079MKY  
C21079MMR  
C21079HW7  
C21079K3A  
C21079K2F  
C21079FHS  
C21079K2W  
C21079MWN  
C21079CCY  
C21079MRE  
C21079FEK  
C21079MVO  
C21079FF7  
C21079MWF  
C21079K4C  
C21079FWD  
C21079MTS  
C21079HTY  
C21079E2X  
C21079MKP  
C21079C87  
C21079MMD  
C21079FEE  
C21079DTO  
C21079MMA

C21079MKT  
C21079K4K  
C21079FMK  
C21079MXS  
C21079MMM  
C21079FEM  
C21079MRW  
C21079MWM  
C21079C8X  
C21079HN7  
C21079AH2  
C21079FKS  
C21079HRC  
C21079MKN  
C21079H8N  
C21079K0P  
C21079H79  
C21079HED  
C21079HND  
C21079HHE  
C21079H90  
C21079H9Y  
C21079H7F  
C2107.9K0V  
C21079FR7  
C21079HTS  
C21079FEW  
C21079HA4  
C21079D90  
(21079950  
C21079HPR  
C21079H7M  
C21079EHV  
C210799MN  
C21079E9C  
C21079FN1  
C21079MHY  
C210799MK  
C21079HKF  
C21079H7R

C21079HE7  
C21079HMO  
C21079D50  
C21079MMY  
C21079HY1  
C21079H72  
C21079H1X  
C21079HF3  
C21079HDF  
C21079MKX  
C21079FPT  
C21079H8R  
C21079HDV  
C21079H69  
C21079EKE  
C21079H68  
C21079H9R  
C21079HP7  
C21079H1N  
C21079DFM  
C21079DP6  
C21079CYP  
C21079EDT  
C21079D9K  
C21079E7F  
C21079DX4  
C21079EWS  
C21079EF4  
C21079DMV  
C21079C6R  
C21079FEA  
C21079CRX  
C21079DMC  
C21079E35  
C21079ETP  
C21079E80  
C21079D58  
C21079DD8  
C21079DHK  
C21079F4V



# Columbus Police Department

P.O. Box 1866 - 510 Tenth Street  
Columbus, Georgia 31902-1866



**J. Dent-Fitzpatrick**

**Assistant Chief**

**Stoney Mathis**

**Chief of Police**

**L. H. Deaton**

**Assistant Chief**

C21079DRD  
C21079D7V  
C21079CTH  
C21079CDP  
C21079E17  
C2107999H  
C21079EF1  
C21079DE7  
C210799HC  
C210799YT  
C21079CY6  
C21079CFC  
C21079EVP  
C21079D1F  
C21079CXR  
C21079D25  
C21079DDR  
C21079CT7  
C2107986P  
C21079F9N  
C21079DE2  
C21079DNK  
C21079CH4  
C21079DPD  
C210799EH  
C21079CYV  
C21079E73  
C210799E3  
C21079EKM  
C4103X9MR  
C4104A656

C4104AA4A  
C4104WHME  
C41062V80  
C4104A497  
C4102VD9F  
C410237E9  
C4104WN6E  
C4104ARFY  
C4104ARED  
C4104ACAY  
C4104A604  
C4104WHPN  
C4102VSRT  
**C4102V7HN**  
C4104ASVK  
**C4102VAH1**  
C4103XESF  
C4104AAAC  
**C4104A841**  
C4104ACWT  
**C4104A58V**  
C4104VW7Y  
**C4104A86P**  
C4104ACCS  
C4103WKEV  
C4103X9HN  
C4104A656  
C4100NX28  
C4103T3HR  
C41049TD3  
C4104ARRE

C4104A8FC  
C4104ACXS  
C4104WP7H  
C4104A61W  
C4100NW9W  
C4104A800  
C41062W17  
C4104ACOX  
C4102V7A7  
C4103WMSC  
C4103XETN  
C4104A7WT  
C4108F71V  
C4104WTNO  
C4104AC2E  
C4103WKWC  
C410906VO  
C4103WKWT  
C4100NFV7  
C4103XEYV  
C4106P8R9  
C4104AH11  
C4100NF7N  
C4104A7XN  
C4104ADOR  
C4104A890  
C4108F6N8  
C4103X9N8

**File Attachments for Item:**

D. Software as a Service (SAAS) Renewal Agreement for Tyler Odyssey Court Management System

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Software as a Service (SAAS) Renewal Agreement for Tyler Odyssey Court Management System
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the execution of a Software as a Service (SaaS) renewal agreement for the Tyler Odyssey Court Management System with Tyler Technologies (Plano, TX). The initial term of the renewal agreement will cover a 3 year period beginning October 1, 2025, through September 30, 2028. Upon expiration of the initial term, the agreement may be renewed by mutual written consent of both parties for two additional one (1) year periods. The annual software fees for the initial term are as follows:

<b>Annual Software Fees</b>	<b>Year 1 (10/1/25 – 9/30/26)</b>	<b>Year 2 (10/1/26 – 9/30/27)</b>	<b>Year 3 (10/1/27 – 9/30/28)</b>
Annual Enterprise Justice SaaS Fees	\$666,174	\$699,483	\$734,457
Annual Notifications SaaS Fees	\$25,000	\$25,000	\$25,000
Annual Enterprise Jury Manager SaaS Fees	\$45,783	\$48,072	\$50,476
Jury Migration Discount	-\$14,683	-\$7,342	\$0
<b>Total Annual SaaS Fees</b>	<b>\$722,274</b>	<b>*Approximate Fee \$765,213</b>	<b>*Approximate Fee \$809,933</b>
<b>Enterprise Jury Summons Transaction Fees (per summons excluding postage)</b>	<b>\$0.90/pcs</b>	<b>\$0.95/pcs</b>	<b>\$1.00/pcs</b>

It is also requested that Council approve one-time professional service fees for the implementation of two new modules, Enterprise Jury Manager and Justice Insights (Court Analytics) in the amount of \$72,835.00. Additionally, it is requested that payments for future renewals, beyond the initial 3-year renewal term, be approved and budgeted in the appropriate fiscal years.

Per Resolution #344-18, Council approved the original purchase agreement for the Tyler Odyssey Court Management System from Tyler Technologies. The vendor is the developer of



the software and consequently is deemed the only known source for the software renewal in accordance with the Procurement Ordinance, Article 3-114.

Odyssey is a web-based computer system that provides a unified, fully integrated justice software solution without sacrificing functional requirements. The primary goals of implementing a centralized court management system are to:

- Improve overall case processing within our judicial system.
- Increase the efficiency of information delivery to all offices that service our court system.
- Increase operational efficiency and effectiveness through automating certain activities and streamlining other operations.
- Improve data quality, integrity, and analysis within our judicial system.
- Maintain and improve data sharing between various governmental and public entities.

Implementation and all SaaS renewal fees, initial and subsequent, will be charged to: LOST/Public Safety Fund – Miscellaneous – Non/Categorical – Software Lease; 0102 – 590 – 3000 – NCAT – 6541 and Enterprise Jury Summons transaction fees will be charged to: General Fund – Jury Manager – Contractual Services; 0101-500-2140-6319. Funding for subsequent renewals of this agreement will be budgeted in each appropriate fiscal year.

## A RESOLUTION

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF A SOFTWARE AS A SERVICE (SAAS) RENEWAL AGREEMENT FOR THE TYLER ODYSSEY COURT MANAGEMENT SYSTEM WITH TYLER TECHNOLOGIES (PLANO, TX). THE INITIAL TERM OF THE RENEWAL AGREEMENT WILL COVER A 3 YEAR PERIOD BEGINNING OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2028. UPON EXPIRATION OF THE INITIAL TERM, THE AGREEMENT MAY BE RENEWED BY MUTUAL WRITTEN CONSENT OF BOTH PARTIES FOR TWO ADDITIONAL ONE (1) YEAR PERIODS. THE ANNUAL SOFTWARE FEES FOR THE INITIAL TERM ARE AS FOLLOWS:**

ANNUAL SOFTWARE FEES	YEAR 1 (10/1/25 – 9/30/26)	YEAR 2 (10/1/26 – 9/30/27)	YEAR 3 (10/1/27 – 9/30/28)
ANNUAL ENTERPRISE JUSTICE SAAS FEES	\$666,174	\$699,483	\$734,457
ANNUAL NOTIFICATIONS SAAS FEES	\$25,000	\$25,000	\$25,000
ANNUAL ENTERPRISE JURY SAAS FEES	\$45,783	\$48,072	\$50,476
JURY MIGRATION DISCOUNT	-\$14,683	-\$7,342	\$0
TOTAL ANNUAL SAAS FEES	\$722,274	*APPROXIMATE FEE \$765,213	*APPROXIMATE FEE \$809,933
ENTERPRISE JURY SUMMONS TRANSACTION FEES (PER SUMMONS EXCLUDING POSTAGE)	\$0.90/pcs	\$0.95/pcs	\$1.00/pcs

**IT IS ALSO REQUESTED THAT COUNCIL APPROVE ONE-TIME PROFESSIONAL SERVICE FEES FOR THE IMPLEMENTATION OF TWO NEW MODULES, ENTERPRISE JURY MANAGER AND JUSTICE INSIGHTS (COURT ANALYTICS) IN THE AMOUNT OF \$72,835.00. ADDITIONALLY, IT IS REQUESTED THAT PAYMENTS FOR FUTURE RENEWALS, BEYOND THE INITIAL 3-YEAR RENEWAL TERM, BE APPROVED AND BUDGETED IN THE APPROPRIATE FISCAL YEARS.**

**WHEREAS**, per Resolution #344-18, Council approved the original purchase agreement for the Court Management Systems (Odyssey) from Tyler Technologies. The vendor is the developer of the software and consequently is deemed the only known source for the software renewal in accordance with the Procurement Ordinance, Article 3-114; and,

**WHEREAS**, Odyssey is a web-based computer system that provides a unified, fully integrated justice software solution without sacrificing functional requirements. The primary goals of implementing a centralized court management system are to:

- Improve overall case processing within our judicial system.
- Increase the efficiency of information delivery to all offices that service our court system.
- Increase operational efficiency and effectiveness through automating certain activities and streamlining other operations.
- Improve data quality, integrity, and analysis within our judicial system.
- Maintain and improve data sharing between various governmental and public entities.

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

That the Mayor and/or his designee is hereby authorized to execute a renewal agreement for the Tyler Odyssey Court Management System with Tyler Technologies (Plano, TX). The renewal agreement will cover a 3 year period beginning October 1, 2025, through September 30, 2028. Upon expiration of the initial term, the agreement may be renewed by mutual written consent of both parties for two additional one (1) year periods. The annual software fees for the initial term are as follows:

<b>Annual SaaS Fees</b>	<b>Year 1</b> <b>(10/1/25 – 9/30/26)</b>	<b>Year 2</b> <b>(10/1/26 – 9/30/27)</b>	<b>Year 3</b> <b>(10/1/27 – 9/30/28)</b>
Annual Enterprise Justice (Odyssey) SaaS Fees	\$666,174	\$699,483	\$734,457
Annual Notifications SaaS Fees	\$25,000	\$25,000	\$25,000
Annual Enterprise Jury Manager SaaS Fees	\$45,783	\$48,072	\$50,476
Jury System Migration Discount	<b>-\$14,683</b>	<b>-\$7,342</b>	\$0
<b>Total Annual SaaS Fees</b>	<b>\$722,274</b>	<b>*Approximate Fee</b> <b>\$765,213</b>	<b>*Approximate Fee</b> <b>\$809,933</b>
<b>Enterprise Jury Summons Transaction Fees (per summons excluding postage)</b>	<b>\$0.90/pcs</b>	<b>\$0.95/pcs</b>	<b>\$1.00/pcs</b>

The Mayor and/or his designee is also authorized to pay one-time professional service fees in the amount of \$72,835.00 for the implementation of two new modules, Enterprise Jury Manager and Justice Insights (Court Analytics). Implementation and all SaaS renewal fees, initial and subsequent, will be charged to: LOST/Public Safety Fund – Miscellaneous – Non/Categorical – Software Lease; 0102 – 590 – 3000 – NCAT – 6541 and Enterprise Jury Summons transaction fees will be charged to: General Fund – Jury Manager – Contractual Services; 0101-500-2140-6319. Funding for subsequent renewals of this agreement will be budgeted in each appropriate fiscal year.

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

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

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Lindsey G. McLemore, Clerk of Council

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B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

E. Telecom Billing Error Detection and Correction Management Services (Annual Contract) – City of Jacksonville, Florida Cooperative Contract Purchase

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Telecom Billing Error Detection and Correction Management Services (Annual Contract) – City of Jacksonville, Florida Cooperative Contract Purchase
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the execution of the agreement with S2K Consulting, (Winter Park, Florida) to provide Telecom Billing Error Detection and Correction Management Services. The City will pay the vendor 38% of all first-year savings on any services disconnected and/or billing errors corrected. The purchase will be accomplished by cooperative purchase via the City of Jacksonville, Florida, Invitation to Quote No. ITQ 16332-25.

The Information Technology Department wishes to engage consulting services for a comprehensive audit of the City's current phone bill. The objective is to identify unnecessary charges, and optimize services, resulting in cost savings and more efficient budget allocation. This will ensure the City is only paying for necessary services and receiving the best value for telecommunications expenditures.

The term of the contract will be for an initial one-year period, with the option to renew for three (3) additional one-year terms.

The purchase will be accomplished by Cooperative Purchase via the City of Jacksonville, Florida, Invitation to Quote No. ITQ 16332-25, whereby S2K Consulting was the successful vendor contracted to provide Telecom Billing Error Detection and Correction Management Services. The contract, which commenced February 20, 2025, is in effect for one year with three (3) additional one-year renewal options. The contract awarded from the City of Jacksonville, Florida has been awarded by virtue of a competitive public procurement process compliant with State and Federal statutes. The solicitation process utilized by the City of Jacksonville, Florida meets the requirements of the City's Procurement Ordinance; additionally, the City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds will be available for payment based on cost savings each fiscal year for this ongoing service as follows: General Fund – Information Technology - Telephone; 0101 – 210 – 1000 – ISS - 6621.

## A RESOLUTION

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF THE AGREEMENT WITH S2K CONSULTING (WINTER PARK, FLORIDA) TO PROVIDE TELECOM BILLING ERROR DETECTION AND CORRECTION MANAGEMENT SERVICES. THE CITY WILL PAY THE VENDOR 38% OF ALL FIRST-YEAR SAVINGS ON ANY SERVICES DISCONNECTED AND/OR BILLING ERRORS CORRECTED. THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA THE CITY OF JACKSONVILLE, FLORIDA, INVITATION TO QUOTE NO. ITQ 16332-25.**

**WHEREAS**, the Information Technology Department wishes to engage consulting services for a comprehensive audit of the City's current phone bill. The objective is to identify unnecessary charges, and optimize services, resulting in cost savings and more efficient budget allocation. This will ensure the City is only paying for necessary services and receiving the best value for telecommunications expenditures; and,

**WHEREAS**, the term of the agreement will be for an initial one-year period, with the option to renew for three (3) additional one-year terms; and,

**WHEREAS**, the purchase will be accomplished by Cooperative Purchase via the City of Jacksonville, Florida, Invitation to Quote No. ITQ 16332-25, whereby S2K Consulting was the successful vendor contracted to provide Telecom Billing Error Detection and Correction Management Services. The contract, which commenced February 20, 2025, is in effect for one year with three (3) additional one-year renewal options. The contract awarded from the City of Jacksonville, Florida has been awarded by virtue of a competitive public procurement process compliant with State and Federal statutes. The solicitation process utilized by the City of Jacksonville, Florida meets the requirements of the City's Procurement Ordinance; additionally, the City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

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

That the Mayor and/or his designee is hereby authorized to execute an agreement with S2K Consulting (Winter Park, Florida) to provide Telecom Billing Error Detection and Correction Management Services. The City will pay the vendor 38% of all first-year savings on any services disconnected and/or billing errors corrected. The purchase will be accomplished by cooperative purchase via the City of Jacksonville, Florida, Invitation to Quote No. ITQ 16332-25. Funds will be available for payment based on cost savings each fiscal year for this ongoing service as follows: General Fund – Information Technology - Telephone; 0101 – 210 – 1000 – ISS - 6621.

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

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

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Lindsey G. McLemore, Clerk of Council

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B.H. "Skip" Henderson III, Mayor



**File Attachments for Item:**

A. Columbus Water Works Campus Master Plan Update – Jeremy Cummings, President

# COLUMBUS WATER WORKS FUTURE CAMPUS

# AGENDA:

- Introduction
- CWW Main Office - Current Condition and Challenges
- Overview of the Beallwood Property
- CWW Main Office Campus
- Option 1- MOU
- Option 2- Land Swap
- Closing Remarks and Next Steps

# CWW Existing Main Office

Item #A.



