

Council Members

R. Gary Allen
Charmaine Crabb

Jerry 'Pops' Barnes
Glenn Davis

John M. House
Bruce Huff

R. Walker Garrett
Toyia Tucker

Judy W. Thomas
Evelyn 'Mimi' Woodson

Clerk of Council
Sandra T. Davis



Columbus Convention & Trade Center
801 Front Avenue, South Hall
Columbus, Georgia 31901

June 15, 2021
9:00 AM
Special Called Meeting

MAYOR'S AGENDA

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

INVOCATION: Offered by Reverend Dr. Emmett S. Aniton, Jr. at Friendship Baptist Church of Columbus, Georgia

PLEDGE OF ALLEGIANCE: Led by Mayor Henderson

MINUTES

1. Approval of minutes for the June 8, 2021 Council Meeting.

UPDATE:

2. An update on COVID-19

PUBLIC HEARING:

3. **TAXPAYER BILL OF RIGHTS PUBLIC HEARING:** 9:00 a.m. The budget tentatively adopted by the Consolidated Government of Columbus, Georgia, requires a millage rate higher than the rollback millage rate. Therefore, before the Consolidated Government of Columbus, Georgia, may finalize the tentative budget and set a final millage rate, Georgia Law requires that three public hearings be held to allow the public an opportunity to express their opinions on this increase.

CITY ATTORNEY'S AGENDA

ORDINANCES

- 1.** **2nd Reading** - REZN-03-21-0585: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **4322 Rosemont Drive** (parcel # 187-002-001) from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Garrett) (*as amended 6-8-21*)
- 2.** **2nd Reading-** REZN-03-21-0588: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1372 Celia Drive** (parcel # 086-066-010) from SFR3 (Single Family Residential 3) Zoning District to SFR2 (Single Family Residential 2) Zoning District. (Planning Department and PAC recommend approval) (Councilor Barnes)
- 3.** **2nd Reading-** REZN-04-21-0660 : An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1500 12th Street** (parcel # 026-012-031A) from RMF2 (Residential Multifamily 2) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Woodson)
- 4.** **2nd Reading-** REZN-04-21-0750: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **502 15th Street** (parcel # 017-029-002 & 017-029-001) from LMI (Light Manufacturing / Industrial) Zoning District to UPT (Uptown) Zoning District. (Planning Department and PAC recommend approval) (Councilor Woodson)
- 5.** **2nd Reading** - An Ordinance adopting an operating and capital improvement budget for the Fiscal Year 2022 beginning July 1, 2021 and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget; and for other purposes. (Budget Review Committee) (*as amended*)
- 6.** **2nd Reading-** An Ordinance adopting non-operating budgets for the fiscal year 2022 beginning July 1, 2021 and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget. (Budget Review Committee)
- 7.** **2nd Reading-** An Ordinance providing for contributions to the Columbus, Georgia General Government Employees' Pension Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)
- 8.** **2nd Reading-** An Ordinance providing for the governmental contributions to the Columbus, Georgia Pension Plan for employees of the Department of Public Safety for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)
- 9.** **2nd Reading-** An Ordinance providing for Government funding of a Major Disability Income Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022,.(Budget Review Committee)

- 10. 2nd Reading-** An Ordinance providing for Government funding of a Death Benefit Escrow for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)
- 11. 2nd Reading-** An Ordinance amending Article VII of Chapter 13 of the Columbus Code Solid Waste Collection and Disposal by updating the guidelines for an offset to the residential rate for low-income households; and for other purposes. (Budget Review Committee)
- 12. 1st Reading-** An Ordinance providing for the establishment of taxing districts, including a county-wide general services district and three (3) urban services districts and three (3) Business Improvement Districts (BID); providing for the levy, assessment, and collection of taxes for Columbus, Georgia within such districts for the year 2021 as provided under the Charter of the Consolidated Government of Columbus, Georgia; providing penalties for violations of the provisions of said ordinance; and for other purposes. (Budget Review Committee)
- 13. 1st Reading -** An Ordinance providing for the levy, assessment, and collection of taxes for the public school system of Columbus, Georgia; and for other purposes. (Request of the Muscogee County School District)
- 14. 1st Reading-** An Ordinance amending Chapter 5 of the Columbus Code pertaining to Animal Control and Enforcement to add a requirement to Section 5-7.1 pertaining to outdoor facilities; and for other purposes. (Councilor House)

CITY MANAGER'S AGENDA

1. FY22 Inmate Capacity Agreement

Approval is requested to enter into an Inmate Capacity Agreement with the Georgia Department of Corrections for up to and including five-hundred and twenty eight (528) State inmates to be housed at the Muscogee County Prison.

2. Uptown Tax Allocation District Fund Grant – 211 13th, LLC as Owner and Cotton Development, LLC as Developer

Approval is requested to enter into an agreement with 211 13th, LLC and as Owner and Cotton Development, LLC as Developer to provide Uptown Tax Allocation District (TAD) Funds to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

3. PURCHASES

A. State Mandated Solid Waste Disposal Fees

B. Master Services and Purchasing Agreement for Body Cameras and Accessories for Muscogee County Sheriff's Office

- [C.](#) Mold Removal Services
- [D.](#) Scoreboards with Accessories for Parks and Recreation – Cooperative Purchase
- [E.](#) Uninterrupted Power Sources (UPS) Replacement at Mckee Road Radio Tower
- [F.](#) Body Cameras and Services for the Police Department – Cooperative Purchase

4. UPDATES AND PRESENTATIONS

- A. Animal Control Care and Control Services RFP Update – Lisa Goodwin, Deputy City Manager
- B. Highside Market TAD - Rick Jones, Planning Director
- C. Proposed SPLOST Project Update - Pam Hodge, Deputy City Manager

BID ADVERTISEMENT

June 18, 2021

1. Anchor Tenants for Concession & Retail Services/Columbus Civic Center (Annual Contract) – RFP No. 21-0007

Scope of RFP

The Consolidated Government of Columbus, Georgia (the City) invites qualified offerors to submit proposals for anchor tenants for concession and retail services at the Columbus Civic Center.

June 30, 2021

1. Protective Fire Clothing and Accessories (Annual Contract) – RFB No. 21-0035

Scope of Bid

Provide firefighters with body protection against extreme temperature, sharp objects, steam water penetration, hot particles, and other hazards encountered during structural firefighting. These items will be procured on an “as needed” basis and are to be utilized by the Columbus Fire & EMS Department. The contract term will be for two years with the option to renew for three additional twelve-month periods.

July 9, 2021

1. Treatment Providers for Mental Health Court and Veterans Treatment Court (Annual Contract) – RFP No. 21-0031

Scope of RFP

Columbus Consolidated Government, on behalf of the Mental Health Court and Veterans Treatment Court, is soliciting proposals to provide treatment to participants in PTSD Counseling and Psychological Assessment. Offerors may submit proposals to provide either or both areas of treatment.

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

July 14, 2021

1. Mott's Green Plaza P. I. #0015287 (Re-Bid) – RFB No. 21-0037

Scope of Bid

The Consolidated Government of Columbus, Georgia (the Owner) invites bids for construction of the proposed trail and landscape improvements along the Columbus Riverwalk. The work primarily involves installation of concrete paving and decorative planters and structures with landscaping, as depicted on the drawings. The DBE goal for this project is 8%.

Bidders are advised that the governing specifications for this project, including such items as bidding requirements, general conditions, technical specifications and related items, shall be in accordance with the State of Georgia, Department of Transportation Standard Specifications, 2013 Edition, and applicable Supplemental Specifications and Special Provisions. The Owner assumes the Bidder is a pre-qualified bidder with GDOT and therefore is familiar with the stated reference documents or has access to same.

CLERK OF COUNCIL'S AGENDA

ENCLOSURES - ACTION REQUESTED

1. Minutes of the following boards:

Animal Control Advisory Board, March 9 and May 10, 2021

Board of Tax Assessors, #18-21

Budget Review Committee, May 11 and May 25, 2021

Development Authority, May 6, 2021

Hospital Authority of Columbus, April 27, 2021

Housing Authority Special Called Meeting, April 29, 2021

Planning Advisory Commission, May 5 and 19, 2021

BOARD APPOINTMENTS - ACTION REQUESTED

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

A. REGION 6- REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES:

Beverly Garland

Not Eligible to succeed

Term Expires: June 30, 2021

Open for Nominations

(Council's Appointment)

The terms are three-years. Meets monthly.

Women: 4

Senatorial District 15: 1

Senatorial District 29: 3

Mayor Pro Tem Allen is nominating Christopher Posey for the seat of Beverly Garland.