1421 Veterans Parkway

## Ongoing Challenges:

- **Aging HVAC** – constant service required & new HVAC would require new **electrical** wiring
- **Plumbing issues** – water leaks & sewage stop-ups/odors
- **Inadequate office space** – currently utilizing two annexes

# Beallwood Property

Item #A.



**1200 Alexander Street**  
Parcels: 188 020 006

## Advantages:

- **Centrally Located**
- **Consolidates Services** into one CWW campus
- **Revitalizes** an underutilized community space



# Beallwood Property

## Option 1-

Item #A.

### Concept:

- 30,000 sq. ft. administration building – 2/3 stories
- Integrated green space & stormwater management
- Recreational enhancements – community garden, walking trails, ponds, playground, multi-purpose ballfields



# Option 1 – MOU

- CWW will gain perpetual exclusive beneficial use of the Beallwood Property (parcel 188 020 005-Alexander Street Ballfields and 188 020 008- Pop Austin Gym)
- The parcels will be utilized for operations and other support services as deemed necessary by CWW
- In consideration for the above, **CWW agrees to provide:**
  1. **Improvements to the Alexander Park and Pop Austin Recreation Center outlined in the City's Master Plan (if any plans outlined in the Master Plan change, CWW will perform the work so long as it is equitable in magnitude and cost)**
  2. **CWW will provide routine lawn maintenance for parcel 188 020 005 and parcel 188 020 008 in perpetuity**

## Option 2 – Land Swap

Item #A.

### Former CB&T/ Synovus Branch

- **2-Story Building** – located on the corner of 10<sup>th</sup> Street and Veterans Parkway
- Approx. **15,600 sq. ft.**
- **Close Proximity** to other CCG buildings and agencies



**1000 Veterans Parkway**



# QUESTIONS

**File Attachments for Item:**

B. Pension Update - Reather Hollowell, Director, Human Resources

# **DROP UPDATE**

## **CCG Pension Plan**

Columbus Consolidated Government  
September 23, 2025

# DROP Summary

- ▶ Deferred Retirement Option Plan (DROP)
- ▶ Adopted by City Council in 2012 as part of Pension Reform
- ▶ DROP is a cost neutral benefit to the Pension Plan
- ▶ Allows eligible employees to retire w/o terminating employment for up to 3 years

# DROP Summary

- ▶ **Employees in DROP**
  - Continue to receive their regular salary; no longer make pension contributions. Increased take-home pay by 4%
  - Start receiving pension payments, which accumulate in a special DROP Account held in the pension fund to provide a lump sum of money for retirement; may be rolled over to an individual retirement account or another qualified plan
- ▶ **When DROP period ends, termination of employment is required.**

# DROP Eligibility

## For Long-Term Employees

Age	Years of Service
58	30
55	35

# DROP 3-Year Suspension Period

- ▶ Allows employees in the DROP to suspend DROP participation and extend full-time employment for up to three additional years.
- ▶ Employee does not accrue additional service years
- ▶ Pension payments to DROP Account ceases; account continues to earn interest.
- ▶ Ord. #17-4, Effective Jan. 24, 2017

# DROP Participants

Item #B.

General Government	Public Safety	Total Count
17	25	42

3-Year Drop Suspension Period		
3	13	16

Past Suspension Period (Historical)		
5	16	21

Since 2012, 165 employees have exited the DROP; 21 have entered the 3-year suspension period, or 13%.



# Employees in Drop Suspension Period

Item #B.

## CURRENT Public Safety Participants (Suspension Period)

Fire & EMS	3
Police	3
Sheriff	7
<b>TOTAL</b>	<b>13</b>

## CURRENT General Government Participants (Suspension Period)

Public Works	2
State Ct. Judge Office	1
<b>TOTAL</b>	<b>3</b>

## PAST Public Safety Participants (Suspension Period)

Fire & EMS	4
Police	11
Sheriff	1
<b>TOTAL</b>	<b>16</b>

## PAST General Government Participants (Suspension Period)

Engineering	1
Inspections & Code	1
Planning	1
Public Works	1
State Ct. Solicitor	1
<b>TOTAL</b>	<b>5</b>

# Pension Plan Amendment

Item #B.

## Eliminates the 3-Year DROP Suspension Period

- ▶ Employees currently in the DROP will remain in the DROP, with no change in their status.
- ▶ Employees currently in the DROP and in their initial 3-year period will have the option to enter the 3-year DROP suspension period.
- ▶ Employees currently in the 3-year DROP suspension period may complete their suspension.
- ▶ Employees who enter the DROP before the effective date of the amended ordinance may take advantage of the 3-year DROP suspension period.

# DROP Participant “Example”

Item #B.

Year 1	Year 2	Year 3	Year 4 Suspension Period	Year 5 Suspension Period	Year 6 Suspension Period
\$25,000 + Interest	\$25,000 + Interest	\$25,000 + Interest	Interest Only	Interest Only	Interest Only

Total Drop after three years – \$75,000 plus interest.

Suspension Period – Year 4 through 6 – Earn interest only on \$75,000.

Current interest rate is 5%. Determined by Actuary.

# Questions?

**File Attachments for Item:**

C. FY25 CAPER Update - Robert Scott, Director, Community Reinvestment



# FY25 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

COMMUNITY  
REINVESTMENT  
COLUMBUS CONSOLIDATED GOVERNMENT



**Each year, HUD provides entitlement funds to the City of Columbus to address the needs of low-to moderate-income persons in the community.**

The CAPER measures CRD’s annual accomplishments and progress toward Consolidated Plan goals.

***FY 2025 Entitlement Programs***

**CDBG**  
*Community Development Block Grant*

**HOME**  
*Home Investment Partnerships Grant*

**ESG**  
**Emergency Solutions Grant**





# Our Funding

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**CDBG funding invests in community development projects, such as housing rehabilitation, public services, and infrastructure**

**HOME funding increases access to affordable housing through housing development, down payment assistance, and rental assistance.**

**ESG funding supports efforts to prevent and end homelessness by providing housing, essential services, and shelter for people in crisis.**



# THE IMPACT

## WHAT WE'VE DONE FY25

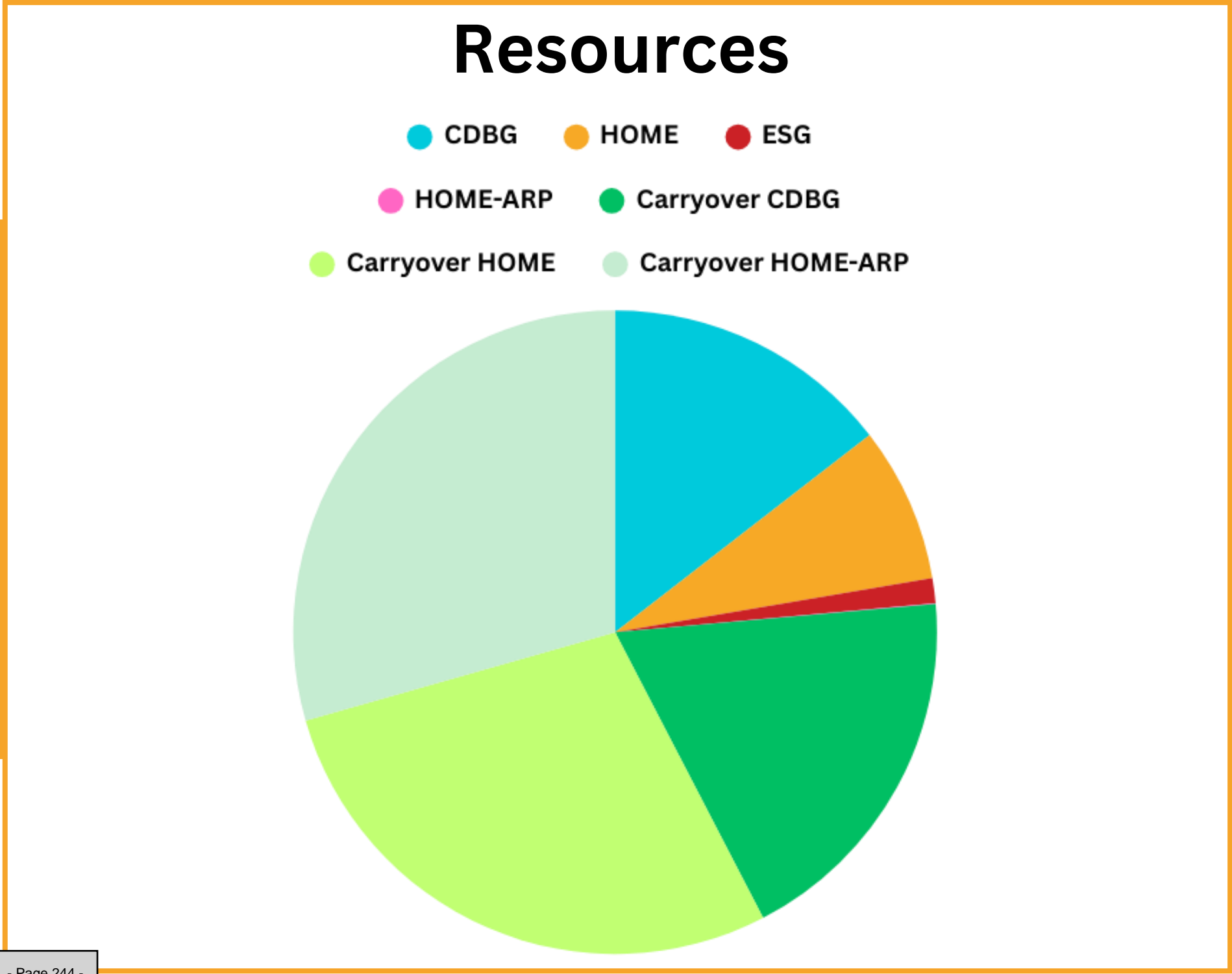
# FY 2025 Resources

CDBG:	\$1,701,526.00
HOME:	\$914,862.28
HOME-ARP:	\$5,355.00
ESG:	\$145,932.00
TOTAL:	\$2,767,675.28

## CARRYOVER FUNDING PY24/FY25

Carryover CDBG:	\$2,202,278.14
Carryover HOME:	\$3,303,637.20
Carryover HOME-ARP:	\$3,450,432.55

**GRAND TOTAL:**  
**\$11,724,023.17**





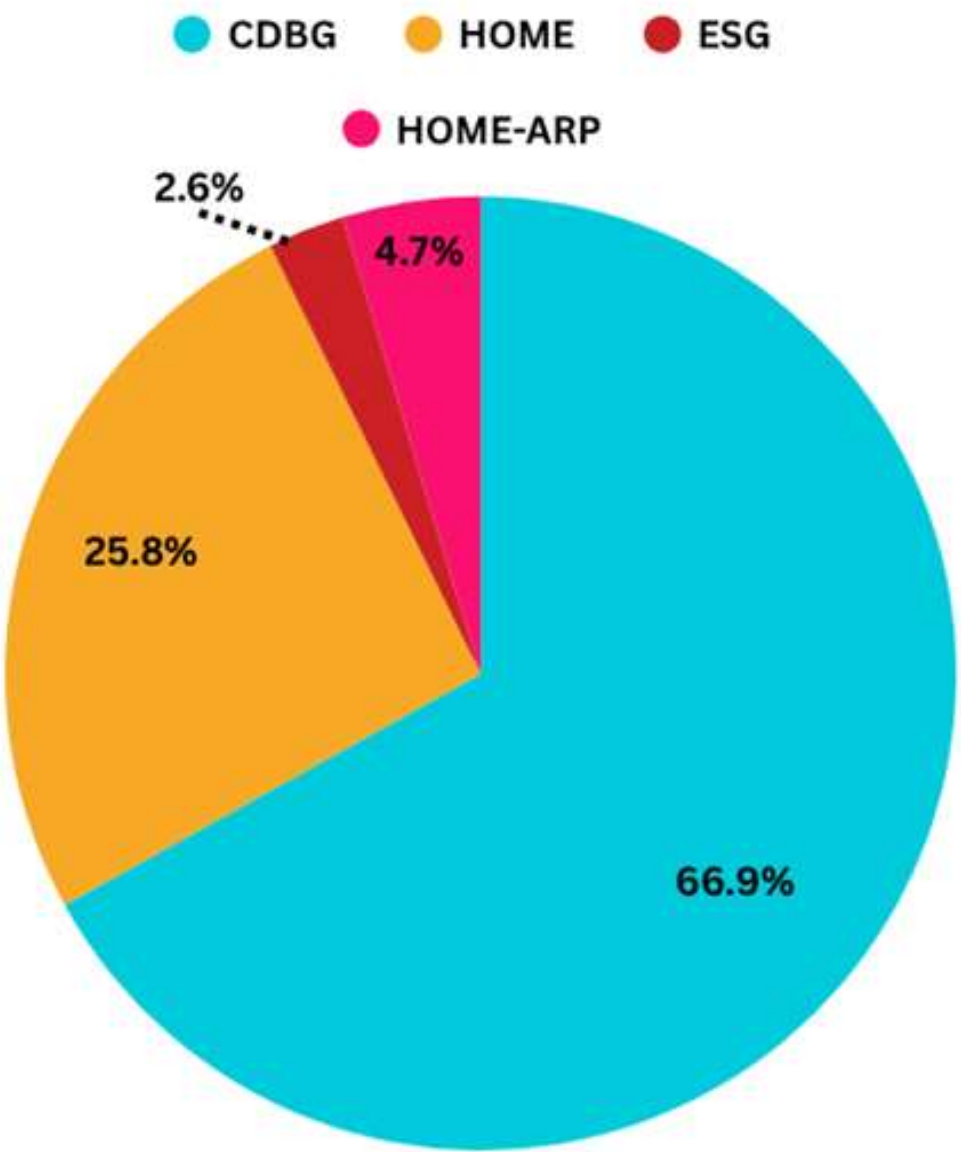
# FY 2025 Expenditures

CDBG:	\$1,836,794.22
HOME:	\$707,326.06
HOME-ARP:	\$128,977.45
ESG:	\$71,074.27
TOTAL:	\$2,761,739.97

## EXPENDITURES PY24/FY25

CDBG:	66.9%
HOME:	25.8%
HOME-ARP:	4.7%
ESG	2.6%

## FY25 HUD Entitlement Expenditures





# **40 projects managed from July 1, 2024 - June 30, 2025**

**All projects fall under 3 HUD  
Priorities:**

**Increase, create, and sustain  
affordable housing**

**Increase suitable living  
environments**

**Reduce poverty/expand  
economic opportunity**



**COMMUNITY  
REINVESTMENT**  
COLUMBUS CONSOLIDATED GOVERNMENT



# CRD Sub-Recipients

## HOME

Housing Authority of ColGA  
Habitat for Humanity  
NeighborWorks Columbus  
Open Door Community House  
Hope Harbour  
Salvation Army

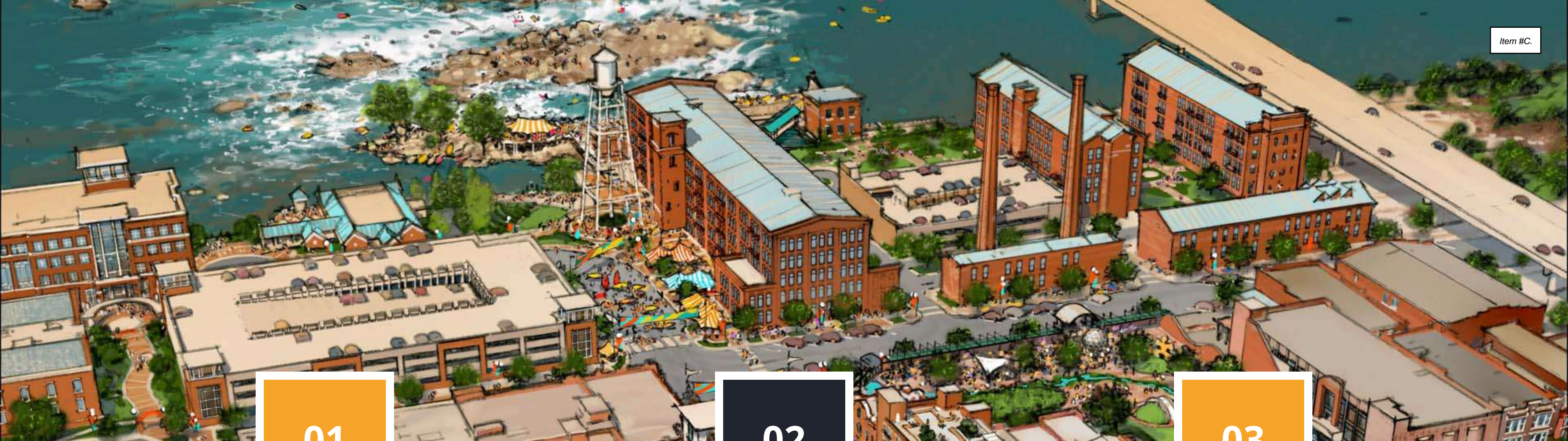
## CDBG

Housing Authority of ColGA  
Boys & Girls Club  
CVEM  
Georgia Heirs  
Girls Inc  
Hope Harbour  
Literacy Alliance  
MercyMed  
The Food Mill

## ESG

United Way of the  
Chattahoochee Valley





Item #C.

01

02

03

Persons Served

CDBG Public Service

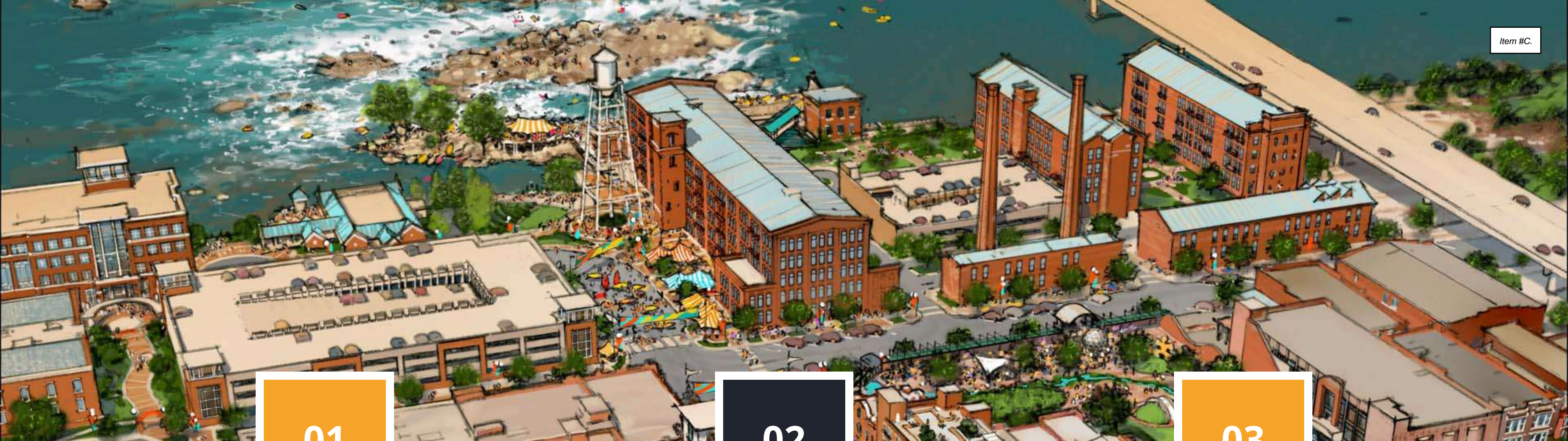
Goal Percentage

29,828

10,484

284.50%





01

02

03

Persons Served

CDBG PF/INF

Goal Percentage

4,672

4,871

95.91%



# HIGHLIGHTS



Item #C.

COMMUNITY BOOK NOOK  
INSTALLATION

COMMUNITY  
REINVESTMENT  
CD  
BUS





# HOME

## Program Highlight



FY2025 was a “builder year” for the City of Columbus, with major investments in affordable housing that laid the foundation for lasting impact. Key initiatives included seven new Habitat for Humanity homes at Nueva Valley, two single-family homes at Elliot’s Walk, and the groundbreaking of Providence Pointe for seniors. We also invested in Miles Crossing, securing affordable rental units through a Housing Authority partnership, while expanding support for first-time buyers through the Sweet HOME Columbus down payment assistance program. Though few units were completed this year, these efforts set the stage for significant housing opportunities and success stories in the years ahead.





# HOME

## Program Highlight



The Sweet Home Columbus program helps first-time homebuyers achieve affordable homeownership in Columbus, GA. The program provides up to \$49,999 in down payment assistance as a 0% deferred loan, fully forgiven as long as the home remains the buyer's principal residence for 5–10 years. By making homeownership more accessible for low-to-moderate income families, the program strengthens neighborhoods and builds community stability.





# CDBG

## Program Highlight:



The City of Columbus leveraged \$2,040,500, including CDBG funding, to transform The Food Mill Shared Kitchen into a hub for economic empowerment, nutrition education, and food security. Renovations expanded kitchen capacity, added ADA-compliant facilities, and created classroom space for cooking, entrepreneurship, and health programs. The facility supports over 200 small food entrepreneurs, offers six-week Cooking Matters nutrition classes, operates a Mobile Market reaching nearly 2,000 residents, and partners with the American Heart Association for a Heart-Healthy Food Pantry distributing hundreds of thousands of pounds of food.

These initiatives demonstrate how strategic investments in infrastructure, programs, and partnerships strengthen neighborhoods improve health, and promote long-term self-sufficiency.





# CDBG

## *Program Highlight:*



In Program Year 2024, the City of Columbus used CDBG funding to renovate the Boys & Girls Club North, creating a safer, more accessible, and welcoming space for hundreds of youth. Upgrades included modernized interiors, enhanced recreational areas, and improved programming, expanding academic support, enrichment, and wellness activities for low- to moderate-income children. A ribbon-cutting celebration recognized the contributions of partners and highlighted Tavarri Turner with a “You Do Amazing” Award. This renovation represents a long-term investment in the well-being and success of young people in Columbus, strengthening the community for years to come.





# **ESG**

## ***Program Highlight***

In FY2025, the City of Columbus used ESG funds to support the United Way's Homeless Management Information System (HMIS), enhancing data collection, program tracking, and resource coordination for individuals and families experiencing homelessness. This year focused on strengthening systems, partnerships, and infrastructure, laying the foundation for more strategic and impactful homelessness prevention and intervention efforts in the future.





# THE IMPACT

## WHERE WE'RE GOING FY26



# CDBG

## Program Highlight:



The SHINE initiative by Enrichment Services Program, Inc. addresses the critical lack of affordable housing by providing supportive housing and comprehensive services to single-parent families with children in Early Head Start and Head Start programs.

This supportive housing program offers stable housing, empowering families with tailored resources, and connections to long-term solutions that promote self-sufficiency. By focusing on individualized needs, the initiative aims to build a foundation for lasting housing, economic and personal growth.



Item #C.





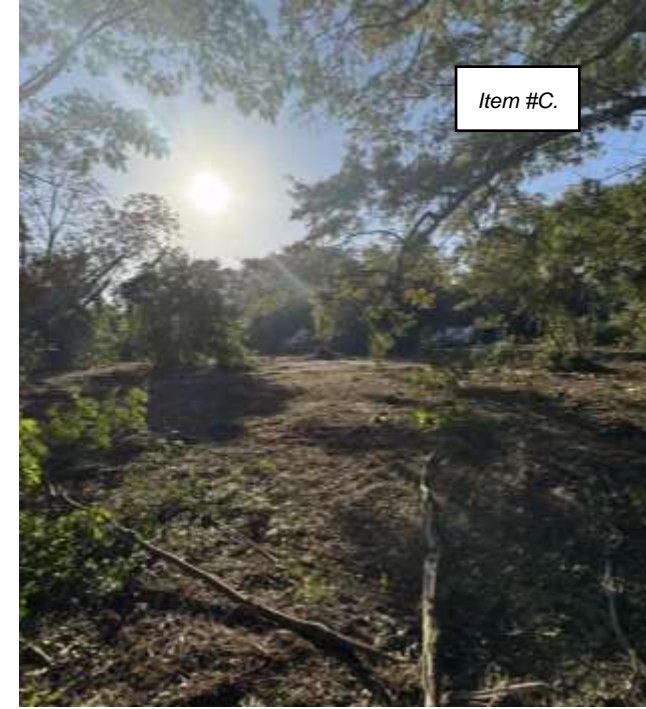
# **CDBG**

## ***Program Highlight:***

### ***Mellon Street Pocket Park***

The Mellon Street Pocket Park will be a revitalized community space created through a partnership with the city's Parks and Recreation Department.

This project contributes to the city's broader effort to enhance urban areas, promote community engagement, and provide more recreational opportunities.





# HOME

## *Program Highlight:*



Nueva Valley will consist of seven newly constructed single-family homes on 2.915 acres in the Forest Park Subdivision, replacing overgrown basketball courts and abandoned concrete slabs.

This infill project aims to address the critical need for affordable housing in Columbus, particularly for low- and moderate-income households. With a shortage of both affordable rental and homeownership options, affordability remains the city's most pressing housing issue, compounded by overcrowded and substandard conditions.



Item #C.





# **HOME**

## ***Program Highlight:***

### ***Providence Pointe***

Providence Pointe at Elliott's Walk, a senior living community developed by the Housing Authority of Columbus, Georgia in partnership with NeighborWorks Columbus, is set to be built in 2026-2027. With 130 affordable units designed for low-income seniors, this new development will offer comfort, security, and a sense of community.





# **HOME-ARP**

## **Program Highlight:**

### *Salvation Army Center of Hope*

The Salvation Army Center of Hope will be a vital resource offering shelter, support, and hope to individuals and families experiencing homelessness. The center provides safe, temporary housing, along with access to essential services such as meals, case management, and job readiness programs.

By combining compassion with practical support, it plays a critical role in helping vulnerable members of the community rebuild their lives and achieve self-sufficiency.





# HOME-ARP

## Program Highlight:

### Housing Authority of Columbus, GA

### Warren Williams - River Homes

The Housing Authority of Columbus, Georgia (HACG) is undertaking a \$49 million redevelopment of the Warren Williams and Rivers Homes public housing communities through the RAD/Section 18 Blend Program. Spanning 182 units across 29 buildings and 18 acres, the project is supported by a mix of funding sources, including \$8.2 million in HUD Capital Fund/Moving to Work resources and \$1.82 million in HOME-ARP funds, along with 4% LIHTC/Bonds, HACG private funds, private loans, and equity. Planned improvements include new roofs, HVAC systems, appliances, cabinets, flooring, water heaters, windows, and doors, along with landscaping, stormwater upgrades, and enhanced pedestrian access, ensuring safe, modern, and sustainable housing for residents.





# **ARP**

## ***Program Highlight:***

### ***HARP***

The Homeownership Assistance and Repair Program (HARP) helps low- and moderate-income homeowners in Columbus maintain safe, healthy homes by providing financial support for critical repairs like roofing, plumbing, and electrical work. By reducing housing disparities and supporting long-term stability, HARP strengthens families, enhances neighborhoods, and promotes community revitalization across the city.



Item #C.





# **ARP**

## ***Program Highlight:***

### ***Affordable Housing***

The ARP Affordable Housing Initiative is a \$3 million program aimed at increasing affordable housing stock options locally.

The initiative will lead to the development of 223 new units of affordable housing for renter populations.





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**File Attachments for Item:**

**DATE:** September 23, 2025

**TO:** Mayor and Councilors

**FROM:** Finance Department

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

**October 8, 2025**

**Double Churches Pool Repairs – RFB No. 26-0006**

Scope of Bid

Provide all labor, equipment and materials to repair the pool at Double Churches Park.

**A Mandatory Pre-Bid Conference is scheduled at 09:30 AM on Friday, September 26, 2025.**

**October 1, 2025**

**Used & Confiscated Firearms for credit or Swap – RFB No. 26-0005**

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 VP9A1F 9mm semi-automatic pistols with accessories.

**Inspections by Appointment Wednesday, September 17, 2025.**

**October 3, 2025**

**Course Instructors for the HR Department/The Learning Center (Annual Contract) – RFP No. 26-0015**

**Scope of RFP**

The Department of HR/The Learning Center is seeking multiple contractors to provide instructors in various training modules to employees interested in growing and developing their skills within the Columbus Consolidated Government. Training will be conducted on an ‘as needed’ basis.

**October 15, 2025**

**Plumbing and Irrigation Supplies (Annual Contract) – RFB No. 26-0002**

**Scope of Bid**

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

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

**DATE:** September 23, 2025

**TO:** Mayor and Councilors

**FROM:** Finance Department

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

**October 8, 2025**

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Scope of Bid



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

**File Attachments for Item:**

1. Resolution – A resolution excusing the absence of Councilor Charmaine Crabb from the September 23, 2025, 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 Charmaine Crabb is hereby excused from attendance of the September 23, 2025, Council Meeting for the following reasons:

Personal Business:

\_\_\_\_\_

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23<sup>rd</sup> day of September 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

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

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

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

**File Attachments for Item:**

2. Resolution – A resolution canceling the Consent Agenda / Work Session on September 30, 2025.

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

A Resolution changing the regularly scheduled Council meetings for the month of September 2025.

**WHEREAS**, the Council desires to make changes to its regular meeting schedule by canceling the Consent Agenda / Work Session on September 30, 2025, at 9:00 a.m.; and,

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

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

To change the meeting schedule for September 2025 by canceling the Consent Agenda / Work Session on September 30, 2025, at 9:00 a.m.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 23rd day of September 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

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

---

**Lindsey G. McLemore**  
Clerk of Council

---

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



**File Attachments for Item:**

**3. Minutes of the following boards**

Board of Tax Assessors #29-25

Board of Tax Assessors #30-25

Board of Tax Assessors #31-25

Columbus Iron Works Convention and Trade Center Authority 06-20-25

Development Authority of Columbus 08-11-25

Development Authority of Columbus 09-03-25

Planning Advisory Commission 11-20-24

Planning Advisory Commission 12-18-24

Planning Advisory Commission 01-15-25

Planning Advisory Commission 03-05-25

Planning Advisory Commission 03-19-25

Planning Advisory Commission 04-16-25

Planning Advisory Commission 05-21-25



# Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #3.

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 #29-25

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Monday, August 20th, 2025 at 9:00 A.M.

### PRESENT ARE:

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

APPROVAL OF AGENDA: Assessor Jefcoat motions to accept the agenda with noted change. Assessor Hood seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Hood motions to accept the minutes as presented. Assessor Jefcoat seconds and the motion carries.

At 9:01, Administrative Manager Mary Hale presents to the Board:

- Homesteads - #079 002 020; 169 002 001 & 001x; 092 025 063; 145 007 004; 113 023 027; 189 004 012; 133 006 002 - Signed & Approved.
- Chief Appraiser Widenhouse will have Attorney Greg Ellington review proposed board policy concerning Homesteaded properties that lease rooms. Will be brought back to Board for approval.

At 9:31, Deputy Chief Appraiser Thomason presents for Personal Property to the Board:

- Audit Results No Change - no signatures needed. Placed into record.
- Audit Results with changes - Signed and Approved.

At 9:34, Commercial Property Manager Jeff Milam presents to the Board:

- A2 Hearing Officer Agenda - placed into record.
- 2025 Value Changes - Signed & Approved.
- ARC Appraisal Rejected Change - Signed & Approved.

- Historic Exemption #009 012 039 - Signed & Approved.
- BOE Decision # 109 007 004A - Signed & Approved.
- Tax Exempt Public Utility - #044 001 007; 018 022 001 & 017 - Signed & Approved.

At 10:37, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - # 084 013 075; 084 013 086; 175 001 001; 164 001 006 - Signed & Approved.
- Request for Non-Disclosure - Signed & Approved by Chairman Govar.

At 10:43, Chief Appraiser Suzanne Widenhouse presents to the Board:

- Assessor Ride Along - Risk Management approved Board Members for "Ride Alongs".
- Recruiting Update - discussion only
- Tax Estimate Calculator - Assessor Jefcoat motions to add Tax Estimator into our system. Assessor Hood seconds and the motion carries.
- Legislative Agenda Items - discussion only


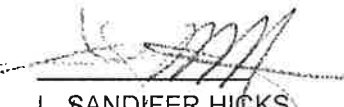
Assessor Jefcoat motions to table Monthly Sales Ratio Study and Appeal Status Updates until the next Board meeting. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries.

Assessor Jefcoat motions to adjourn the meeting. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries. At 11:08, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse  
Chief Appraiser/Secretary

APPROVED: \_\_\_\_\_

**MIN# 30 - 25 SEP 03 2025**

				
J. GOVAR CHAIRMAN	K. JONES ASSESSOR	D. JEFCOAT ASSESSOR	<del>ABSENT</del> C. HOOD ASSESSOR	L. SANDIFER HICKS VICE CHAIRMAN



# Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #3.

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 #30-25

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, August 27th, 2025 at 9:00 A.M.

### PRESENT ARE:

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

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

APPROVAL OF MINUTES: Assessor Jones motions to accept the minutes as presented. Assessor Jefcoat seconds and the motion carries.

MISCELLANEOUS: Vice Chairman Lanitra Sandifer Hicks motions to excuse Assessor Hood from the board meeting today. Assessor Jefcoat seconds and the motion carries.

Assessor Jones motions to excuse Assessor Jefcoat from the board meeting on Sept 3<sup>rd</sup>. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries.

At 9:04, Chief Appraiser Widenhouse presents for Administrative Division to the Board:

- Homestead Appeals - #101 023 201 & 171 016 005 - Signed by Chairman Govar.
- Homestead - # 089 006 019 - Signed & Approved.