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 June 8, 2021 Council Meeting.

COUNCIL OF COLUMBUS, GEORGIA

CITY COUNCIL MEETING **MINUTES**

Columbus Convention & Trade Center
801 Front Avenue, South Hall
Columbus, Georgia 31901

June 8, 2021
5:30 PM
Regular Meeting

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

PRESENT: Mayor B. H. “Skip” Henderson, III and Mayor Pro Tem R. Gary Allen and Councilors Charmaine Crabb, Glenn Davis (arrived at 5:39 p.m.), R. Walker Garrett, John M. House, Bruce Huff, Judy W. Thomas, Toyia Tucker (arrived at 5:38 p.m.), and Evelyn “Mimi” Woodson (arrived at 5:33 p.m.). City Manager Isaiah Hugley, City Attorney Clifton Fay, Clerk of Council Sandra T. Davis, and Deputy Clerk of Council Lindsey G. McLemore were present.

ABSENT: Councilor Jerry “Pops” Barnes was absent.

The following documents were distributed around the Council table: (1) Public Works – Collection Update; (2) CCG Employment Shortage Update Presentation; (3) METRA Service Adjustment to Saturday’s Schedule Presentation; (4) Cooper Creek Tennis Center Update Presentation; (5) Columbus Consolidated Government /Courts Center Presentation; (6) Special Purpose Local Option Sales Tax (SPLOST) Back to Basics Presentation.

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

INVOCATION: Offered by Pastor Christopher Poirier at River Valley Church of Columbus, Georgia

PLEDGE OF ALLEGIANCE: Led by Mayor Henderson

MINUTES

1. Approval of minutes for the May 25, 2021, Council Meeting and Executive Session. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Garrett and carried unanimously by the seven members present, with Councilors Davis and Tucker being absent for the vote, and Councilor Barnes being absent for the meeting.

UPDATE:

2. An update on COVID-19

PROCLAMATION:

3. **PROCLAMATION:** Waste and Recycling Workers Week

RECEIVING: Matt Dolan (Landfill Manager), Kaitlyn Matteson (Asst. Landfill Manager), Carl Nunley (Recycling Manager), and Rhonda Rice (Waste Collection Manager)

Mayor Pro Tem R. Gary Allen read the proclamation into the record, proclaiming the week of June 14 to June 20, 2021, as *Waste and Recycling Workers Week*, recognizing the employees of Public Works.

Waste Disposal Manager Matthew Dolan approached the rostrum and acknowledged all the employees waste collection, waste disposal and collection. He explained next week is an opportunity to recognize the hard work and dedication for those employees who make sure the service is provided to the citizens of Columbus.

Waste and Recycling Collection Manager Rhonda Rice came forward to thank the Mayor and Council for their support. She also thanked the drivers, supervisors, and administration staff for their hard work.

City Manager Isaiah Hugley took the opportunity to thank all the employees of the Public Works Department. He explained how much he appreciates all they do to meet the needs of the citizens of Columbus, Georgia, especially during these difficult times.

FUNDING REQUEST:

5. Development Authority Funding Request

Executive Vice President of Economic Brian Sillitto (Greater Columbus Chamber of Commerce) approached the rostrum to request the Columbus Consolidated Government allocate \$175,000 from the Economic Development Fund to help support the Development Authority of Columbus' robotics initiative. He explained the Development Authority will continue to focus on economic development, specifically on what they refer to as the "Robotics Demand Signal", to attract defense related companies to Columbus. He explained it is their hope to not only appeal to defense companies, but also in other sectors such as healthcare and manufacturing.

Councilor Thomas made a motion to approve the request for \$175,000 from the Economic Development Fund to the Development Authority of Columbus to support their initiative to promote the Robotics Industry, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

Finance Director Angelica Alexander came forward to state they would be amending the FY2022 Budget listed on 1st Reading to reflect the amended amounts to the Economic Development Fund.

President & CEO Jerald Mitchell (Greater Columbus Chamber of Commerce) came forward to thank the Mayor and Council for their support. He stated it is his intent to bring updates to Council regarding the strides being taken to promote economic growth in Columbus, Georgia.

PUBLIC HEARING:

4. **TAXPAYER BILL OF RIGHTS PUBLIC HEARING:** 6:00 p.m. The budget tentatively adopted by the Consolidated Government of Columbus, Georgia, requires a millage rate higher than the rollback millage rate. Therefore, before the Consolidated Government of Columbus, Georgia, may finalize the tentative budget and set a final millage rate, Georgia Law requires that three public hearings be held to allow the public an opportunity to express their opinions on this increase.

(NOTE: This public hearing, as introduced by Finance Director Angelica Alexander, was called upon later in the meeting at 6:00 p.m. during the City Attorney's Agenda.)

CITY ATTORNEY'S AGENDA

ORDINANCES

1. **Ordinance (21-024) - 2nd Reading-** REZN-04-21-0697: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **641 Veterans Parkway** (parcel # 019-031-003) from GC (General Commercial) Zoning District to SFR4 (Single Family Residential 4) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Woodson) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
2. **Ordinance (21-025) - 2nd Reading-** An Ordinance of the Columbus Council regarding the use of masks or face coverings in public during the COVID-19 public health emergency; and for other purposes. (Mayor Pro-Tem) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
3. **Ordinance (21-026) - 2nd Reading-** An Ordinance amending Chapter 13 of the Columbus code so as to provide a \$1,000.00 minimum penalty for littering in Columbus, Georgia; and for other purposes. (Mayor Pro-Tem) *(as amended)* Councilor Woodson made a motion to adopt the ordinance, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

In response to a question asked by Councilor Thomas, **Mayor B. H. "Skip" Henderson** explained the act of littering must either be witnessed by a law enforcement officer or if a citizen witnesses the act and is willing to testify in court.

4. **Ordinance (21-027) - 2nd Reading-** An Ordinance amending Chapter 3 of the Columbus Code pertaining to Alcoholic Beverages to recognize O.C.G.A. § 3-3-11 which allows on-premises licensees to sell sealed mix-drinks for carry out with food orders subject to certain restrictions; and for other purposes. (Mayor Pro-Tem) Councilor Crabb made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

5. **Ordinance (21-028) - 2nd Reading-** An Ordinance creating a moratorium on the use of Shared Electronic Scooters on the public right-of ways within the confines of Columbus, Georgia, through 11:59 pm on September 6, 2021; and for other purposes. (Mayor Pro-Tem)

MAYOR'S AGENDA

PUBLIC HEARING:

4. **TAXPAYER BILL OF RIGHTS PUBLIC HEARING:** 6:00 p.m. The budget tentatively adopted by the Consolidated Government of Columbus, Georgia, requires a millage rate higher than the rollback millage rate. Therefore, before the Consolidated Government of Columbus, Georgia, may finalize the tentative budget and set a final millage rate, Georgia Law requires that three public hearings be held to allow the public an opportunity to express their opinions on this increase.

Finance Director Angelica Alexander approached the rostrum to introduce the second Taxpayer Bill of Rights Public Hearing, explaining the first hearing was held that morning at 9:00 a.m., and the third would be held on Tuesday, June 15, 2021, at 9:00 a.m. She explained the City of Columbus is not increasing the millage rate. She stated the City of Columbus collects the same amount in revenue each year by the Board of Tax Assessors assessing all taxable property in Muscogee County and the millage rate is then adjusted accordingly. (*NOTE: This public hearing was called up as the next order of business at 6:00 p.m. as listed on the Mayor's Agenda Item 5*)

CITY ATTORNEY'S AGENDA (continued)

6. **1st Reading** - REZN-03-21-0585: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **4322 Rosemont Drive** (parcel # 187-002-001) from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) Zoning District. (Planning Department and PAC recommend approval) (Councilor Garrett) (*Continued on 1st Reading from 5-25-21*)

Councilor Garrett made a motion to amend the ordinance to include the following conditions: (1) A Type C buffer will be applied to all sides including street frontage (outside of ingress/egress), (2) Sidewalks shall be constructed by developer along Rosemont Drive and Acacia Drive in accordance with the Unified Development Ordinance, (3) Off-street parking to serve all units constructed shall be contained within the development in accordance with the UDO, (4) Developer shall work with city in trying to place main point of ingress/egress closest to intersection of Rosemont & Acacia Drive, (5) No units constructed shall exceed 2 stories, all units shall have entry doors facing exterior points of the building with no interior corridors or hallways, (6) Speed tables along both Acacia Drive and Chevin Lane will be constructed if approved by the Department of Engineering, (7) The intersection at Acacia Drive and Chevin Lane will be turned into a three-way stop subject to approval by the Department of Engineering, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

Mr. Marvin Smith approached the rostrum to express his opposition to the proposed rezoning, stating he is concerned the apartment complex would increase the traffic in the neighborhood and make it unsafe for the residents around the property.

Mr. Carson Cummings (Coldwell Banker Commercial) came forward to represent the Muscogee County School District, who owns the property located at 4322 Rosemont Drive, in the sale of the property. He explained there was a meeting held last week, where it was the conditions stated by Councilor Garrett were for the most part agreed upon by the neighbors and the developers. He stated the developers did agree to move the entrance from Acacia Drive to Rosemont Drive.

Mr. Victor King approached the rostrum to express his opposition to the proposed rezoning, as a resident of Rosemont Subdivision for fifty-one years.

Councilor Crabb made a motion to allow Mr. Marvin Smith to speak an additional time during the public hearing, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

Mr. Marvin Smith approached the rostrum for a second time to state there was no agreement to the terms stated at the end of the meeting last week with the residents and developers.

7. **1st Reading-** REZN-03-21-0588: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1372 Celia Drive** (parcel # 086-066-010) from SFR3 (Single Family Residential 3) Zoning District to SFR2 (Single Family Residential 2) Zoning District. (Planning Department and PAC recommend approval) (Councilor Barnes)

RESOLUTIONS

17. **EXCP-03-21-0589:** A Resolution authorizing a special exception to allow a church to locate at 1372 Celia Drive with greater than 1.0 acre and less than 2.0 Acres in a SFR3 (Single Family Residential 3) Zoning District. (Planning Department and PAC recommend approval) (Councilor Barnes)

Planning Manager Will Johnson approached the rostrum to explain the special exception listed as Item # 17 on the City Attorney's Agenda, though advertised for this meeting, could not be approved until the rezoning has been approved on 2nd Reading. He stated this item would need to be delayed until such time, to which City Attorney Fay agreed.

8. **1st Reading-** REZN-04-21-0660: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1500 12th Street** (parcel # 026-012-031A) from RMF2 (Residential Multifamily 2) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Woodson)

Mr. Reynolds Bickerstaff (Bickerstaff Parham Real Estate) approached the rostrum to represent the property owner as his Real Estate Company manages the property located at 1500 12th Street. He explained there was a fire that damaged 20 of the units in 2020. He stated at some

point this property was rezoned to the current zoning and because of the current zoning, the owners of the property have not been able to obtain a repair permit.

Mr. Steve Gumby came forward to express his opposition to the proposed rezoning, stating his property backs up to the apartments at 1500 12th Street. He explained the apartments share his private drive by way of an easement.

Councilor Evelyn “Mimi” Woodson stated she would visit the property since it is in her district. She stated she wants to make sure the residents in the area are comfortable with what will be put back on the property.

- 9. 1st Reading-** REZN-04-21-0750: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **502 15th Street** (parcel # 017-029-002 & 017-029-001) from LMI (Light Manufacturing / Industrial) Zoning District to UPT (Uptown) Zoning District. (Planning Department and PAC recommend approval) (Councilor Woodson)

Ms. Haley Lyman (The Cotton Companies) approached the rostrum on behalf of the property owners to answer any questions regarding the planned dog park.

- 10. 1st Reading and Public Hearing-** An Ordinance adopting an operating and capital improvement budget for the Fiscal Year 2022 beginning July 1, 2021 and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget; and for other purposes. (Budget Review Committee)

Finance Director Angelica Alexander came forward to introduce the ordinance for the FY2022 operating and capital improvement budget. She explained the new proposed Operating Budget total amount is \$296,552,993.00 as amended according to the vote of Council to allocate 2,609,053 to the Economic Development Authority Fund. With the conclusion of the Add/Delete process, we have estimated 60 days for FY2022 in the General Fund; the Other Local Option Sales Tax Fund is 38.43 for a total reserve balance of 98.43 days or approximately \$53 million.

Councilor Glenn Davis expressed his concerns regarding the delay in waste collection and the numerous complaints that have been expressed by the citizens. He stated it is his intent to request an ordinance that would amend the budget to compensate the citizens for the services they have paid for but have not received as expected.

REFERRAL(S):

FOR THE CITY MANAGER:

- Request to allow citizens to take household and yard waste to the landfill at no charge until the issue has been resolved. (*Request of Councilor Davis*)
- Request for citizens who have been required to pay for waste disposal at the landfills to be reimbursed. (*Request of Councilor Davis*)

WASTE COLLECTION PLAN:

Councilor Thomas made a motion for the City Manager to provide the Council with a plan to address the issues faced by citizens regarding waste collection no later than June 22, 2021, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

Councilor Judy W. Thomas stated she has been associated with the Columbus Consolidated Government since 2006, and she has never had as much contact with citizens over issues like she has regarding waste collection.

Councilor Evelyn “Mimi” Woodson expressed her concern in putting such a short timeline on the staff to come up with a plan, especially if they are to include the Columbus Water Works.

City Manager Isaiah Hugley acknowledged that the city is behind in the collection of yard waste. He called forward the presentation listed on his agenda giving an update on waste collection. Before he called Director Criddle forward, he commended the Public Works Director and staff for the phenomenal job they have done regardless of the circumstances they have dealt with.

CITY MANAGER’S AGENDA

3. UPDATES AND PRESENTATIONS

D. Waste Collection Update - Mike Criddle, Public Works Director

Public Works Mike Criddle approached the rostrum to give an update on waste collection. He explained the many challenges the Public Works Department has faced due to the pandemic, and issues faced every day as it pertains to the inmate work program. (*NOTE: This update was called up as the next order of business as listed on the City Manager’s Agenda Item 3 “D”*)

City Manager Isaiah Hugley reiterated the difficulty faced by the employees driving waste collection trucks and stated he has authorized that those employees who come in on their off days to help get caught up will receive overtime pay of one and a half as well as an additional \$175.00 incentive pay.

In response to Councilor Woodson regarding the funding source of the \$1.7 million to cover the cost of the solid waste collection one-year contract, **Finance Director Angelica Alexander** explained that the closure and post closure costs for the landfills are approximately \$13.5 million with there being \$10.9 million on hand as of today, which means we are short by \$2.6 million, which does not include costs for operation. The \$1.7 million is coming from the \$10.9 million.

REFERRAL(S):

FOR THE CITY MANAGER:

- While constructing a plan to solve the waste collection issue, see if the funds that are being allocated for the demolition of blight properties would not be better used now to help with the infrastructure issues in Public Works. (*Request of Councilor Crabb*)

City Manager Isaiah Hugley emphasized the need to stay the course as it relates to demolitions. He explained that the city has received a deposit of \$20 million from ARP (American Rescue Plan) and should be receiving another \$20 million with the Council deciding how to spend the ARP funds, which could be for the purchase of trucks for Public Works.

CITY ATTORNEY'S AGENDA (continued)

RESOLUTIONS

- 18. Resolution (164-21) - EXCP-04-21-0663:** A Resolution authorizing a Special Exception to allow a church with day care, Type III in a RMF1 (Residential Multifamily 1) Zoning District located at 1342 17th Street.(Planning Department and PAC recommend approval) (Councilor Woodson) Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

CITY ATTORNEY'S AGENDA (continued) – First Reading Ordinances

- 11. 1st Reading-** An Ordinance adopting non-operating budgets for the fiscal year 2022 beginning July 1, 2021 and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget. (Budget Review Committee)
- 12. 1st Reading-** An Ordinance providing for contributions to the Columbus, Georgia General Government Employees' Pension Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)
- 13. 1st Reading-** An Ordinance providing for the governmental contributions to the Columbus, Georgia Pension Plan for employees of the Department of Public Safety for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)
- 14. 1st Reading-** An Ordinance providing for Government funding of a Major Disability Income Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022..(Budget Review Committee)
- 15. 1st Reading-** An Ordinance providing for Government funding of a Death Benefit Escrow for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)
- 16. 1st Reading-** An Ordinance amending Article VII of Chapter 13 of the Columbus Code Solid Waste Collection and Disposal by updating the guidelines for an offset to the residential rate for low-income households; and for other purposes. (Budget Review Committee)

RESOLUTIONS

- 17. EXCP-03-21-0589:** A Resolution authorizing a special exception to allow a church to locate at 1372 Celia Drive with greater than 1.0 acre and less than 2.0 Acres in a SFR3 (Single Family Residential 3) Zoning District.(Planning Department and PAC recommend approval) (Councilor Barnes)

City Attorney Clifton Fay recalled that earlier in the meeting, it was determined that this resolution would be delayed until the second reading of the accompanying ordinance and would be listed for the June 22, 2021 Meeting.