At 9:07, Personal Property Manager Stacy Pollard presents to the Board:

- Audit Results with changes - Signed & Approved.
- Audit Results no changes - no signatures needed. Placed into record.

At 9:34, Chief Appraiser Widenhouse presents for Residential/Commercial Property division:

- Local Value Change 2025 - #168 004 014 - Signed & Approved.

At 9:11, Chief Appraiser Suzanne Widenhouse presents to the Board:


- Sales Ratio Study - discussion only.
- Appeals Status Updates - discussion only.

Assessor Jones motions to adjourn the meeting. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries. At 10:11, Chairman Jayne Govar adjourns the meeting without any objections.


Suzanne Widenhouse  
Chief Appraiser/Secretary

APPROVED: \_\_\_\_\_


MIN# 31 - 25 SEP 10 2025

  
J. GOVAR  
CHAIRMAN

  
K. JONES  
ASSESSOR

  
D. JEFLOAT  
ASSESSOR

  
C. HOOD  
ASSESSOR

  
L. SANDIFER HICKS  
VICE CHAIRMAN





# Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #3.

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Kathy Jones  
Assessor

Clay Hood  
Assessor

Doug Jefcoat  
Assessor

Lanitra Sandifer Hicks  
Vice Chairman

Chief Appraiser  
Suzanne Widenhouse

## MINUTES #31-25

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, September 3rd, 2025 at 9:03 A.M.

### PRESENT ARE:

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

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

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

At 9:05, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - #175 001 001 & 164 001 006 & 007 - Signed & Approved.

At 9:07, Residential/Commercial Property Manager Jeff Milam presents to the Board:

- Residential A2's, No Changes - placed into record.
- Residential A4's - Signed & Approved.

At 9:16, Chief Appraiser Suzanne Widenhouse presents to the Board:

- Dept of Revenue 3 yr. Harvest Tax Average - placed into record.
- Homestead Update - discussion only.

Assessor Hood motions to adjourn the meeting Assessor Jones seconds and the motion carries. At 9:19, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse  
Chief Appraiser/Secretary

APPROVED: 



J. GOVAR  
CHAIRMAN



K. JONES  
ASSESSOR



D. JEFcoat  
ASSESSOR



C. HOOD  
ASSESSOR



L. SANDIFER HICKS  
VICE CHAIRMAN

MIN# 32 - 25 SEP 17 2025



**COLUMBUS GEORGIA  
CONVENTION & TRADE CENTER**

**COLUMBUS IRON WORKS CONVENTION AND  
TRADE CENTER AUTHORITY  
MONTHLY MEETING**

**JUNE 20, 2025**

**12:00 PM**

**BOARDROOM  
(SECOND LEVEL)**

**A G E N D A**

- I. CALL TO ORDER – CHAIRMAN JONATHAN PAYNE**
- II. APPROVAL OF MINUTES**
  - A. REGULAR MEETING – MAY 22, 2025**
- III. FINANCIAL REPORT – NICHOLE LEWIS**
  - A. MAY 2025**
- IV. CATERING UPDATES – HAYLEY TILLERY**
  - A. MAY 2025**
- V. SALES REPORT – HAYLEY TILLERY / MORGAN MOORE**
  - A. MAY 2025**
- VI. FACILITY UPDATE – HAYLEY TILLERY**
  - A. PARKING GARAGE – UPDATE**
  - B. HVAC ARP PROJECT – UPDATE**
  - C. INTERNET – UPDATE**
  - D. CARPET RENOVATION PROJECT – UPDATE**
- VII. ADJOURNMENT**



## COLUMBUS GEORGIA CONVENTION & TRADE CENTER

### COLUMBUS IRON WORKS CONVENTION AND TRADE CENTER AUTHORITY

#### MINUTES OF THE MONTHLY MEETING JUNE 20, 2025 12:00 PM

The monthly meeting of the Columbus Iron Works Convention and Trade Center Authority was held Friday, June 20, 2025, at 12:00 Noon in the Boardroom of the facility.

**Authority Members Present:** Chairman Jonathan Payne, Vice Chairman Jessica Gray, John Stacy, Brittany Perkins and Jay Pitts

**Administrative Members Present:** Executive Director Hayley Tillery, Assistant Director Morgan Moore, Finance Manager R. Nichole Lewis, and Secretary Chasity Deppe

#### CALL TO ORDER

At 12:02 PM, Chairman Jonathan Payne called the meeting to order and welcomed members and staff.

#### APPROVAL OF MINUTES

##### A. REGULAR MEETING – MAY 22, 2025

Chairman Jonathan Payne asked the members if they had received and read the minutes from the previous regular meeting dated May 22, 2025. With no additions or corrections to be made, Chairman Jonathan Payne made the motion to approve the minutes as presented. John Stacy second the motion, which was carried out unopposed by all members.

#### FINANCIAL REPORT – NICHOLE LEWIS

##### A. MAY 2025 – See attached report.

Chairman Jonathan Payne made a motion to approve the May 2025 Financial Report as prepared and presented by Finance Manager R. Nichole Lewis. Vice Chairman Jessica Gray second the motion that was carried unopposed by all members.

#### CATERING UPDATES / OAK VIEW HOSPITALITY GROUP - HAYLEY TILLERY

##### A. MAY 2025 Average client survey score for catering based on 7 surveys was a 99.4.

#### SALES REPORT – HAYLEY TILLERY / MORGAN MOORE

##### A. MAY 2025 – See attached report.

Executive Director Hayley Tillery briefly went over the sales report for the month of May 2025. Hayley stated there were 22 call-in clients, 15 walk-in clients, 53 planning kit requests and 14 requests for proposals with 19 contracts issued. Adding there were 78 event days during the month with just over 24K attendees.

Hayley shared the May client survey report, which contained 7 surveys with an overall score of 98.3%. **See attached report**

Executive Director Hayley Tillery highlighted a few events that took place during the month of May to include: Muscogee County Teacher of the Year Banquet, Visit Columbus National Travel and Tourism Week, Muscogee County Student Athletes Awards Ceremony, Point University Spring Commencement, Gulf South Hot Tub Expo as well as the GA Chapter of Government Management Information Sciences (GA GMIS) and Community Planning Institute (CPI) Spring 2025 Conferences. Hayley added that the city-wide impact was \$415,830.

Executive Director Hayley Tillery also recognized Jordan Tillotson, Marketing Coordinator for being Champion of the Month, an honor given by her peers.

Conference / Convention Event Leads Report - **See attached report**, prepared, by Assistant Director Morgan Moore.

#### **FACILITY UPDATE – HAYLEY TILLERY**

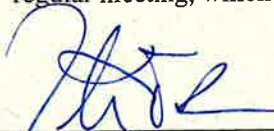
- A. PARKING GARAGE UPDATE** Executive Director Hayley Tillery stated that she did not have any new information to report. Adding that, she continued conversations with the city council and other stakeholders in the historic district and would resume discussions in fall.
- B. HVAC ARP PROJECT UPDATE** Executive Director Hayley Tillery stated that the project was at a standstill waiting for one major part.
- C. INTERNET UPDATE** Executive Director Hayley Tillery reported that Net Planner was still working to fine tune digital signs, adding she would continue with Lightspeed Data Link as a backup for at least another month.
- D. CARPET RENOVATION PROJECT UPDATE** Executive Director Hayley Tillery reported the carpet renovation project was a little behind due to staffing. Adding that she hoped the project would be near completion by the next meeting in August.

Executive Director Hayley Tillery also shared with the members her Overview of Recent Events, to include current and completed facility projects and employee updates. **Please see the attached report.**

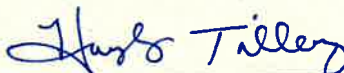
Hayley reminded the members that the Authority would not meet in July but would hold a combined July/August meeting on August 28, 2025.

#### **ADJOURNMENT**

With no further items of business to discuss, Chairman Jonathan Payne adjourned the meeting at 1:00 PM. The next regular meeting, which is held monthly on the fourth Thursday, will be held Thursday, August 28, 2025.



Jonathan Payne, Chairman  
Columbus Iron Works Convention and  
Trade Center Authority



Hayley Tillery, Executive Director  
Columbus Georgia Convention and  
Trade Center





# COLUMBUS GEORGIA CONVENTION AND TRADE CENTER FY 25- APRIL 2025 FINANCIAL HIGHLIGHTS

Item #3.

R. Nichole Lewis

## REPORT 1 – REVENUE SUMMARY

**UPDATED**

- April 2025, there were 65 event days, 41 events, and 21,930 attendees.
- Church of the Highlands was charged a total of \$108,558 for April 2025.
- Top Events

April 2025		April 2024 (Last Year)	
Event	Total Revenue	Event	Total Revenue
USG Teaching & Learning Conference	\$80,095	AKA Pink Ice Educational Ball 2024	\$51,985
GA Association of Water Professionals 2025	\$79,126	Georgia Association of Women in Public Safety Conference	\$35,594
AKA Pink Ice Educational Ball 2025	\$57,389	One in the Spirit Banquet	\$35,256

- F&B Revenue was \$340,466; Operations Revenue was \$244,882; Total Revenue was \$585,348.
- April 2024, there were 73 event days with 28,706 attendees and a Total Revenue of \$522,002.

## REPORT 2 – APRIL 2025 PROFIT & LOSS STATEMENT

- REVENUES
  - Operating Revenue
    - The catering commission for April was \$125,843, \$95,825 more than our estimate.
    - Space Rental was \$203,339.
    - The equipment rental was \$24,482.
    - Total Operating Revenue of \$370,707.
  - Tax/Other Source Revenue
    - Total Tax/Other Source Revenue is \$122,398.
  - Total Revenue of \$493,104 for April 2025.
- EXPENSES
  - Labor Cost
    - Total labor expenses were \$111,082.
  - Operating Expenses
    - Contractual services were \$30,727. The escalator maintenance and testing was \$19,585.
    - Vehicle expenses were \$5,153 due to obtaining a new transmission for our pickup truck.
    - Natural gas was high, at \$26,359, to do Liberty utilities fixing the under billing they have done in the past few months due to new equipment they installed not communicating correctly.
    - Utilities was a total of \$63,705 for the month.
    - Total Operating Expenses were \$109,255.
  - Other Expenses
    - The total other expenses were \$7,364.
  - Total Expenses were \$227,702.
- NET PROFIT
  - Net Profit for April 2025 was \$265,402.

### REPORT 3 –APRIL 2025 YEAR TO DATE PROFIT & LOSS STATEMENT

Item #3.

#### ➤ REVENUES

- Operating Revenue
  - Equipment Rental was \$201,660.
  - Space Rental was \$1,613,160.
  - Total Operating Revenue of \$2,643,745.
- Tax/Other Source Revenue
  - Total Tax/Other Source Revenue is \$1,336,592.
- Total Year to Date Revenue of \$3,980,337 as of April 2025.

#### ➤ EXPENSES

- Labor Cost
  - Total labor expenses were \$1,275,060.
- Operating Expenses
  - Contractual services were \$148,280.
  - Repairs and Maintenance to the Building is \$42,471.
  - Utilities were \$486,418.
  - Total Operating Expenses were \$816,586.
- Other Expenses
  - Total other expenses were \$442,571.
- Reserve Fund Expenses
  - Total Reserve Fund is \$520,718.
- Total Year to Date Expenses were \$3,054,934.

#### ➤ NET PROFIT

- Total Year to Date Net Profit as of April 2025 was \$1,739,668. With the Reserves Projects and Bond Payments, our year-to-date net profit is \$925,403.

### REPORT 4 – FY 2025 YTD FIVE YEAR COMPARISON

#### ➤ Revenue

- Space Rental is 32% higher than the 5-year average.
- Other Revenue is 7% higher than the average.
- Total Revenue YTD is 18% higher than the average.

#### ➤ Expenses

- Labor Costs are 14% higher than the 5-year average.
- Repairs and Maintenance to the Building is 41% lower than the average.
- Utilities are 29% higher than the average.
- Total expenses are 24% higher with the added expenses.

#### ➤ Net Profit

- Net Profit with bond payment is 2% Higher than the average.



# COLUMBUS GEORGIA CONVENTION AND TRADE CENTER

## FY 25- MAY 2025 FINANCIAL HIGHLIGHTS

Item #3.

R. Nichole Lewis

### REPORT 1 – REVENUE SUMMARY

- May 2025, there were 78 event days, 53 events, and 24,302 attendees.
- Church of the Highlands was charged a total of \$58,992 for May 2025.
- Top Events

May 2025		May 2024 (Last Year)	
Event	Total Revenue	Event	Total Revenue
Georgia Chapter of Government Management Information Sciences (GA GMIS) Spring Conference	\$98,282	Georgia Republican Party State Convention	\$187,644
Aarmor Ball	\$47,280	Teacher of the Year Gala	\$55,481
Southeastern Synod of Evangelical Lutheran Church of America Conference	\$44,914	COTH Sunday Service	\$34,371

- F&B Revenue was \$402,590; Operations Revenue was \$209,332; Total Revenue was \$611,922.
- May 2024, there were 56 event days with 22,121 attendees and a Total Revenue of \$510,436.

### REPORT 2 – MAY 2025 PROFIT & LOSS STATEMENT

- REVENUES
  - Operating Revenue
    - The catering commission for May is approximately \$50,000 due to OVG moving to a new accounting system and still catching up.
    - Space Rental was \$177,556.
    - The equipment rental was \$19,516.
    - Total Operating Revenue of \$259,332.
  - Tax/Other Source Revenue
    - Total Tax/Other Source Revenue is \$170,416.
  - Total Revenue of \$429,748 for May 2025.
- EXPENSES
  - Labor Cost
    - Total labor expenses were \$173,940.
  - Operating Expenses
    - Contractual services were \$9,817.
    - Vehicle expenses were \$44.
    - Utilities was a total of \$40,090 for the month.
    - Total Operating Expenses were \$59,167.
  - Other Expenses
    - The total other expenses were \$20,345. This includes the hot water replacement in the building.
  - Total Expenses were \$253,452.
- NET PROFIT
  - Net Profit for May 2025 was \$176,296.

**REPORT 3 –MAY 2025 YEAR TO DATE PROFIT & LOSS STATEMENT****➤ REVENUES**

- Operating Revenue
  - Equipment Rental was \$221,176.
  - Space Rental was \$1,790,716.
  - Total Operating Revenue of \$2,903,077.
- Tax/Other Source Revenue
  - Total Tax/Other Source Revenue is \$1,507,008.
- Total Year to Date Revenue of \$4,410,085 as of May 2025.

**➤ EXPENSES**

- Labor Cost
  - Total labor expenses were \$1,449,000.
- Operating Expenses
  - Contractual services were \$158,097.
  - Repairs and Maintenance to the Building is \$46,169.
  - Utilities were \$526,508.
  - Total Operating Expenses were \$875,752.
- Other Expenses
  - Total other expenses were \$462,916.
- Reserve Fund Expenses
  - Total Reserve Fund is \$520,718.
- Total Year to Date Expenses were \$3,308,385.

**➤ NET PROFIT**

- Total Year to Date Net Profit as of May 2025 was \$1,915,964. With the Reserves Projects and Bond Payments, our year-to-date net profit is \$1,101,700.

**REPORT 4 – FY 2025 YTD FIVE YEAR COMPARISON****➤ Revenue**

- Space Rental is 32% higher than the 5-year average.
- Other Revenue is 7% higher than the average.
- Total Revenue YTD is 18% higher than the average.

**➤ Expenses**

- Labor Costs are 15% higher than the 5-year average.
- Repairs and Maintenance to the Building is 39% lower than the average.
- Utilities are 24% higher than the average.
- Total expenses are 23% higher with the added expenses.

**➤ Net Profit**

- Net Profit with bond payment is 6% higher than the average.

# MAY 2025 SALES RECAP



## MONTHLY REVENUE

Trade Center Revenue **\$209,332**

Total Revenue **\$WAITING ON CATERING**

## CITY WIDE IMPACT

(Sent from the Columbus Visitor's Bureau)

**\$415,830**

## MONTHLY SALES

*Does not include Catering Sales*

### CONFERENCES

	Event Days	Sales
2025	12	\$54,832
2024	4	\$71,242

### CONSUMER/ TRADE SHOWS

	Event Days	Sales
2025	7	\$21,604
2024	1	\$18,602

### MEETINGS

	Event Days	Sales
2025	9	\$2,280
2024	11	\$4,278

### RELIGIOUS

	Event Days	Sales
2025	10	\$56,898
2024	8	\$48,575

### SOCIAL

	Event Days	Sales
2025	39	\$81,187
2024	27	\$52,949

### SPORTS/ ENTERTAINMENT

	Event Days	Sales
2025	0	\$0
2024	0	\$0

### WEDDINGS

	Event Days	Sales
2025	1	\$3,160
2024	2	\$5,172



**FY25 24,302**

vs

**FY24 22,016**

FY25 May attendee count is up by 2,286 people compared to FY24.