CITY MANAGER'S AGENDA

1. Street Acceptance – That Portion of Shagbark Lane located in Section Four, Hickory Grove

Resolution (165-21): A resolution of the Council of Columbus, Georgia authorizing the acceptance of a deed to that portion of Shagbark Lane, located in Section Four, Hickory Grove on behalf of Columbus, Georgia. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

2. PURCHASES

A. Utility Service Barge – PQ No. 21-0007

Resolution (166-21): A resolution authorizing the purchase of one (1) Utility Service Barge from Elastec, Inc. (Carmi, IL) in the amount of \$27,800.00. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

B. Mowers for Parks and Recreation – Cooperative Contract

Resolution (167-21): A resolution authorizing the purchase of nine (9) mowers (John Deere Z915E ZTRAK) at a unit price of \$7,204.37, and a total price of \$64,839.33, from Deere & Company (Cary, NC), by Cooperative Purchase via Sourcewell Contract #062117-DAC. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

C. Utility Carts for Parks and Recreation – Cooperative Contract

Resolution (168-21): A resolution authorizing the purchase of five (5) Utility Carts (John Deere Gator TX) at a unit price of \$7,174.18, and a total price of \$35,870.90, from Deere & Company (Cary, NC) by Cooperative Purchase via Sourcewell Contract #062117-DAC. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

D. Utility Tractors for Parks and Recreation – Cooperative Contract

Resolution (169-21): A resolution authorizing the purchase of three (3) Utility Tractors (John Deere 5045E Utility Tractors) at a unit price of \$26,407.81, and a total price of \$79,223.43, from Deere & Company (Cary, NC), by Cooperative Purchase via Sourcewell Contract #110719-JDC. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

E. Mobile Technology System for Waste Collection Vehicles – RFP No. 21-0015

Resolution (170-21): A resolution authorizing the purchase of a Mobile Technology System for Waste Collection Vehicles from Gofleet Corporation (Mississauga, Ontario, Canada). The recommended vendor's cost proposal is within budget. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

F. Ford Explorer for Parks and Recreation – Cooperative Contract

Resolution (171-21): A resolution authorizing the purchase of one (1) 2021 Ford Explorer, for the Parks and Recreation Department, from Allan Vigil Ford (Morrow, GA), in the amount of \$30,571.00. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract #99999-SPD-ES40199373-002. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

G. Ford Explorer for Public Works – Cooperative Contract

Resolution (172-21): A resolution authorizing the purchase of one (1) 2021 Ford Explorer, for the Public Works Department, from Allan Vigil Ford (Morrow, GA), in the amount of \$31,501.00. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract #99999-SPD-ES40199373-002. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

H. Loader/Landscaper Series Backhoe for Public Works – Cooperative Contract

Resolution (173-21): A resolution authorizing the purchase of one (1) Loader/Landscaper Series Backhoe (L47TLB), for the Public Works Department, from Beshears Tractor and Equipment (Opelika, AL), in the amount of \$47,038.25. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract #99999-SPD-ES40199373-002. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

I. Inmate Supplies (Annual Contract) – RFB No. 21-0021

Resolution (174-21): A resolution authorizing the annual contract for the purchase of Inmate Supplies from Bob Barker Company, Inc. (Fuquary Varina, NC), Charm-Tex, Inc. (Brooklyn, NY) and Victory Supply, LLC (Mount Pleasant, TN) for the estimated annual contract value of

\$245,952.55. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

J. Network Rewiring Supplies for the Public Safety Building – Cooperative Purchase

Resolution (175-21): A resolution authorizing the purchase of Network Rewiring Supplies from CPAK Technology Solutions (LaGrange, GA) in the amount of \$57,099.00, by Cooperative Purchasing, via Georgia Statewide Contract #99999-SPD-T20120501-0006. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

K. Netapp Drives for Netapp Storage Network – Cooperative Purchase

Resolution (176-21): A resolution authorizing the purchase of Netapp Drives from CPAK Technology Solutions (LaGrange, GA) in the amount of \$52,800.00, by Cooperative Purchasing, via GSA Federal Contract #GS-35F-0511T. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

L. Tasers and Associated Accessories for the Sheriff's Office

Resolution (177-21): A resolution authorizing the purchase of Tasers and associated accessories from Axon Enterprises, Inc. (Phoenix, AZ) in the amount of \$52,623.19. Councilor Woodson made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

EMERGENCY PURCHASES

1. Emergency Purchases – Information Only

1) FORD F150 CREW CAB PICKUP TRUCK

On May 25, 2021, the City Manager approved the emergency purchase of a Ford F150 Crew Cab Pickup Truck from Allan Vigil Ford (Morrow, GA), in the amount of \$30,863.00 by Cooperative Purchase via Georgia Statewide Contract #99999-SPD-ES40199373-002.

The vehicle will be used to assist the Public Works Waste Collection Division staff in the distribution of the new recycling bins.

Currently, the Waste Collection Division is using vehicles out of the salvage yard to deliver recycling bins to citizens. Using these salvaged vehicles is part of the ongoing effort to keep up with the community demand for recycling bins. The vehicles being used are vehicles that have met the replacement criteria for the City and were salvaged due to the immediate condition and the cost to repair. This leads to a greater liability for breakdown which could cause an accident. Due to the urgency of meeting the demand of our community, these vehicles have been repaired in order to provide Solid Waste with transportation.

Allan Vigil Ford also informed the Fleet Division that the deadline to order these vehicles was Friday, May 28, 2021, meaning none would be available until after January of 2022.

* * * * *

2. FORD F150 CREW CAB PICKUP TRUCKS

On May 27, 2021, the City Manager approved the emergency purchase of two (2) Ford F150 Crew Cab Pickup Trucks from Allan Vigil Ford; one for Public Works in the amount of \$30,863.00, and one for Parks and Recreation in the amount of \$31,810.00, for a grand total amount of \$62,673.00. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract #99999-SPD-ES40199373-002.

One vehicle is for the Public Works Department which will be used by staff of the Facilities Maintenance Division, and the second vehicle is for the Parks and Recreation Department and will be used by staff of the Athletic Division. Both of these vehicles will be used in the day-to-day operations of these departments and will prevent the sharing of vehicles.

Allan Vigil Ford has also informed the Fleet Division that the deadline to order these vehicles was Friday, May 28, 2021, meaning none would be available until after January of 2022.

Funds are budgeted in the FY21 Budget:

Public Works - General Fund – Public Works – Facilities Maintenance – Light Trucks; 0101-260-2700-MNTN-7722.

Parks and Recreation - General Fund – Parks and Recreation – Athletics – Light Trucks; 0101-270-3410-ATHL-7722.

3. UPDATES AND PRESENTATIONS

A. Employment Shortage Update - Reather Hollowell, Human Resources Director

Human Resources Director Reather Hollowell approached the rostrum to give a presentation on the employment shortage various CCG (Columbus Consolidated Government) Departments are currently experiencing. She explained this is an issue being experienced worldwide, and many states are discontinuing the extra compensation for those individuals on unemployment. She stated there are many factors that contribute to the shortage in employment to include health reasons, lack of childcare, and being responsible for the care of loved ones. She explained there are approximately 500 positions currently vacant in CCG, and they are holding a hiring event on June 11, 2021, from 10:00 a.m. to 2:00 p.m. at the Columbus Civic Center.

REFERRAL(S):

FOR THE HUMAN RESOURCES DIRECTOR:

- Provide QR code to the members of Council to share on their social media pages and include the hiring event details on CCG-TV. (*Request of Councilor Woodson*)
- Provide QR code on CCG-TV. (*Request of Councilor Thomas*)
- Provide QR code on CCG homepage. (*Request of Councilor Crabb*)

B. METRA Transit Update - Rosa Evans, METRA Director

METRA Director Rosa Evans came forward to give an update on the employee shortage being experienced by the METRA Transit Department and the METRA service adjustments to Saturday's schedule. She explained the schedule adjust going from 18 buses to 15 buses is due to a reduction in ridership and the severe shortage of CDL (Commercial Driver's License) Bus Operators due to COVID-19.

- C. Parks and Recreation Update/Cooper Creek Park - Holli Browder, Parks and Recreation Director

Parks & Recreation Director Holli Browder approached the rostrum to give an update on the employment shortage at the Cooper Creek Tennis Center. She explained they are currently short one full-time employee and four part-time employees, so they are reducing their hours from eighty-six hours to seventy-six. She stated they are also experiencing employment shortages in all the division within the department.