## SALES INQUIRIES

INQUIRIES **104**

CALL-INS **22**

WALK-INS **15**

PKR'S **53**

RFP'S **14**

CONTRACTS SENT

**19**

## OVERALL SURVEY SCORE

**98.3%**

Based on 7 surveys



## Conference/Convention Event Leads

Event Leads	FY26	FY27	FY28+
# of Events	19	9	3
Total Attendees	6,200	9,680	1,575
Total Rental Revenue	\$171,415	\$125,615	\$73,300

Leads Converted to Business			
Event Month	Calendar Year	Fiscal Year	Attendees
October	2025	FY26	150
November	2027	FY28+	1000
Fiscal Year 2026 (July 2025-June 2026)			
Event Month	Calendar Year	Fiscal Year	Attendees
July	2025	FY26	300
August	2025	FY26	150
August	2025	FY26	35
September	2025	FY26	150
September	2025	FY26	35
September	2025	FY26	40
October	2025	FY26	300
November	2025	FY26	1500
November	2025	FY26	1500
February	2026	FY26	200
February	2026	FY26	175
March	2026	FY26	75
March	2026	FY26	200
April	2026	FY26	150
April	2026	FY26	250
April	2026	FY26	200
May	2026	FY26	40
June	2026	FY26	300

Event Name	Rental Revenue
2025 Bike-Walk-Live Summit	\$5,000
Georgia School Counselors Association GSCA 2027	\$27,000
Event Name	Rental Revenue
Roots & Routes Indo-US Chamber of Commerce Inc.	\$3,000
Georgia Mental Health Consumer Network Annual Conference	\$4,000
Safety, Security, and Wellness Workshop	\$600
Georgia Power Hydro Conference	\$4,800
Political Advocacy Workshop	\$600
Superintendent Professional Development Program (SPDP) Session	\$600
Leadership Institute 20th Anniversary	\$7,200
Georgia Medicaid Fair	\$12,000
SkillsUSA Georgia Fall Leadership Conference	\$29,415
2026 GHPCO Annual Conference	\$21,000
Georgia Cancer Summit	\$7,000
Child Support Attorneys Training Conference	\$6,600
National Association of Negro Business and Professional Women's Clubs 2026 Southeast Conference	\$7,800
Georgia Association of Marriage and Family Therapy Conference 2026	\$7,900
2026 GACCP Spring Meeting	\$9,400
GA PRIMA Conference	\$4,900
Superintendent Professional Development Program (SPDP) Session	\$600
GACS Convenience Store and Petroleum Show	\$19,000

June	2026	FY26	600	\$25,000	GS3 Annual School Safety Summit Conference
<b>Fiscal Year 2027(July 2026-June 2027)</b>					
<b>Event Month</b>	<b>Calendar Year</b>	<b>Fiscal Year</b>	<b>Attendees</b>	<b>Rental Revenue</b>	<b>Event Name</b>
October	2026	FY27	4000	\$8,000	GARBA Festival
November	2026	FY27	1500	\$29,415	SkillsUSA Georgia Fall Leadership Conference
November	2026	FY27	1800	\$20,000	Georgia HOSA FLC 2026
December	2026	FY27	900	\$3,900	ERA Real Estate Foster & Bond Conference
January	2027	FY27	100	\$9,200	Georgia Council of Supervisors of Mathematics Conference 2027
March	2027	FY27	750	\$22,000	Christian Product Expo (CPE)
March	2027	FY27	130	\$7,500	Georgia Association of Floodplain Management Conference
March	2027	FY27	200	\$12,000	2027 Georgia Emergency Communications Conference
April	2027	FY27	300	\$13,600	Georgia Economic Developers Association SPRING WORKSHOP 2027
<b>Fiscal Year 2028+ (July 2027+)</b>					
<b>Event Month</b>	<b>Calendar Year</b>	<b>Fiscal Year</b>	<b>Attendees</b>	<b>Rental Revenue</b>	<b>Event Name</b>
August	2027	FY28+	650	\$24,700	11th Armored Cavalry's Veterans of Vietnam and Cambodia Reunion
October	2027	FY28+	500	\$13,600	GRPA 2027 State Conference
October	2027	FY28+	425	\$35,000	National Onsite Wastewater 2027 Conference



## COLUMBUS GEORGIA CONVENTION & TRADE CENTER

### Overview of Recent Events

Date: June 20, 2025

#### Current Projects

- American Rescue Plan / SPLOST
  - Trade Center 2.6 million – HVAC System
  - Internet Fiber Upgrade (Currently being installed)
- RFP for Trade Center parking garage.
- Trade Center carpet renovation – installation is currently taking place

#### Completed Projects/Updates

##### *Facilities and Operations:*

- Outsourced change of 100-gallon water heater to a tankless system. Included benefits are a longer life span (estimated 20 years) and more energy efficient over time.
- Repaired leaking drainpipes between the 1st and 2nd floor in south hall admin office, in-house, cost savings of over \$4,000 (parts cost was \$46)
- Repaired hydraulic lift in house, cost savings of over \$1,000. (parts cost of \$164.66)
- Replaced motor on AH#10, in-house, cost savings of \$2,250. (parts cost of \$750.38)
- Courtyard Fountain - Fully cleaned by replacing the sand and parts in the filter, draining the top parts of fountain & cleaning them, and deep cleaning bottom portion of fountain.
- Courtyard Fountain - Repaired fountain pool motor in house - cost of new 15hp replacement motor upwards of \$2,000. Our team was able to locate the faulty wiring and re-wire the whole unit.
- Replaced pulley to air handler #13 & air handler #2 in house, parts total cost \$147.17, would cost at least \$300 to call 1st Mechanical, not including labor & parts
- Replaced broken actuator gas valve and controller in boiler #2 - Quoted at \$7,000 - (parts cost of \$1885.89)
- Replace a main breaker in kitchen that supplies power to combi ovens.
- Replaced over 20 air vents in main kitchen with new plastic models that will eliminate any rust build up and provide increased kitchen ventilation.
- Replaced over 50 lights in the facility that provides better guest experience as well as moving towards more energy-efficient lights.
- Increased our total maintenance & operations staff from 15 to 22 out of 25 total positions bringing us the closest to being fully staffed since Covid.

#### Employee Updates

##### *Active Job Postings - TOTAL: (3) Positions Open*

##### *Operations:*

- One (1) Event Attendant Crew Leader – Advertised
- Two (2) part-time Events Attendant – Advertised with candidates available for interview

##### *New Hires and Promotions:*

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Javari Douglas, Events Attendant I - FT</li> <li>• Christopher Malcomb, Events Attendant I – PT</li> </ul> | <ul style="list-style-type: none"> <li>• Diamond Johnson, Custodian – FT</li> <li>• Wesley Hurst, FM Worker - PT</li> </ul> |
|---|---|

#### Authority Meeting Agenda

- July – No meeting – FY will be processing and reported in August
- August 28<sup>th</sup>

**Development Authority of Columbus, GA  
118 W. 11<sup>th</sup> Street, Suite 102  
Columbus, GA 31901  
August 11, 2025 – 8:30 AM**

**Minutes**

<b>MEMBERS PRESENT:</b>	Selvin Hollingsworth	Laura Gower
	Charles Ray Sheffield	Audrey Tillman
	Geniece Granville	Will White

**OTHERS PRESENT:**

Rob McKenna (Page, Scrantom, Sprouse, Tucker & Ford, PC), Missy Kendrick (DACGA), Michelle Phillips (DACGA), Andy Hilmes (DACGA), Joe Sanders (Chamber of Commerce), Pam Hodge (Deputy City Manager)

**CALL TO ORDER AND WELCOME**

Mr. Selvin Hollingsworth called the meeting to order at 8:33 AM, and a quorum was present.

**Minutes**

Mr. Hollingsworth asked for a motion to accept the minutes from the July 10, 2025 meeting. Mr. Will White made the motion and Mr. Charles Ray Sheffield seconded the motion. Mr. Hollingsworth, Mr. Sheffield, Ms. Geniece Granville, Ms. Laura Gower, Ms. Audrey Tillman and Mr. White were all in favor.

**Finance Report**

July 2025 - Mr. Joe Sanders presented the financial report for July 2025 with Total Liabilities and Equity of \$23,474,523 and Net Income of \$-142,032. Ms. Tillman made a motion to approve the financial report and Mr. White seconded. Mr. Hollingsworth, Mr. Sheffield, Ms. Granville, Ms. Gower, Ms. Tillman and Mr. White voted in favor.

**Economic Development Report**

Ms. Kendrick reported to the board that she attended the Taiwanese Delegation luncheon. Ms. Kendrick presented Columbus to the delegation. She was also able to meet with leaders from Columbus' sister city, Taichung.



Valley Partnership Joint Development Authority will have a meet and greet on August 28, 2025 to discuss interest in the partnership.

Ms. Kendrick explained that the Business Retention and Expansion Process continues to yield results. To date, there are five possible expansions.

Ms. Kendrick shared with the board that the Development Authority has a contract to keep parcel #9 at Muscogee Technology Park cleared from brush. She also mentioned that Barge is working on an RFP for clearing and grading parcel #13 and parcel #19. Ms. Kendrick noted that the board will review the bids to choose the best proposal.

Ms. Kendrick reported to the board that she is meeting with a group to discuss the plans for developing the South Commons area. She plans to have them create an RFP and help determine next steps.

### **City Update**

Ms. Pam Hodge informed the board there has been a resolution passed to adopt the city of Ginza, Japan as a sister city.

Ms. Hodge informed the board the city is focused on homelessness and a new jail. The new jail will have 1600 beds. The cost will be \$500,000,000. The plan is to have it operational in 4-5 years. The funding source is currently unknown.

### **Workforce Development**

Mr. Andy Hilmes updated the board about the ribbon cutting ceremony that took place on August 23, 2025 for the VECTR Center. Mr. Hilmes noted that it should be operational in the Summer of 2026.

Mr. Hilmes informed the board that he and Ms. Kendrick plan to attend an Entrepreneurship Summit in Korea on October 26-28, 2025. The plans are to potentially visit existing industries and prospects.

Mr. Hilmes noted there will be a Workforce Summit on September 9, 2025. This is the 3<sup>rd</sup> one this year. The Summit will feature presentations on Columbus State's strategic plan, the VECTR Center, and a new program called Manufacturing Georgia.

Mr. Hilmes reported progress on establishing an Airframe and Power Plant Maintainer (A&P) program in collaboration with Pratt & Whitney, with the first five courses expected to be offered in Columbus by next fall.



**EXECUTIVE SESSION**

Mr. Sheffield made a motion to go into Executive Session to discuss real estate and personnel. Ms. Granville seconded the motion. Mr. Hollingsworth, Mr. Sheffield, Ms. Granville, Mr. White and Ms. Gower and Ms. Tillman voted in favor.

Mr. White made a motion to come out of Executive Session and Mr. Sheffield seconded. Mr. Hollingsworth, Mr. Sheffield, Ms. Granville, Mr. White, Ms. Gower and Ms. Tillman voted in favor.

**Accounting Policy Update**

Ms. Missy Kendrick informed the board that the accounting policy needed to be updated to reflect the accounting practices of the Development Authority due to questions raised by the Chamber. Mr. Rob McKenna presented the board with an updated accounting policy which removes the references to the Chamber exclusively. Mr. White made a motion to approve the update and grant Ms. Kendrick the authority to make financial decisions on behalf of the Authority. Mr. Sheffield seconded the motion. Mr. Hollingsworth, Mr. Sheffield, Ms. Granville, Mr. White, Ms. Gower and Ms. Tillman voted in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Selvin Hollingsworth", is written over a horizontal line.

Selvin Hollingsworth  
Chairman

**Development Authority of Columbus, GA  
118 W. 11<sup>th</sup> Street, Suite 102  
Columbus, GA 31901  
September 3, 2025 – 8:30 AM**

**Minutes**

**MEMBERS PRESENT:**      Selvin Hollingsworth      Audrey Tillman  
                                 Charles Ray Sheffield      Doug Jenkins  
                                 Laura Gower

**OTHERS PRESENT:**

Rob McKenna (Page, Scrantom, Sprouse, Tucker & Ford, PC), Missy Kendrick (DACGA), Michelle Phillips (DACGA), Andy Hilmes (DACGA), Pam Hodge (Deputy City Manager), Pace Halter (WC Bradley), Christy Bozeman (GDEC), Eric McDonald (GA Power), Jordyn Paul-Slater (Ledger Enquirer)

**CALL TO ORDER AND WELCOME**

Mr. Selvin Hollingsworth called the meeting to order at 8:37 AM, and a quorum was present.

**Approval of Inducement Resolution – Project Ciel**

Mr. Hollingsworth asked for a motion to approve an Inducement Resolution for JS Link America. The company plans to invest \$233 million and create 524 jobs with an average salary of over \$89,000. They will be building a rare earth permanent magnet facility on 35 acres of Parcel 22 in Muscogee Technology Park. Mr. Charles Ray Sheffield made a motion to approve the resolution and Ms. Audrey Tillman seconded. Mr. Hollingsworth, Mr. Sheffield, Ms. Laura Gower, Ms. Tillman, and Mr. Doug Jenkins voted in favor.

**EXECUTIVE SESSION**

Ms. Tillman made a motion to go into Executive Session to discuss real estate and personnel. Mr. Sheffield seconded the motion. Mr. Hollingsworth, Mr. Sheffield, Ms. Gower, Ms. Tillman, and Mr. Jenkins voted in favor.

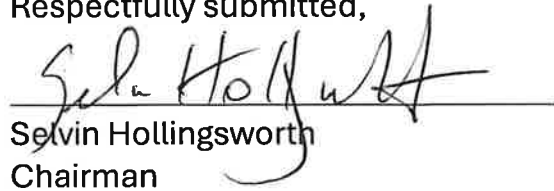
Ms. Tillman made a motion to come out of Executive Session and Mr. Sheffield seconded. Mr. Hollingsworth, Mr. Sheffield, Ms. Gower, Ms. Tillman, and Mr. Jenkins voted in favor.

Ms. Gower made a motion to move financials and employment from contracted services and to establish internal financial and employment operations.

Mr. Sheffield seconded the motion. Mr. Hollingsworth, Mr. Sheffield, Ms. Gower, and Ms. Tillman voted in favor. Mr. Jenkins was opposed.

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Selvin Hollingsworth", is written over a horizontal line. The signature is fluid and stylized, with the first name "Selvin" and last name "Hollingsworth" clearly legible despite the cursive style. The signature is positioned above the printed name and title.

Selvin Hollingsworth  
Chairman



## Planning Advisory Commission

November 20, 2024

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 20, 2024, in the Council Chambers of the Citizens Service Center.

#### Commissioners Present:

##### Chairperson:

**Vice Chairperson:** Larry Derby

**Commissioners:** Brad Baker, Rick Stallings, Lakshmi Karthik, Gloria Thomas, Patrick Steed,

**Absent:** Ralph King, Xavier McCaskey, Michael Ernst

**Staff Members:** Morgan Shepard, Principal Planner  
John Renfroe, Assistant Planning Director

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

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

#### ZONING CASES:

1. **EXCP-10-24-2223:** A request for special exception use located at 2913 Reese Road. Current zoning is Single Family Residential – 2 (SFR2). The proposed use is a Daycare, Type III. Brandon Isome is the applicant. This property is located in Council District 1 (Hickey).

Brandon Isome has submitted an application for the Special Exception Use cited above. The property is located in a Single Family Residential – 2 (SFR2) zoning district. The site for the proposed Daycare Type III located at 2913 Reese Road. The purpose of the Special Exception Use is to allow for the operation of a Daycare Type III located within the Single Family Residential – 2 (SFR2) zoning district:

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

Reese Road will provide adequate free flow movement.

- (2) **Traffic and Pedestrian Safety :** Is or will access into and out of the property be

**adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

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

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

Services such as water, utilities, police, and fire protection are adequate.

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

The property is surrounded by Single Family Residential – 2 (SFR2). Noise, light, flare and odor should be limited due to the nature of the business.

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

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

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

The church and daycare facility are existing buildings.

**Council District:** District 1 (Hickey)

**Fifty-Five (55)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 0 Responses

**Additional Information:** N/A

Brandon Isome confirmed intent to operate daycare in existing separate building, previously used for this purpose.

Commissioner clarified building is adjacent to, not part of, the church

Commissioner Baker moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner McCaskey seconded; Case is approved (6-0 Physical / 0-0 Virtual).



- 2. REZN-10-24-2210:** A request to rezone 111.56 acres of land located at 5201 Macon Road. Current zoning is Single Family Residential – 2 (SFR2). Proposed zoning is Single Family Residential – 3 (SFR3) with conditions and Residential Multifamily – 1 (RMF1). The proposed use is Single and Multifamily Residential Development. Wizer Home Builders, LLC is the applicant. This property is located in Council District 1 (Hickey).