- D. Waste Collection Update - Mike Criddle, Public Works Director

(NOTE: This update, as provided by Public Works Director Mike Criddle, was called upon earlier in the meeting during the City Attorney's Agenda.)

- E. Government Center Options - Doug Kleppin, Principal Architect, S/L/A/M Collaborative

Deputy City Manager Pam Hodge approached the rostrum to introduce the presentation on the options that have been discussed regarding the Government Center and potential funding from the SPLOST to be voted on by the citizens in November 2021. She explained there have been many meetings held with department directors and newly elected officials to assess their current and future needs.

Principal Architect Doug Kleppin (S/L/A/M Collaborative) came forward and provided information on the various options that have been established as potential solutions to the issues regarding space and condition of the Government Center. He explained after the assessment of needs, it was established the need of the Columbus Consolidated Government is 466,738 sq ft. for what is considered best practice.

Principal Architect Doug Kleppin concluded by recommending Option 3(A), which is a new courthouse to remain on the current site, a new Sheriff Administration and the Government Center facility in a renovated building.

- F. Proposed SPLOST Project Update - Pam Hodge, Deputy City Manager

Deputy City Manager Pam Hodge came forward to give a presentation on the 2021 Special Purpose Local Option Sales Tax (SPLOST) that will be listed on the ballot for the November 2021 Special Election. She went over the proposed list of projects, as well as, improvements and renovations to many of the facilities of CCG if the SPLOST is passed. She explained there are three public meetings scheduled for June 14th, 17th and 21st, from 5:30 p.m. to 7:00 p.m. for public comment.

BID ADVERTISEMENT

June 18, 2021

- 1. Anchor Tenants for Concession & Retail Services/Columbus Civic Center (Annual Contract) – RFP No. 21-0007**

Scope of RFP

The Consolidated Government of Columbus, Georgia (the City) invites qualified offerors to submit proposals for anchor tenants for concession and retail services at the Columbus Civic Center.

CLERK OF COUNCIL’S AGENDA

ENCLOSURES - ACTION REQUESTED

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

Board of Elections & Registration, May 6, 2021

Board of Tax Assessors, #17-21

Columbus Board of Health, April 28, 2021

Housing Authority of Columbus, April 21, 2021

Keep Columbus Beautiful Commission, June 3, 2021

Personnel Review Board, May 19, 2021

Uptown Facade Board, February 15, 2021

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

ADD-ON RESOLUTION:

Resolution (178-21): A Resolution excusing Councilor Jerry “Pops” Barnes from the June 8, 2021 Council Meeting. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

BOARD APPOINTMENTS - ACTION REQUESTED

6. **MAYOR’S APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

A. **CONVENTION & VISITORS BUREAU BOARD OF COMMISSIONERS:**

A nominee for the seat of Marianne Richter (*Not eligible to succeed*) for a term expiring on December 31, 2021, as a representative of the Restaurant/Retail Industry on the Convention & Visitors Bureau Board of Commissioners (*Mayor’s Appointment*). There were none.

B. PENSION FUND, EMPLOYEES' BOARD OF TRUSTEES:

A nominee for the seat of Deputy Chief Mike Higgins (*Does not desire reappointment*) as the Public Safety Representative for a term expiring on June 30, 2021, on the Pension Fund, Employees' Board of Trustees (*Mayor's Appointment*). Mayor Henderson nominated Rob Graham to succeed Deputy Chief Mike Higgins. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

7. COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:

A. BOARD OF WATER COMMISSIONERS: Mr. Wes Kelley was nominated to succeed Mr. Reynolds Bickerstaff. (*Councilor Thomas' nominee*) Term expires: December 31, 2025. Councilor Woodson made a motion for confirmation, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

B. BOARD OF ZONING APPEALS: Mr. Shaun Roberts was nominated to fill the unexpired term of Mr. Charles Smith. (*Councilor Davis' nominee*) Term expires: March 31, 2022. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

C. COLUMBUS AQUATICS COMMISSION: Mr. Chris Kennedy was nominated to succeed Mr. Brian Abeyta. (*Mayor Pro Tem Allen's nominee*) Term expires: June 30, 2023. Councilor Woodson made a motion for confirmation, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

D. KEEP COLUMBUS BEAUTIFUL COMMISSION: Ms. Alyssa Williams was nominated to succeed Ms. Cortney Laughlin (**At-Large Member**). (*Councilor Tucker's nominee*) Term expires: June 30, 2023. Councilor Woodson made a motion for confirmation, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

E. REGION 6- REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES: Ms. Marianne Young was nominated to serve another term of office. (*Councilor Crabb's nominee*) Term expires: June 30, 2024. Councilor Tucker made a motion for confirmation, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

8. COUNCIL'S DISTRICT APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. KEEP COLUMBUS BEAUTIFUL COMMISSION:

A nominee for the seat of Laurie Smithson (*Interested in serving another term*) as the District 2 Representative for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council District 2- Davis*). Councilor Davis renominated Laurie Smithson to serve another term. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

A nominee for the seat of Sheila Mitchell (*Not eligible to succeed*) as the District 3 Representative for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council District 3- Huff*). There were none.

A nominee for the seat of Patricia Thomas (*Not eligible to succeed*) as the District 4 Representative for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council District 4- Tucker*). There were none.

A nominee for the seat of Warren Wagner (*Resigned*) as the District 5 Representative for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council District 5- Crabb*). There were none.

A nominee for the seat of Susan Gallagher (*Does not desire reappointment*) as the District 7 Representative for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council District 7-Woodson*). There were none.

A nominee for the seat of Mark McCollum (*Not eligible to succeed*) as the District 8 Representative for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council District 8- Garrett*). There were none.

B. PUBLIC SAFETY ADVISORY COMMISSION:

A nominee for the seat of Friar Noel Danielewicz (*Seat Declared Vacant*) as the District 3 Representative for a term expiring on October 31, 2022, on the Public Safety Advisory Commission (*Council District 3- Huff*). There were none.

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

A. BOARD OF FAMILY & CHILDREN SERVICES:

A nominee for the seat of Dr. Deepali Agarwal (*Not eligible to succeed*) for a term that expires on June 30, 2021, on the Board of Family and Children Services (*Council's Appointment*). There were none. Clerk of Council Davis explained there are specific categories that members of this board must fall under to serve.

B. KEEP COLUMBUS BEAUTIFUL COMMISSION:

A nominee for the seat of David Goldberg (*Moving out of the county*) as an At-Large Member for a term expiring on June 30, 2021 on the Keep Columbus Beautiful Commission (*Council's Appointment*). There were none.

A nominee for the seat of Arsburn "Oz" Roberts (*Not Eligible to succeed*) as an At-Large Member for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council's Appointment*). There were none.

A nominee for the seat of Dr. William Kendall (*Not Eligible to succeed*) as an At-Large Member for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council's Appointment*). There were none.

A nominee for the seat of Fran Fluker (*Not Eligible to succeed*) as an At-Large Member for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council's Appointment*). There were none.

A nominee for the seat of Orlean Baulkmon (*Not Eligible to succeed*) as an At-Large Member for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council's Appointment*). There were none.

A nominee for the seat of Larry Derby (*Did not desire reappointment*) as an At-Large Member for a term expiring on June 30, 2021, on the Keep Columbus Beautiful Commission (*Council's Appointment*). There were none.

C. REGION 6- REGIONAL ADVISORY COUNCIL FOR DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES:

A nominee for the seat of Beverly Garland (*Not Eligible to succeed*) for a term expiring on June 30, 2021, on the Region 6- Regional Advisory Council for the Department of Behavioral Health and Developmental Disabilities (*Council's Appointment*). There were none.

D. TREE BOARD:

A nominee for the seat of Frank Tommey (*Not eligible to succeed*) as the Residential Development Member on the Tree Board for a term that expired on December 31, 2020 (*Council's Appointment*). There were none.

A nominee for the seat of Troy Keller (*Not eligible to succeed*) as the Educator Member on the Tree Board for a term that expired on December 31, 2020 (*Council's Appointment*). There were none.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Councilor Crabb to adjourn the June 8, 2021 Regular Meeting, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting, and the time being 9:49 p.m.

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

File Attachments for Item:

1. 2nd Reading - REZN-03-21-0585: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **4322 Rosemont Drive** (parcel # 187-002-001) from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Garrett) (*as amended 6-8-21*)

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 **4322 Rosemont Drive** (parcel # 187-002-001) from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) Zoning District with conditions.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the properties described below from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) Zoning District with conditions:

“TRACT 1:

A certain tract of land in Muscogee County, Georgia, being on and a part of "the Old Silas Place", now the property of J. W. Woodruff, paralleling a road which will be run by Muscogee County, being a continuation of the Country Club Road extending through Woodruff's Place to a point on the proposed road between Yarbrough and Woodruff and Ellison, known as the Woodruff Road, approximately 550 feet from the intersection of Moore Road and the said Woodruff Road at the iron stake on said Country Club extension road, running in a northeasterly direction parallel with said road 217 feet; thence at right angles 400 feet in a southeasterly direction, thence in a northwesterly direction 217 feet, thence at right angles 400 feet to said iron stake, the beginning point. This is the same property conveyed by J. W. Woodruff to Board of Education of Muscogee County, Georgia by deed dated May 27, 1925 and recorded in Deed Book 59, page 69 in the office of the Clerk of the Superior Court of Muscogee County, Georgia.

TRACT 2:

A certain tract of land surrounding on the southeast, the southwest and the northeast the existing school site of Rosemont School, which approximates two acres, as recorded in Deed Book 59, page 69 in the office of the Clerk of the Superior Court of Muscogee County; beginning at a point on the east side of the existing road running parallel to the back of the school 150 feet to the southwest of the southwest corner of said existing two acre school tract, thence running easterly direction parallel to the southwest boundary of said existing school tract approximately 480 feet more or less to the northwest side of a proposed road, thence 150 feet northwesterly direction which will be 125 feet from southeastern boundary of present school site, thence continuing in a northwesterly direction approximately 238 feet to a point 65 feet from the northeast corner of the present school site continuing in a northwest direction 112 feet approximately to a point 87-1/2 feet in a northwesterly direction from the northeast boundary of the present site, thence in a westerly direction 350 feet more or less to the present road site to a point 209 feet in a northwesterly direction from the northwest point of present school site. This is the same property conveyed by J. W. Woodruff, Sr. to Muscogee County Board of Education by deed dated November 26, 1940 and recorded in Deed Book 182, page 542 in the office of the Clerk of the Superior Court of Muscogee County, Georgia.”

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

1. A type C buffer will be applied to all sides including street frontage (outside of ingress/egress).
2. Sidewalks shall be constructed by developer along Rosemont Drive and Acacia Drive in accordance with the Unified Development Ordinance.
3. Off-street parking to serve all units constructed shall be contained within the development in accordance with the UDO.
4. Developer shall work with city in trying to place main point of ingress/egress closest to intersection of Rosemont & Acacia Drive.
5. No units constructed shall exceed 2 stories. All units shall have entry doors facing exterior points of the building with no interior corridors or hallways.
6. Speed tables along both Acacia Drive and Chevin Lane will be constructed if approved by the Department of Engineering.
7. The intersection at Acacia Drive and Chevin Lane will be turned into a three-way stop subject to approval by the Department of Engineering.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 25th day of May, 2021; reread and amended at a regular meeting of the Council of Columbus, Georgia held on the 8th day of June, 2021 and introduced on 2nd Reading at a regular meeting of said Council held on the _____, 2021 and adopted at

said meeting by the affirmative vote of _____ members of said Council.

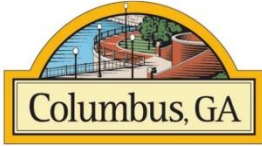
Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____
Councilor Thomas	voting _____
Councilor Woodson	voting _____

Sandra T Davis

Clerk of Council

B. H. “Skip” Henderson, III

Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-21-0585

Applicant:	Carson Cummings
Owner:	Muscogee County School District
Location:	4322 Rosemont Drive
Parcel:	187-002-001
Acreage:	7.06 Acres
Current Zoning Classification:	SFR3 (Single Family Residential 3)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Vacant
Proposed Use of Property:	Apartments
Council District:	District 8 (Garrett)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Public / Institutional
Future Land Use Designation:	Single Family Residential

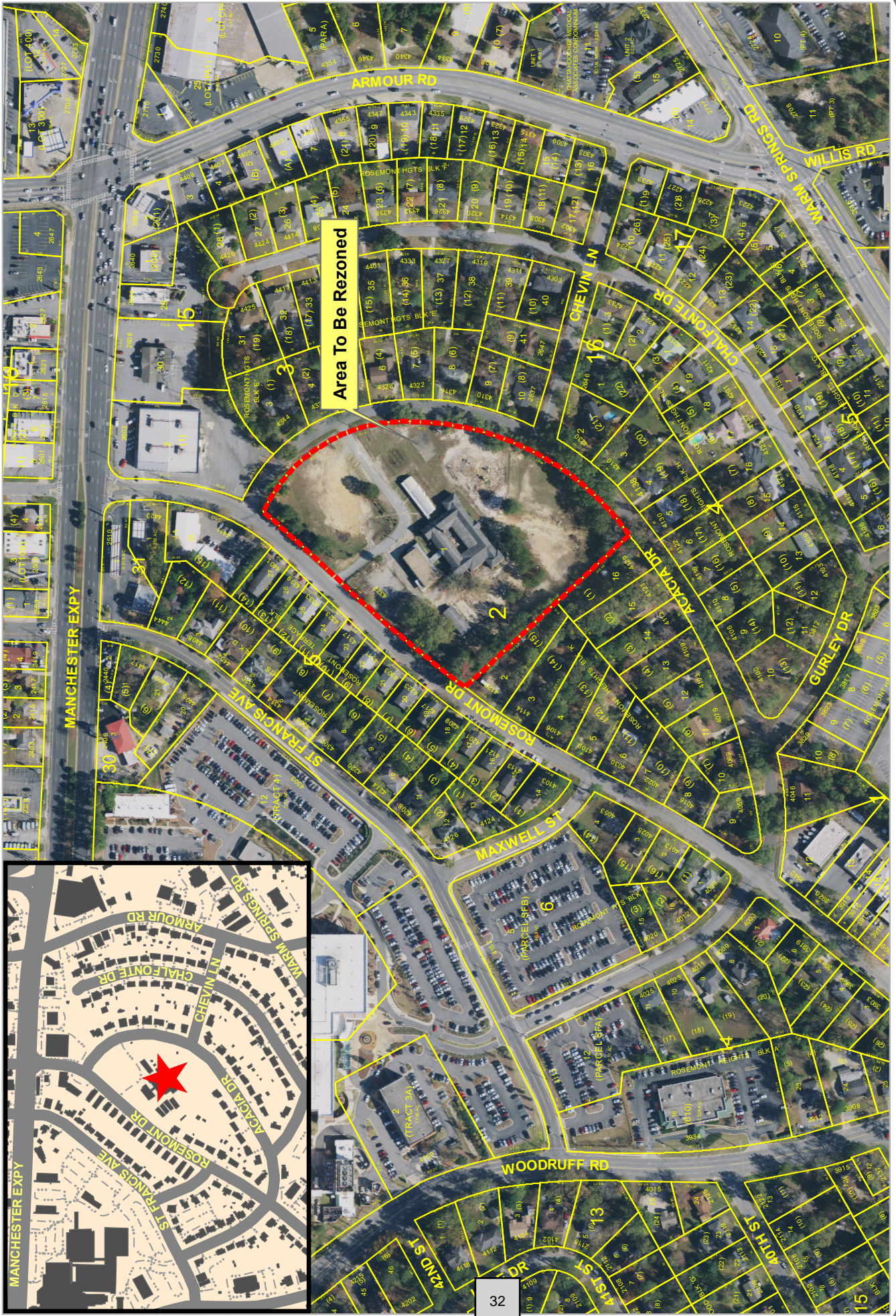
Compatible with Existing Land-Uses:	Yes								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Impact:	Average Annual Daily Trips (AADT) will increase by 505 trips if used for residential use. The Level of Service (LOS) will remain at level C.								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>GC (General Commercial)</td></tr> <tr> <td>South</td><td>SFR3 (Single Family Residential 3)</td></tr> <tr> <td>East</td><td>SFR3 (Single Family Residential 3)</td></tr> <tr> <td>West</td><td>RMF2 (Residential Multifamily 2)</td></tr> </table>	North	GC (General Commercial)	South	SFR3 (Single Family Residential 3)	East	SFR3 (Single Family Residential 3)	West	RMF2 (Residential Multifamily 2)
North	GC (General Commercial)								
South	SFR3 (Single Family Residential 3)								
East	SFR3 (Single Family Residential 3)								
West	RMF2 (Residential Multifamily 2)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	<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"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer. 								
Attitude of Property Owners:	Eighty-five (85) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received forty-nine (49) calls and/or emails regarding the rezoning.								
Approval	0 Responses								
Opposition	49 Responses								

Additional Information:

-72 to 76 Market Rate Units.
-2 story buildings with a height of no more than 32'
to the top of the roof.
-1 ingress and egress along Acacia Drive if UDO
allows for it.