<b>Applicant:</b>	Wizer Home Builders, LLC
<b>Owner:</b>	Calhoun Investments, LLC
<b>Location:</b>	5201 Macon Road
<b>Parcel:</b>	098-001-002
<b>Acreage:</b>	111.56 Acres
<b>Current Zoning Classification:</b>	Single Family Residential - 2
<b>Proposed Zoning Classification:</b>	Single Family Residential – 3 (100.88 ac) & Residential Multifamily – 1 (10.68 ac)
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	Single and Multi Family Residential
<b>General Land Use:</b>	Inconsistent Planning Area E
<b>Current Land Use Designation:</b>	Vacant/Undeveloped
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	No
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	Traffic Impact Study not submitted. A preliminary traffic study projects a trip generation of approximately 2,960 total net new daily trips (1,480 in and 1,480 out), 211 AM peak hour trips,

and 284 PM peak hour trips, once fully developed.

**Traffic Engineering:**

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

**School Impact:**

The School District does not have any concerns; they have anticipated development in this area and have been preparing for additional growth.

**Buffer Requirement:**

The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are:

1) 15 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.

2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.

3) 20 feet undisturbed natural buffer.

**Fort Moore's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

**North  
South  
East  
West**

Single Family Residential – 2 (SFR1)  
Single Family Residential – 3 (SFR1)  
Residential Multifamily - 2 (RMF2)  
Single Family Residential – 1 (SFR1)

**Attitude of Property Owners:**

**One Hundred and Twenty (120)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 49 calls and/or emails regarding the rezoning.

**Approval**      **0** Responses

**Opposition**    **849** Responses (Petition with 800 names opposed was submitted)

**Additional Information:**

84 townhomes and 253 single family homes proposed. A total of 337 residential units.

**Conditions Proposed by Applicant:**

**1. Oversize boundary lots** - 10,000 sq. ft. minimum area for all lots touching immediately adjacent to existing SFR2 lots along Sears Road, Brentwood Drive, Saddle Ridge Drive and Wilmington Drive (herein referred to as Boundary Lots). Shown as yellow lots on revised site concept plan.

**2. Boundary fencing** - If an existing fence is not already in place, developer will install a fence along the common boundary with the Boundary Lots noted in #1.

**3. Planted screening** - A planted screen will be installed along the common boundary of Boundary Lots in #1 above. Screen to be tall growth Holly plants or similar evergreen plants planted five (5) feet on center.

**4. Identifying subdivision signs** - An identifying subdivision sign shall be installed at each entrance to the 5201 Macon Road development with the subdivision name. **Home Owners Association** - A Home Owners Association will be in effect for the subdivision.

**5. Modified front setback** - A 20 feet front setback will be in effect for all lots.

**6. Fifty (50) foot right of way dimension** - A fifty (50) foot right of way within the subdivision shall be approved for road A, B and C assuming not more than 30 lots are served from any one of these roads.

**7. Modified Stream Buffer** - The state of Georgia twenty-five (25) foot stream buffer will be the default standard for stream buffering along the stream corridor from point X to point Y as shown on the revised site concept plan.

**8. Flag lot variance approval** - Flag lots are approved as a condition of the rezoning approval are noted on the concept plan as supplemental pages Var B, Var C and Var D (entry locations noted in RED).

**9. Macon setback variance** - A variance shall be approved for a setback along Macon road consistent with the SFR3 zoning setback plus future widening requirements per UDO 7.3.5 F.

**10. New Macon Road intersection entry point** -

For the new subdivision entry off Macon Road, the new street requirement shall be at the discretion of the Georgia Department of Transportation per UDO 7.9.6, the approved entry shall satisfy the street separation requirement of UDO 7.3.

**Conditions Proposed by Staff:**

1. Remove Condition number 7 and 8.
2. Revise Condition number 9 to state Access onto a State Road will require compliance with both City's and GDOT requirements.
3. Include streets stubbed out to the tracts east and north for future development.

• **Applicant Presentation (Dave Erickson, representing Wiser Homes Builders LLC):**

- Proposed rezoning aligns with Columbus's need for housing per the Comprehensive Plan.
- Emphasized 91% single-family (SFR3), 9% townhomes (RMF1) as a transition to adjacent RMF2.
- Previous Planned Unit Development (PUD) proposal (~85% rentals) was withdrawn after PAC rejection.
- Engaged HOA leaders, boundary owners, and hosted community meeting to address concerns.
- Conditions (e.g., oversized lots, fencing, screening) exceed requirements to blend with neighborhoods.
- Development timeline: 10-12 years (~25-30 houses/year).
- Traffic designed to funnel to Macon Road, minimizing impact on Sears Road.
- Detention ponds to manage stormwater, potentially reducing downstream flooding.
- Mandatory HOA to maintain common areas; sidewalks included.
- Townhomes designed for sale, with two-car garages, minimal traffic impact.
- Argued rezoning aligns with Comprehensive Plan's housing and land use goals, citing mixed zoning examples citywide.

• **Public Comments (Opposition):**

- **Wes Ezel (Sears Woods, 4526 Sears Road):** Represented Sears Woods; opposed due to character mismatch, lack of fit, traffic concerns, and chronic flooding. Cited petition and community resistance.
- **Brian Newman (Windtree, 5351 Pine Needle Drive):** Opposed due to traffic through Windtree and school overcrowding; questioned emergency vehicle access to private drive and townhomes.
- **George Morey (Shanadoa Forest, 4831 Yeoman Drive):** Highlighted cut-through traffic to Reese Road as a safety hazard; opposed increased traffic from SFR3 and townhomes.
- **Gregory Foster (Chattam Woods, 5446 Chattam Woods Court):** Cited study showing rental properties reduce single-family home values; suspected hidden PUD agenda with adjacent RMF2.
- **Tony Morrow (Willow Bend Run, 3616 Willow Bend Run):** Opposed due to flooding exacerbated by Macon Road widening and poor drainage maintenance; referenced 2014 city study.
- **Donna Vick (Sears Woods, 555 Sedona Court):** Opposed due to Erickson's unprofessional conduct at community meeting, flooding, and distrust in Wiser Homes; preferred SFR2.
- **Jeff Lamar (Sheran Forest, 349 Marriott Drive):** Opposed rezoning, supported maintaining SFR2.
- **Rose Kennedy (Sears Pond, 3800 Pond View Court):** Opposed due to speeding and traffic concerns.
- **William Kimbro (Farmington, 4307 Salary Drive):** Opposed due to traffic safety risks at Salary Drive; supported development but preferred SFR2.
- **Ben Saxon (Sears Woods, 4570 Sears Road):** Questioned housing demand, citing 20% vacant homes and declining industry; opposed rezoning to maintain SFR2.
- **Sammy Barnes (Columbus, GA):** Opposed rezoning; requested 100 ft natural buffer if developed as SFR2 and questioned Wiser Homes' reputation.
- **Sharon Bond (Sears Woods, 4014 Timber):** Opposed due to springs causing flooding, urged investigation before development.



- **Janet Barr (Farmington, Westfield Court):** Questioned timing of adjacent RMF2 development and suggested traffic access via Woodruff Farm Road to reduce Macon Road congestion.
- **Applicant Rebuttal (Dave Erickson):**
  - Addressed Woodruff Farm Road access: Discussed with RMF2 owners, but costly due to large drainage bridge.
  - Encouraged HOA leaders to collaborate on community-friendly conditions.
  - Clarified misunderstanding with Saxon, accepted apology.
  - Defended housing need, citing Comprehensive Plan; argued SFR2 lots outdated for modern homes.
  - Disputed rental property concerns, as proposal is for-sale.
  - Highlighted maintenance issues causing flooding (e.g., clogged pipes), not rezoning.
  - Traffic study shows Macon and Reese Roads have ample capacity; opposition concerns exaggerated.
  - Wiser Homes is new but well-funded; contingency plans include SFR2 development or sale to another builder.
- **Commission Discussion:**
  - Clarified SFR2 vs. SFR3: SFR3 allows smaller lots (7,500 sq ft, 60 ft wide) for modern, vertical homes vs. SFR2 (10,000 sq ft, 75 ft wide) for wider ranches.
  - Concerned about traffic through single-family neighborhoods from RMF1 townhomes, unlike other mixed-use areas (e.g., Maple Ridge).

Commissioner Baker moved to deny the proposed rezoning due to consistency with the surrounding land uses and Commissioner McCaskey seconded; Case is denied (5-1 Physical / 0-0 Virtual).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 11:45 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=UiU2YVsJLb8>

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**Larry Derby, Chairperson**

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**Morgan Shepard, Principal Planner**



## Planning Advisory Commission

December 18, 2024

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 18, 2024, in the Council Chambers of the Citizens Service Center.

#### Commissioners Present:

**Chairperson:** Ralph King

#### Vice Chairperson:

**Commissioners:** Michael Ernst , Brad Baker, Rick Stallings, Lakshmi Karthik, Gloria Thomas,

**Absent:** Larry Derby, Xavier McCaskey, Patrick Steed

**Staff Members:** Morgan Shepard, Principal Planner  
John Renfroe, Assistant Planning Director

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

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

#### ZONING CASES:

**REZN-11-24-2362:** A request to rezone 1.47 acres of land located at 2311 Fort Benning Road. Current zoning is General Commercial (GC). Proposed zoning Residential Office (RO). The proposed use is Lot Combination. Susan Sealy is the applicant. This property is located in Council District 7 (Cogle).

<b>Applicant:</b>	Susan Sealy
<b>Owner:</b>	Family Holdings Sub, LLC
<b>Location:</b>	2311 Fort Benning Road
<b>Parcel:</b>	062-037-003
<b>Acreage:</b>	1.47 Acres
<b>Current Zoning Classification:</b>	General Commercial

<b>Proposed Zoning Classification:</b>	Residential Office
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	Columbus technical College
<b>General Land Use:</b>	Inconsistent Planning Area C
<b>Current Land Use Designation:</b>	Vacant/Undeveloped
<b>Future Land Use Designation:</b>	Multifamily
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	<p>The site shall include a Category <b>C</b> buffer along all property lines bordered by the <b>SFR3</b> zoning district. The 3 options under Category <b>C</b> are:</p> <ol style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ol>
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;"> <b>North</b> <b>South</b> </div> <div> General Commercial (GC) Residential Office (RO) </div> </div>

**East** Neighborhood Commercial (NC)  
**West** Residential Multifamily 2 (RMF2)

**Attitude of Property Owners:** **Thirty-five (35)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

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

**Additional Information:** This lot is being rezoned in order to be combined with the lot to the south. The lot to the south will be developed for Columbus Technical College.

- **Applicant Presentation (Chris Brazzle, EMC Engineering Services):**
  - Lot combination to facilitate donation to Columbus Technical College Foundation.
  - Plans for a Vector Center to complement CDL range, offering training for transitioning soldiers.
- **Public Comments:** None.
- **Commission Discussion:** No questions.

Commissioner Stallings moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (7-0 Physical / 0-0 Virtual).

**1. REZN-11-24-2363:** A request to rezone 2.17 acres of land located at 425 3rd Avenue. Current zoning is Historic (HIST). Proposed zoning Residential Office (RO). The proposed use is Multifamily Residential. LRC Mansion West, LLC is the applicant. This property is located in Council District 7 (Cogle)

**Applicant:** LRC Mansion West, LLC

**Owner:** LRC Mansion West, LLC

**Location:** 425 3rd Avenue

**Parcel:** 002-015-002

<b>Acreage:</b>	2.17 Acres
<b>Current Zoning Classification:</b>	Historic (HIST)
<b>Proposed Zoning Classification:</b>	Residential Office (RO) with Conditions
<b>Conditions:</b>	<ol style="list-style-type: none"> <li>1. Reduce the parking requirements from 174 to 42.</li> <li>2. Increase the maximum density permitted in RO from 43 to 53 dwelling units/acre.</li> </ol>
<b>Current Use of Property:</b>	Residential Multifamily
<b>Proposed Use of Property:</b>	Residential Multifamily
<b>General Land Use:</b>	Inconsistent Planning Area D
<b>Current Land Use Designation:</b>	Multifamily
<b>Future Land Use Designation:</b>	General Commercial
<b>Compatible with Existing Land-Uses:</b>	No
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will increase by 24 trips if used for Residential Office use.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	N/A
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	<b>North</b> Historic (HIST) <b>South</b> Historic (HIST) <b>East</b> Historic (HIST)



**West** Historic (HIST)**Attitude of Property Owners:**

**Thirty-five (35)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval**      **0** Responses

**Opposition**    **0** Responses

**Additional Information:**

**Staff Review of Conditions:** The Engineering Department does not recommend approval of the condition to allow a reduction in required parking. The Planning Department does not recommend approval of the condition to increase the maximum density.

- **Applicant Presentation (Austin Gibson, Paige Scanlon; Major Lee, Involved Communities):**
  - Rezoning to ensure rebuilding ability if damaged >50% (current zoning prevents multifamily rebuild).
  - Columbus Gardens: 116 one-bedroom units, built ~1978, serves low-income elderly/disabled under HUD contract.
  - 112 units occupied, 28 residents own vehicles; 42-44 parking spaces sufficient historically.
  - Requested conditions: maintain 116 units (or rebuild 93 under RO) and reduce parking requirement.
  - \$20M tax credits secured for rehab; rezoning needed to protect investor confidence.
  - HUD contract and land use restrictions ensure low-income housing use indefinitely.
- **Public Comments:**
  - **Kathy Evers (627 3rd Avenue, resident 22 years):** Questioned need for rezoning; concerned about future changes if zoning relaxed. Suggested rehab possible without rezoning; worried about parking if use changes.

- **Gary Curt (445 2nd Avenue, resident 8 years):** Opposed, citing loss of historic zoning protections; believes current zoning prevents undesirable changes.
- **Commission Discussion:**
  - Clarified property is not in historic district but zoned historic.
  - Discussed parking concerns and future use changes.
  - Applicant open to tying conditions to HUD contract duration (20 years) to revert if use changes.

Commissioner Steed moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Baker seconded; Case is approved (7-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:52 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=p36t9owkrVw>

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**Larry Derby, Chairperson**

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**Morgan Shepard, Principal Planner**



## Planning Advisory Commission

January 15, 2025

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, January 15, 2025, in the Council Chambers of the Citizens Service Center.

#### Commissioners Present:

**Chairperson:** Ralph King

**Vice Chairperson:**

**Commissioners:** Xavier McCaskey, Brad Baker, Patrick Steed, Rick Stallings, Lakshmi Karthik, Gloria Thomas,

**Absent:** Larry Derby, Michael Ernst

**Staff Members:** Morgan Shepard, Principal Planner  
John Renfroe, Assistant Planning Director

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

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

#### ZONING CASES:

1. **REZN-12-24-2485:** A request to rezone 0.11 acres of land located at 3114 6<sup>th</sup> Avenue. Current zoning is Residential Multifamily – 2 (RMF2). Proposed zoning Residential Multifamily –1 (RMF1). The proposed use is Single Family Residential. Truth Springs Real Estate is the applicant. This property is located in Council District 8 (Garrett).

**Applicant:** Truth Spring Real Estate

**Owner:** Truth Spring Real Estate

**Location:** 3114 6<sup>th</sup> Avenue

**Parcel:** 014-032-005

**Acreage:** 0.11 Acres

<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Proposed Conditions:</b>	1. Minimum lot size of 4,500 square feet 2. Min lot width of 40 feet
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Multifamily Residential
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	N/A
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	North South East West
	Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 1 (RMF1)
<b>Attitude of Property Owners:</b>	<b>Forty (40)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls

and/or emails regarding the rezoning.  
**Approval** 0 Responses  
**Opposition** 0 Responses

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

- **Applicant Presentation (Mrs. Strickland):**
  - Redeveloping 6th Avenue with quality affordable housing; fifth new build, fourth renovation in the block.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Steed moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (6-0 Physical / 0-0 Virtual).

2. **REZN-12-24-2514:** A request to rezone 1.98 acres of land located at 1641 3 rd Avenue. Current zoning is General Commercial (GC). Proposed zoning Uptown (UPT). The proposed use is Pickleball Courts/Facility. Columbus, GA Pickleball Assoc, Inc is the applicant. This property is located in Council District 7 (Cogle).