Attachments:

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



Area To Be Rezoned

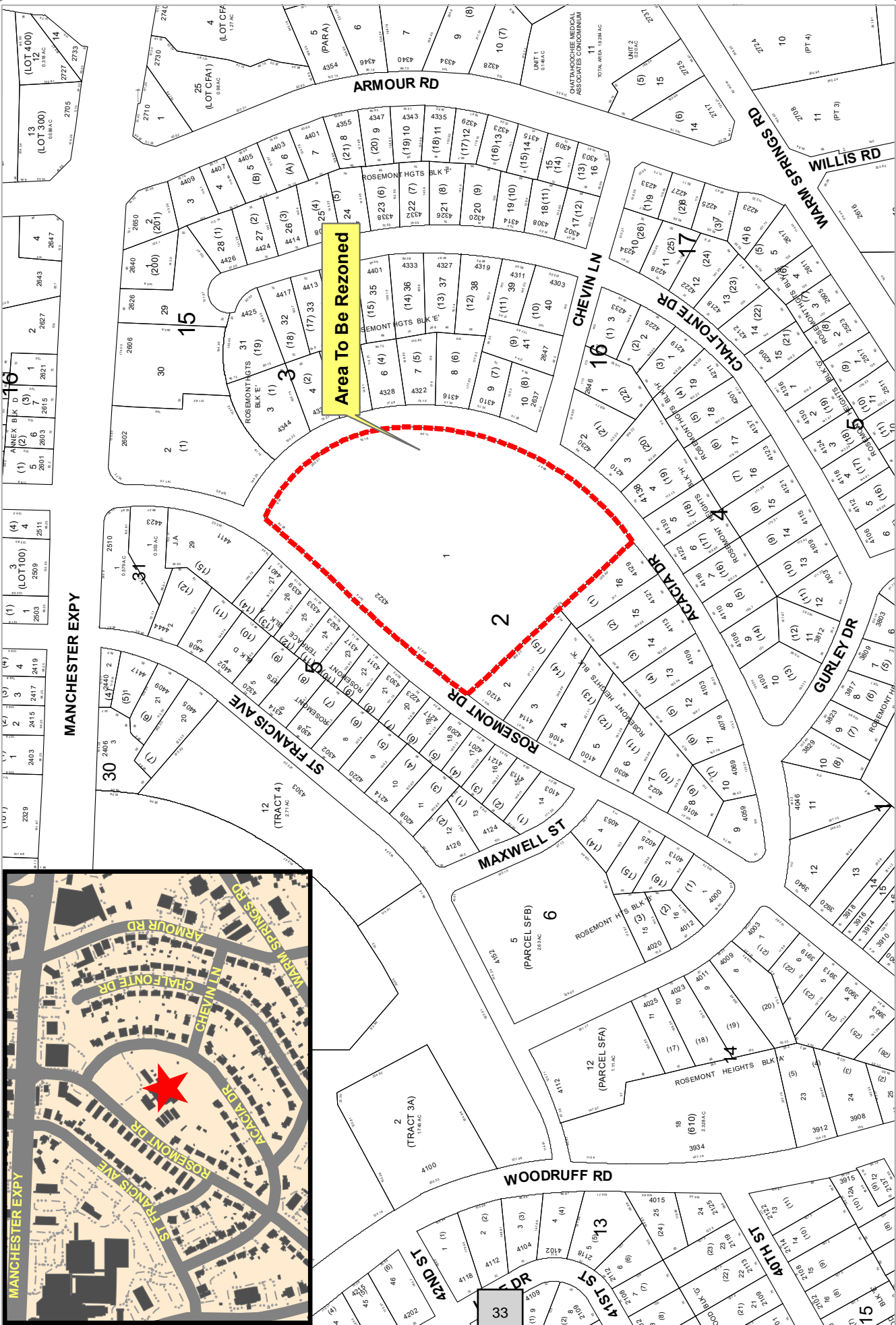
Item #1.

0 150 300 Feet
1 inch = 300 feet
Data Source: IT/GIS
Author: David Cooper

Aerial Map for REZN 03-21-0585
Map187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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

Date: 3/30/2021



Item #1.