<b>Applicant:</b>	Columbus, GA Pickleball Assoc., Inc
<b>Owner:</b>	Columbus, GA Pickleball Assoc., Inc
<b>Location:</b>	1641 3 <sup>rd</sup> Avenue
<b>Parcel:</b>	005-006-001
<b>Acreage:</b>	1.96 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Uptown
<b>Proposed Conditions:</b>	1. Allow a 22' drive aisle and 18' depth spaces on the 2 <sup>nd</sup> Avenue Alley.
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Recreational Pickleball Courts/Facility
<b>General Land Use:</b>	Consistent Planning Area F

<b>Current Land Use Designation:</b>	Public/Institutional								
<b>Future Land Use Designation:</b>	Office/Professional								
<b>Compatible with Existing Land-Uses:</b>	No								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Fort Moore's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>General Commercial (GC)</td></tr> <tr> <td><b>South</b></td><td>Uptown (UPT)</td></tr> <tr> <td><b>East</b></td><td>General Commercial (GC)</td></tr> <tr> <td><b>West</b></td><td>Special Activity and Technical Center (SAC)</td></tr> </table>	<b>North</b>	General Commercial (GC)	<b>South</b>	Uptown (UPT)	<b>East</b>	General Commercial (GC)	<b>West</b>	Special Activity and Technical Center (SAC)
<b>North</b>	General Commercial (GC)								
<b>South</b>	Uptown (UPT)								
<b>East</b>	General Commercial (GC)								
<b>West</b>	Special Activity and Technical Center (SAC)								
<b>Attitude of Property Owners:</b>	<p><b>Twenty (20)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.</p> <table> <tr> <td><b>Approval</b></td><td><b>0</b> Responses</td></tr> <tr> <td><b>Opposition</b></td><td><b>0</b> Responses</td></tr> </table>	<b>Approval</b>	<b>0</b> Responses	<b>Opposition</b>	<b>0</b> Responses				
<b>Approval</b>	<b>0</b> Responses								
<b>Opposition</b>	<b>0</b> Responses								
<b>Additional Information:</b>	28 pickleball courts, 129 parking spaces and buildings for office, maintenance and restrooms.								
<ul style="list-style-type: none"> <li><b>Applicant Presentation (Lance Tankersley, President, Columbus Georgia Pickleball Association):</b></li> </ul>									



- Revitalizing blighted area; facility to be deeded to city post-construction, operated like Carter courts (\$3 fee).
- Phase 1: 16 covered courts (open sides), possible GDOT approval for 4 courts under structure.
- Construction timeline: break ground summer 2025, operational by fall 2025.
- **Commission Questions:**
  - Clarified construction timeline and court design (covered, not enclosed; similar to Opelika courts).
- **Public Comments:** None.

Commissioner Stallings moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Baker seconded; Case is approved (6-0 Physical / 0-0 Virtual).

3. **EXCP-12-24-2515:** A request for special exception use located at 920 Veterans Parkway. Current zoning is Uptown (UPT). The proposed use is an Oil Change Facility. Jeremy Dickerson is the applicant. This property is located in Council District 7 (Cogle)

Jeremy Dickerson has submitted an application for the Special Exception Use cited above. The property is located in a Uptown (UPT) zoning district. The site for the proposed Oil Change Facility located at 920 Veterans Parkway. The purpose of the Special Exception Use is to allow for the operation of a Oil Change Facility located within the Uptown (UPT) zoning district:

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

Veterans Parkway will provide adequate free flow movement.

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

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

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

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

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

The property is surrounded by Uptown (UPT) zoning district. Noise, light, flare and odor should be limited due to the nature of the business.

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

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

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

The existing building was previously used for the proposed use.

**Council District:** District 7 (Cogle)

**Fifteen (15)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Reponses

**Opposition:** 0 Responses

**Additional Information:** N/A

- **Applicant Presentation (Austin Gibson, Paige Scanlon, representing Jeremy Dickerson):**
  - Upper Lube and Wash LLC purchased vacant facility to resume oil change operations.
  - Prior use was uncontroversial; fits with surrounding auto-related businesses.
  - Environmental concerns minimal by continuing same use.
  - Owner operates similar facility in Eustis, FL; positive community feedback provided.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Baker moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner McCaskey seconded; Case is approved (6-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** Election of new chairperson and vice chairperson.

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:17 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=tTLITRV3hNk>

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**Brad Baker, Chairperson**

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**Morgan Shepard, Principal Planner**



## Planning Advisory Commission

March 05, 2025

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 05, 2025, in the Council Chambers of the Citizens Service Center.

#### Commissioners Present:

**Chairperson:** Brad Baker

**Vice Chairperson:**

**Commissioners:** Ralph King, Larry Derby, Patrick Steed, Lakshmi Karthik, Gloria Thomas

**Absent:** Michael Ernst, Rick Stallings

**Staff Members:** Morgan Shepard, Principal Planner  
John Renfroe, Assistant Planning Director

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

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

#### ZONING CASES:

1. **REZN-12-24-2551:** A request to rezone 0.10 acres of land located at 3212 6th Avenue. Current zoning is Residential Multifamily -2 (RMF2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district with Conditions. The proposed use is Single Family Residential. Maria Vazquez Lopez is the applicant. The property is located in Council District 8 (Garrett).

**Applicant:** Maria Vazquez Lopez

**Owner:** Maria Vazquez Lopez

**Location:** 3212 6<sup>th</sup> Avenue

**Parcel:** 014-031-001

**Acreage:** 0.10 Acres

<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Proposed Conditions:</b>	1. Minimum lot size of 4,000 square feet 2. Minimum lot width of 40 feet
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	N/A
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	North South East West
	Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2)
<b>Attitude of Property Owners:</b>	<b>Forty Five (45)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department

	received no calls and/or emails regarding the rezoning.
<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Additional Information:** An existing single family residence

- **Applicant Presentation (Maria Vasquez Lopez, via Em Gilan):**
  - Plans to repair and live in the single-family home.
- **Commission Questions:**
  - Confirmed property is single-family, not formerly a duplex.
- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

2. **REZN-01-25-0036:** A request to rezone 0.20/0.21 acres of land located at 4236/4240 3<sup>rd</sup> Avenue. Current zoning is Light Manufacturing/Industrial (LMI) zoning district. Proposed zoning is Residential Multifamily – 1 (RMF1) zoning district. The proposed use is Single Family Residential. Harley Hoad is the applicant. The property is located in Council District 8 (Garrett).

<b>Applicant:</b>	Harley Hoad
<b>Owner:</b>	Harley Hoad
<b>Location:</b>	4236/4240 3 <sup>rd</sup> Avenue
<b>Parcel:</b>	013-001-039/38
<b>Acreage:</b>	0.20/21 Acres
<b>Current Zoning Classification:</b>	Light Manufacturing/ Industrial
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area F



<b>Current Land Use Designation:</b>	Single Family Residential								
<b>Future Land Use Designation:</b>	Single Family Residential								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	<p>The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A are:</p> <p>1) 5 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</p> <p>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</p> <p>3) 20 feet undisturbed natural buffer.</p>								
<b>Fort Moore's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td><b>South</b></td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td><b>East</b></td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td><b>West</b></td><td>Residential Multifamily – 1 (RMF1)</td></tr> </table>	<b>North</b>	Light Manufacturing/ Industrial (LMI)	<b>South</b>	Light Manufacturing/ Industrial (LMI)	<b>East</b>	Light Manufacturing/ Industrial (LMI)	<b>West</b>	Residential Multifamily – 1 (RMF1)
<b>North</b>	Light Manufacturing/ Industrial (LMI)								
<b>South</b>	Light Manufacturing/ Industrial (LMI)								
<b>East</b>	Light Manufacturing/ Industrial (LMI)								
<b>West</b>	Residential Multifamily – 1 (RMF1)								
<b>Attitude of Property Owners:</b>	<b>Thirty (33)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls								

and/or emails regarding the rezoning.  
**Approval** 0 Responses  
**Opposition** 0 Responses

**Additional Information:** Existing Single Family residence

- **Applicant Presentation (Harley James Hod):**
  - Owned properties for 5 years, recently renovated; rezoning needed for refinancing due to LMI zoning prohibiting single-family rebuild.
  - Aims to improve Bibb City area; no changes planned.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Steed moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Derby seconded; Case is approved (5-0 Physical / 0-0 Virtual).

3. **REZN-01-25-0153:** A request to rezone 0.58 acres of land located at 3051 Reese Road. Current zoning is Single Family Residential – 2 (SFR2) zoning district. Proposed zoning is Single Family Residential – 4 (SFR4) zoning district. The proposed use is Single Family Residential. Jermaine Morgan is the applicant. The property is located in Council District 1 (Hickey)

<b>Applicant:</b>	Jermaine Morgan
<b>Owner:</b>	Divine Investment LLC
<b>Location:</b>	3051 Reese Road
<b>Parcel:</b>	084-013-075
<b>Acreage:</b>	0.58 Acres
<b>Current Zoning Classification:</b>	Single Family Residential - 4
<b>Proposed Zoning Classification:</b>	Single Family Residential – 2
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area E

<b>Current Land Use Designation:</b>	Single Family Residential								
<b>Future Land Use Designation:</b>	Single Family Residential								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Fort Moore's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>Single Family Residential – 2 (SFR2)</td></tr> <tr> <td><b>South</b></td><td>Single Family Residential – 3 (SFR3)</td></tr> <tr> <td><b>East</b></td><td>Single Family Residential – 2 (SFR2)</td></tr> <tr> <td><b>West</b></td><td>Single Family Residential – 3 (SFR3)</td></tr> </table>	<b>North</b>	Single Family Residential – 2 (SFR2)	<b>South</b>	Single Family Residential – 3 (SFR3)	<b>East</b>	Single Family Residential – 2 (SFR2)	<b>West</b>	Single Family Residential – 3 (SFR3)
<b>North</b>	Single Family Residential – 2 (SFR2)								
<b>South</b>	Single Family Residential – 3 (SFR3)								
<b>East</b>	Single Family Residential – 2 (SFR2)								
<b>West</b>	Single Family Residential – 3 (SFR3)								
<b>Attitude of Property Owners:</b>	<b>Forty (40)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.								
	<table> <tr> <td><b>Approval</b></td><td><b>0</b> Responses</td></tr> <tr> <td><b>Opposition</b></td><td><b>0</b> Responses</td></tr> </table>	<b>Approval</b>	<b>0</b> Responses	<b>Opposition</b>	<b>0</b> Responses				
<b>Approval</b>	<b>0</b> Responses								
<b>Opposition</b>	<b>0</b> Responses								
<b>Additional Information:</b>	Split lot to create two single family lots.								
<ul style="list-style-type: none"> <li>• <b>Applicant Presentation (Jermaine Morgan):</b> <ul style="list-style-type: none"> <li>○ Plans to build two ~1,200 sq ft single-family homes with two-car garages to address Columbus housing crisis.</li> <li>○ No existing structures on the vacant lot.</li> </ul> </li> </ul>									

- **Commission Questions:**

- Confirmed house size (~1,200 sq ft) and setbacks (25 ft front/rear, 8 ft sides).

- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

4. **REZN-02-25-0166:** A request to rezone 1.0 acres of land located at 11001 River Road. Current zoning is Residential Estate – 10 (RE10) zoning district. Proposed zoning Residential Estate – 1 (RE1) is zoning district. The proposed use is Single Family Residential. Andrew Norris is the applicant. The property is located in Council District 2 (Davis).

<b>Applicant:</b>	Andrew Norris
<b>Owner:</b>	Philip T Schley
<b>Location:</b>	11001 River Road
<b>Parcel:</b>	Part of 175-001-001
<b>Acreage:</b>	1.00 Acres
<b>Current Zoning Classification:</b>	Residential Estate 10
<b>Proposed Zoning Classification:</b>	Residential Estate 1
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area A
<b>Current Land Use Designation:</b>	Vacant/ Undeveloped
<b>Future Land Use Designation:</b>	Rural Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

<b>City Services:</b>		Property is served by all city services.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Fort Moore's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>Surrounding Zoning:</b>	<b>North</b>	Harris County
	<b>South</b>	Residential Estate – 10 (RE10)
	<b>East</b>	Residential Estate – 10 (RE10)
	<b>West</b>	Residential Estate – 10 (RE10)
<b>Attitude of Property Owners:</b>		<b>Two (2)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		N/A
<ul style="list-style-type: none"> <li>• <b>Applicant Presentation (Andrew Norris):</b> <ul style="list-style-type: none"> <li>○ Plans to buy 30 acres, leaving 1 acre with house; rezoning needed to separate parcel.</li> <li>○ Intends to build on 30 acres; has first refusal to repurchase 1 acre if available, with no intent to displace occupants.</li> </ul> </li> <li>• <b>Commission Questions:</b> None.</li> <li>• <b>Public Comments:</b> None.</li> </ul>		

Commissioner Steed moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:17 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=r8YHSkO6bC8&t=1s>

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**Brad Baker, Chairperson**

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**Morgan Shepard, Principal Planner**





## Planning Advisory Commission

March 19, 2025

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 19, 2025, in the Council Chambers of the Citizens Service Center.

#### Commissioners Present:

**Chairperson:** Brad Baker  
**Vice Chairperson:** Rick Stallings  
**Commissioners:** Ralph King, Larry Derby, Lakshmi Karthik, Gloria Thomas, Michael Ernst  
**Absent:** Patrick Steed  
**Staff Members:** Morgan Shepard, Principal Planner  
 John Renfroe, Assistant Planning Director

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

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

#### ZONING CASES:

1. **REZN-02-25-0266:** A request to rezone 0.11 acres of land located at 1046 33 rd Street. Current zoning is Residential Multifamily -2 (RMF2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district with Conditions. The proposed use is Single Family Residential. Christian Briggs is the applicant. The property is located in Council District 8 (Garrett).

**Applicant:** Christian Briggs  
**Owner:** Christian Briggs  
**Location:** 1046 33<sup>rd</sup> Street  
**Parcel:** 014-027-021  
**Acreage:** 0.11 Acres

<b>Current Zoning Classification:</b>	Residential Multifamily – 2								
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1								
<b>Proposed Conditions:</b>	1. Minimum lot size of 4,500 square feet								
<b>Current Use of Property:</b>	Single Family Residential								
<b>Proposed Use of Property:</b>	Single Family Residential								
<b>General Land Use:</b>	Consistent Planning Area D								
<b>Current Land Use Designation:</b>	Single Family Residential								
<b>Future Land Use Designation:</b>	Single Family Residential								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Fort Moore's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>Residential Multifamily – 1 (RMF1)</td></tr> <tr> <td><b>South</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>East</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>West</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> </table>	<b>North</b>	Residential Multifamily – 1 (RMF1)	<b>South</b>	Residential Multifamily – 2 (RMF2)	<b>East</b>	Residential Multifamily – 2 (RMF2)	<b>West</b>	Residential Multifamily – 2 (RMF2)
<b>North</b>	Residential Multifamily – 1 (RMF1)								
<b>South</b>	Residential Multifamily – 2 (RMF2)								
<b>East</b>	Residential Multifamily – 2 (RMF2)								
<b>West</b>	Residential Multifamily – 2 (RMF2)								
<b>Attitude of Property Owners:</b>	<b>Thirty Seven (37)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the								

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

**Additional Information:** Existing Single Family residence

- **Applicant Presentation (Kelly Johnson, Realtor):**
  - Property purchased as a duplex (front: main unit, rear: studio); converted to single-family (3 bed, 2 bath, ~1,400 sq ft).
  - Duplex rental unsuccessful; single-family use to provide affordable housing.
  - Single driveway; opposite fire station, reducing street parking concerns.
- **Commission Questions:**
  - Confirmed house size (~1,400 sq ft) and intent to maintain current structure.
- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Derby seconded; Case is approved (8-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:07 A.M.

**RECORDING:** [https://www.youtube.com/watch?v=knU\\_A1wMIV8](https://www.youtube.com/watch?v=knU_A1wMIV8)

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**Brad Baker, Chairperson**

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**Morgan Shepard, Principal Planner**



## Planning Advisory Commission

April 16, 2025

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 16, 2025, in the Council Chambers of the Citizens Service Center.

#### Commissioners Present:

**Chairperson:** Brad Baker  
**Vice Chairperson:** Rick Stallings  
**Commissioners:** Ralph King, Larry Derby, Lakshmi Karthik, Gloria Thomas, Michael Ernst  
**Absent:** Patrick Steed  
**Staff Members:** Morgan Shepard, Principal Planner  
 John Renfroe, Assistant Planning Director

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

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

#### ZONING CASES:

1. **EXCP-04-25-0605:** A request for a Special Exception Use for 7.36 acres of land located at 6655 Lynch Road. Current zoning is Residential Estates – 1 (RE1) zoning district. The proposed use is to allow a Club or Lodge, Not for Profit in RE1 zoning district. Columbus Firefighters Association is the applicant. The property is located in Council District 6 (Allen).

Columbus Firefighters Association has submitted an application for the Special Exception Use cited above. The property is located in a Residential Estate – 1 (RE1) zoning district. The site for the proposed Club or Lodge, Not for Profit is located at 6655 Lynch Road. The purpose of the Special Exception Use is to allow for the operation of a Club or Lodge, Not for Profit located within the Residential Estate – 1 (RE1) zoning district.

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

Lynch Road will provide adequate free flow movement. This proposed new structure

will be an accessory use to the property. There is an existing primary structure.

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

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

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

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

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

The property is surrounded by Residential Estates – 1 (RE1). Noise, light, flare and odor should be limited due to the nature of the business.

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

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

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

The primary building is existing and the new accessory structure will be set back 250 feet from the road.

**Council District:** District 6 (Allen)

**Four (4)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 0 Responses

**Additional Information:** New accessory structure will be 35 feet by 65 feet for storage purposes.

- **Applicant Presentation (Bryce Patterson, Treasurer, Columbus Firefighters Association):**

- Plans to store 1934 fire trucks and memorabilia in new building near existing structure.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Derby seconded; Case is approved (7-0 Physical / 0-0 Virtual).

2. **REZN-03-25-0489:** A request to rezone 2.21 acres of land located at 4389 Weems Road. Current zoning is Single Family Residential – 2 (SFR2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Multifamily Residential. P & B Holdings, LLC is the applicant. The property is located in Council District 6 (Allen).

<b>Applicant:</b>	P&B Holdings, LLC
<b>Owner:</b>	Am Home Builders, LLC
<b>Location:</b>	4389 Weems Road
<b>Parcel:</b>	082-018-026
<b>Acreage:</b>	2.21 Acres
<b>Current Zoning Classification:</b>	Single Family Residential – 2
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Multifamily Residential
<b>General Land Use:</b>	Inconsistent Planning Area A
<b>Current Land Use Designation:</b>	Rural Residential
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	No
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an



approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

**City Services:**

Property is served by all city services.

**Traffic 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 B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are:

1) 15 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.

2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.

3) 20 feet undisturbed natural buffer.

**Fort Benning's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

**North**  
**South**  
**East**  
**West**

Single Family Residential – 2 (SFR2)

Single Family Residential – 2 (SFR2)

Single Family Residential – 2 (SFR2)

Single Family Residential – 1 (SFR1)

**Attitude of Property Owners:**

**Thirty-Seven (37)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received three calls and/or emails regarding the rezoning.

**Approval**  
**Opposition**

**0** Responses

**3** Responses

**Additional Information:**

24 Townhomes proposed

- **Applicant Presentation (Perry Pay, Andrew):**

- Proposed 24 townhomes (~1,300-1,400 sq ft, 2.5 baths, 2 bedrooms, back porch, 2 parking spaces/unit).
- Addresses housing shortage; rents (\$1,100-\$1,500/month) comparable to area.
- Single-story living with upstairs bedrooms; perimeter fence planned, gating possible.
- Buffers: 8 ft from parking to property line (east), 16 ft (west); trees and mail kiosk included.
- No Section 8 planned due to prior negative experiences.
- **Commission Questions:**
  - Clarified townhomes vs. apartments, fencing, rent affordability, unit size, parking, and buffers.
- **Public Comments (Opposition):**
  - **Edward Luner (4403 Williams Road):** Opposed due to traffic, property values, and runoff impacting lake; prefers 2 single-family homes consistent with neighborhood.
  - **Mary McBride (4403 Williams Road):** Opposed due to traffic (recent accident), drainage, privacy, and property value concerns; noted school-related congestion.
  - **Mike Rich (6321 Jane Lane):** Opposed due to runoff threatening private pond and dam (16 ft setback), privacy, and potential Section 8; presented petition with 70 signatures.
- **Applicant Rebuttal:**
  - Could build 8 single-family homes under SFR2 but would require clearing and detention pond.
  - Open to privacy measures (e.g., trees, fencing) and community collaboration.
  - Confirmed no Section 8 involvement.
- **Commission Discussion:**
  - Questioned city's role in assessing private dams; staff noted engineered stormwater plans consider pre/post-development runoff but not private dams.
  - Acknowledged housing shortage but noted neighborhood concerns (traffic, drainage, privacy).

- Suggested more communication between applicant and residents to address concerns.

Commissioner King moved to table the proposed rezoning due to consistency with the surrounding land uses and Commissioner Derby seconded; Case is tabled (6-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:28 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=-Uufz7nDaH4>

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**Brad Baker, Chairperson**

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**Morgan Shepard, Principal Planner**



## Planning Advisory Commission

May 21, 2025

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 21, 2025, in the Council Chambers of the Citizens Service Center.

#### Commissioners Present:

**Chairperson:** Brad Baker  
**Vice Chairperson:** Rick Stallings  
**Commissioners:** Ralph King, Lakshmi Karthik, Gloria Thomas  
**Absent:** Patrick Steed, Larry Derby, Michael Ernst  
**Staff Members:** Morgan Shepard, Principal Planner

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

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

#### ZONING CASES:

1. **REZN-04-25-0678:** A request to rezone 0.26 acres of land located at 1012 31st Street. Current zoning is Multifamily Residential – 2 (RMF2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Single Family Residential. Plutarch Realty, LLC is the applicant. The property is located in Council District 8 (Garrett).

**Applicant:** Plutarco Realty, LLC  
**Owner:** Plutarco Realty, LLC  
**Location:** 1012 31<sup>st</sup> Street  
**Parcel:** 015-008-023  
**Acreage:** 0.26 Acres

<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	N/A
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	<div> <div> North South East West </div> <div> Residential Multifamily – 2 (RMF2)  Single Family Residential – 4 (SFR4)  Residential Multifamily – 2 (RMF2)  Residential Multifamily – 2 (RMF2) </div> </div>
<b>Attitude of Property Owners:</b>	<b>Forty Three (43)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

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

**Additional Information:** Existing Single Family residence

- **Applicant Presentation:** Applicant absent; no representative spoke.
- **Commission Questions:** Confirmed applicant presence not required for vote.
- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

2. **EXCP-04-25-0679:** A request for a Special Exception Use for 1.45 acres of land located at 2510 Wynnton Road. Current zoning is Neighborhood Commercial (NC) zoning district. The proposed use is to allow an existing building over 5,000 sq ft in the NC zoning district. S. Carson Cummings is the applicant. The property is located in Council District 3 (Huff).

S. Carson Cummings has submitted an application for the Special Exception Use cited above. The property is located in a Neighborhood Commercial (NC) zoning district. The site for the proposed Plasma Center is located at 2510 Wynnton Road. The purpose of the Special Exception Use is to allow for a building in existence as of March 1, 2005, have more than 5,000 square feet under roof located within the Neighborhood Commercial (NC) zoning district:

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

Wynnton Road will provide adequate free flow movement.

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

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

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

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

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area**



**from such adverse effects as noise, light, glare or odor?**

The property is surrounded by Neighborhood Commercial (NC) on Wynnton Road and Residential Multifamily – 1 (RMF1) on Tate Drive. Noise, light, flare and odor should be limited due to the nature of the business.

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

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

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

The use will be in an existing building.

**Council District:** District 3 (Huff)

**Thirty-Six (36)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 0 Responses

**Additional Information:** Existing 14,479 square foot building, built in 2001.

- **Applicant Presentation (Carson Cummings):**

- Represented owner (2510 Winton Road LLC); property purchased with Walgreens tenant, now vacant.
- Plasma center preferred over dollar store chain; special exception required due to building size.

- **Public Comments:**

- **Julio Portillo (3446 Hiltonwoods Drive, Midtown, Inc.):** Opposed; cited concerns from residents about plasma center in NC zone near single-family homes. Noted existing plasma center 1.5 miles away, potential exploitation of vulnerable populations, and conflict with \$3.1M Winton Streetscapes project. Presented petition with 21 resident signatures, business opposition, and letter from Rep. Teddy Reese.
- **Emma Kieran (1511 Hilton Avenue):** Supported; argued plasma center won't increase traffic significantly compared to Walgreens, provides income for

residents (e.g., soldiers), and counters exclusionary concerns. Questioned Midtown, Inc.'s representation and petition process.

- **Jennifer Fenoï (2210 Winton Road, business owner):** Opposed; cited employee's concerns about plasma centers accepting donors with diseases (e.g., HIV), attracting undesirable clientele, and undermining Winton Road revitalization efforts. Preferred alternative businesses (e.g., urgent care).
- **Commission Discussion:**
  - Clarified with staff that special exception addresses building size, not specific use; any permitted NC use requires this process due to size.
  - Noted debate focused on plasma center use, but decision pertains to land use (building size).

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Stallings seconded; Case is approve (5-0 Physical / 0-0 Virtual).

3. **REZN-04-25-0706:** A request to rezone 5.22 acres of land located at 1001 Schley Road. Current zoning is Residential Estates – 10 (RE10) zoning district. Proposed zoning is Residential Estates – 1 (RE1) zoning district. The proposed use is Single Family Residential. Philip T. Schley is the applicant. The property is located in Council District 2 (Davis).

<b>Applicant:</b>	Philip T Schley
<b>Owner:</b>	Philip T Schley
<b>Location:</b>	1001 Schley Road
<b>Parcel:</b>	Part of 175-001-001
<b>Acreage:</b>	5.22 Acres
<b>Current Zoning Classification:</b>	Residential Estate - 10
<b>Proposed Zoning Classification:</b>	Residential Estate - 1
<b>Current Use of Property:</b>	Agriculture
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area A

<b>Current Land Use Designation:</b>	Vacant/Undeveloped	
<b>Future Land Use Designation:</b>	Rural Residential	
<b>Compatible with Existing Land-Uses:</b>	Yes	
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.	
<b>City Services:</b>	Property is served by all city services.	
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.	
<b>School Impact:</b>	N/A	
<b>Buffer Requirement:</b>	N/A	
<b>Fort Benning's Recommendation:</b>	N/A	
<b>DRI Recommendation:</b>	N/A	
<b>Surrounding Zoning:</b>	<b>North</b>	Harris County
	<b>South</b>	Residential Estate – 10 (RE10)
	<b>East</b>	Residential Estate – 10 (RE10)
	<b>West</b>	Residential Estate – 1 (RE1)
<b>Attitude of Property Owners:</b>	<b>One (1)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.	
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>	Create two single family residential parcels	
	<ul style="list-style-type: none"> <li>• <b>Applicant Presentation (Jeff Kee, Moon Meeks and Associates):</b> <ul style="list-style-type: none"> <li>○ Represented Dr. Schley (hospitalized); rezoning needed to split parcels.</li> </ul> </li> <li>• <b>Commission Questions:</b> None.</li> <li>• <b>Public Comments:</b> None.</li> </ul>	

Commissioner Stallings moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

4. **REZN-04-25-0743:** A request to rezone 0.29 acres of land located at 101 23rd Street. Current zoning is Multifamily Residential – 2 (RMF2) zoning district. Proposed zoning is Single Family Residential – 4 (SFR4) zoning district. The proposed use is Single Family Residential. Columbus Housing Initiative, INC is the applicant. The property is located in Council District 7 (Cogle).

<b>Applicant:</b>	Ryan Clements
<b>Owner:</b>	Columbus Housing Initiative, Inc dba Neighborworks Columbus
<b>Location:</b>	101 23 <sup>rd</sup> Street
<b>Parcel:</b>	007-026-014
<b>Acreage:</b>	0.29 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Single Family Residential -4
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	Vacant/Undeveloped
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of

the Columbus Consolidated Government for residential usage.

**School Impact:** N/A

**Buffer Requirement:** N/A

**Fort Benning's Recommendation:** N/A

**DRI Recommendation:** N/A

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

**Attitude of Property Owners:** **Seventeen (17)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

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

**Additional Information:** N/A

- **Applicant Presentation (Ryan Clemens, NeighborWorks Columbus):**
  - Plans to build and sell two affordable single-family homes, designed to complement nearby Banks at Mill Village.
- **Commission Questions:** None.

**Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:36 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=tEntYNthYi8>

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**Brad Baker, Chairperson**

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**Morgan Shepard, Principal Planner**



**File Attachments for Item:**

. EnterTextHere

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

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

**A. BUILDING AUTHORITY OF COLUMBUS:**

*Vacant*

Term Expired: March 24, 2025

## Open for Nominations (Mayor's Appointment)

*Terms are two years. Meets as needed.*

<b>Women:</b>	1
<b>Senatorial District 15:</b>	0
<b>Senatorial District 29:</b>	3
<b>Vacancies:</b>	2

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

**Lauren Becker**

Not Eligible

Term Expires: December 31, 2025

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

## Miles Greathouse

Not Eligible

**(Restaurant/Retail Trade)**

Term Expires: December 31, 2025

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

*NOTE:* *These appointments are to be in July of each year prior to the expiration of the term with the new appointment term beginning in January.*

*Terms are three years. Meets monthly.*

<b>Women:</b>	4	
<b>Senatorial District 15:</b>		5
<b>Senatorial District 29:</b>		4
<b>Vacancies:</b>	0	

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

\_\_\_\_\_  
*Vacant*

**(Business Community)**

Term Expires: June 30, 2026

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

*The terms are four years. Meets monthly.*

**Women: 4**

**Senatorial District 15: 9**

**Senatorial District 29: 2**

**Vacancies: 1**

**4. COUNCIL APPOINTMENTS – READY FOR CONFIRMATION:**

- A. ANIMAL CONTROL ADVISORY BOARD:** Dr. Jo April Brown was nominated to fill the vacant seat designated for a Georgia Licensed Veterinarian. *(Councilor Crabb's nominee)* Term expires: October 15, 2026

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

**A. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

\_\_\_\_\_  
*Vacant*

Term Expires: March 27, 2026

Open for Nominations  
**(District 2 – Davis)**

\_\_\_\_\_  
*Vacant*

Term Expires: March 27, 2026

Open for Nominations  
**(District 6 – Allen)**

\_\_\_\_\_  
*Vacant*

Term Expires: March 27, 2026

Open for Nominations  
**(District 8 – Garrett)**

*The terms for the Mayor's Appointments are three years and Council's Appointments are two years. Meets quarterly.*

**Women:** 4  
**Senatorial District 15:** 7  
**Senatorial District 29:** 1  
**Vacancies:** 3

**B. PUBLIC SAFETY ADVISORY COMMISSION:**

**Paul T. Berry, III**

*Eligible*

Term Expires: October 31, 2025

*\*Not interested in serving another term.*

Open for Nominations  
(*District 5 – Crabb*)

**Scott Taft**

*Not Eligible*

Term Expires: October 31, 2025

Open for Nominations  
(*District 9 – Anker*)

*The terms are three years. Meets monthly.*

**Women:** 3  
**Senatorial District 15:** 4  
**Senatorial District 29:** 3  
**Vacancies:** 0

**C. YOUTH ADVISORY COUNCIL:**

District 9 Nominee: \_\_\_\_\_

District 10 Nominee: \_\_\_\_\_

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

**A. ANIMAL CONTROL ADVISORY BOARD:**

\_\_\_\_\_  
*Vacant*

**(Georgia Veterinary Technician)**

Term Expires: October 15, 2025

Open for Nominations  
(*Council's Appointment*)

\_\_\_\_\_  
*Vacant*  
**(Animal Rescue Shelter Representative)**  
 Term Expires: October 15, 2025

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

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

**Women:** 7  
**Senatorial District 15:** 3  
**Senatorial District 29:** 4  
**Vacancies:** 3

**B. KEEP COLUMBUS BEAUTIFUL COMMISSION:**

\_\_\_\_\_  
*Vacant*  
**(Senatorial District 29)**  
 Term Expires: June 30, 2026

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

*The terms are three years. Meets every other month.*

**Women:** 4  
**Senatorial District 15:** 5  
**Senatorial District 29:** 3  
**Vacancies:** 1

**C. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:**

\_\_\_\_\_  
*Vacant*  
 Term Expired: August 14, 2025

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

\_\_\_\_\_  
*Vacant*  
 Term Expired: August 14, 2026

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

*The terms are four years. Meets every other month.*

**Women:** 5  
**Senatorial District 15:** 7

**Senatorial District 29: 4**

**Vacancies: 2**

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

**Judge David Ranieri**

*Does not desire reappointment*

Term Expired: June 30, 2025

Open for Nominations  
(*Council's Appointment*)

*The terms are three years. Meets every other month.*

**Women: 2**

**Senatorial District 15: 3**

**Senatorial District 29: 1**

**Vacancies: 0**

**E. PERSONNEL REVIEW BOARD:**

\_\_\_\_\_  
*Vacant*

**(Regular Member 5)**

Term expires: December 31, 2025

*\*Human Resources is recommending Natalie N. McDowell, who currently serves as Alternate Member 5.*

Open for Nominations  
(*Council's Appointment*)

\_\_\_\_\_  
*Vacant*

**(Alternate Member 1)**

Term expires: December 31, 2027

Open for Nominations  
(*Council's Appointment*)

\_\_\_\_\_  
*Vacant*

**(Alternate Member 2)**

Term expires: December 31, 2027

Open for Nominations  
(*Council's Appointment*)

\_\_\_\_\_  
*Vacant*

**(Alternate Member 3)**

Open for Nominations  
(*Council's Appointment*)



Term expires: December 31, 2027

*The terms are three years. Meets monthly.*

**Women:** 3

**Senatorial District 15:** 3

**Senatorial District 29:** 3

**Vacancies:** 4