Columbia Planning

0 150 300 Feet

1 inch = 300 feet

Data Source: IT/GIS

Author: David Cooper

Location Map for REZN 03-21-0585

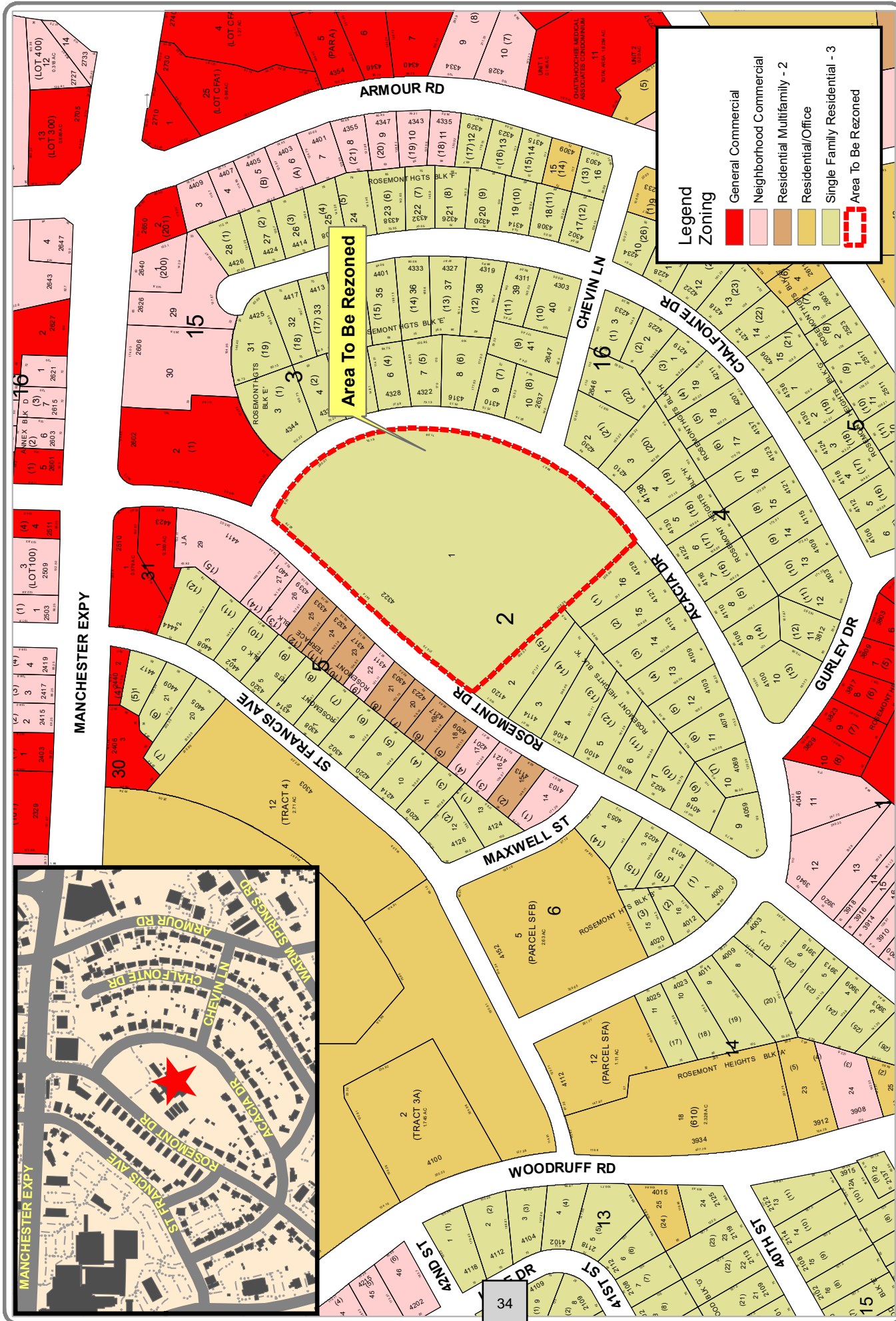
Map187 Block 002 Lot 001

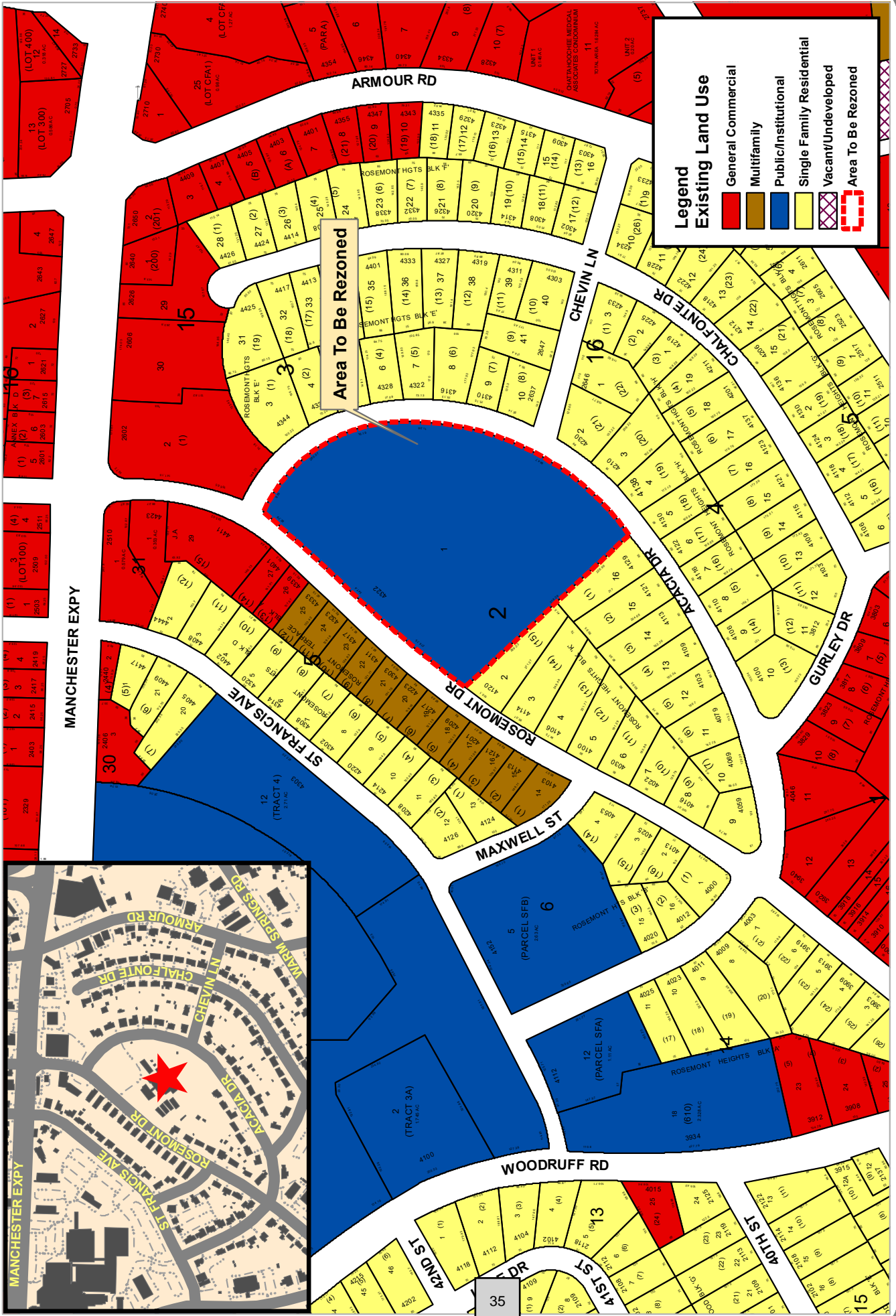
Planning Department-Planning Division

Prepared By Planning GIS Tech

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

Date: 3/30/2021





Legend

Existing Land Use

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

Area To Be Rezoned

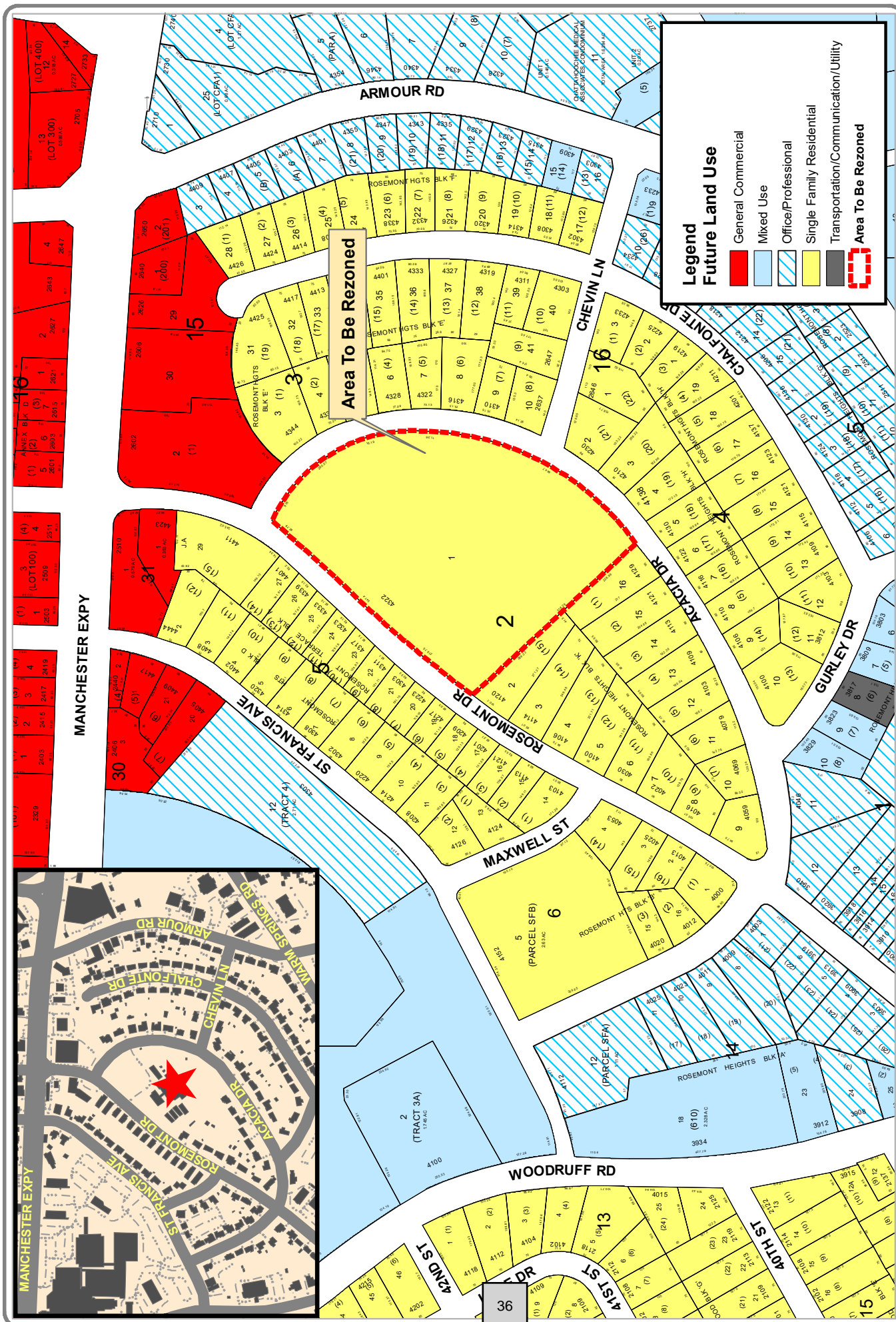
Item #1.

0 150 300 Feet
1 inch = 300 feet
Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 03-21-0-585
Map187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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

Date: 3/30/2021



Item #1.



Future Land Use Map for REZN 03-21-0585
Map187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Date: 3/30/2021

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO.
PROJECT
CLIENT
REZONING REQUEST

REZN 03-21-0585
4322 Rosemont Drive
SFR3 to RO

LAND USE

Trip Generation Land Use Code*
Existing Land Use
Proposed Land Use
Existing Trip Rate Unit
Proposed Trip Rate Unit

210 & 220
Single Family Residential 3 - (SFR3)
Residential Office - (RO)
SFR3 - Acreage converted to square footage.
RO - Number of units that will be built.

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	SFR3	7.06 Acres	9.57	392
Total					392
Daily (Proposed Zoning)					
Apartments	220	RO	76 Units	6.65	505
Total					505

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

TRAFFIC PROJECTIONS

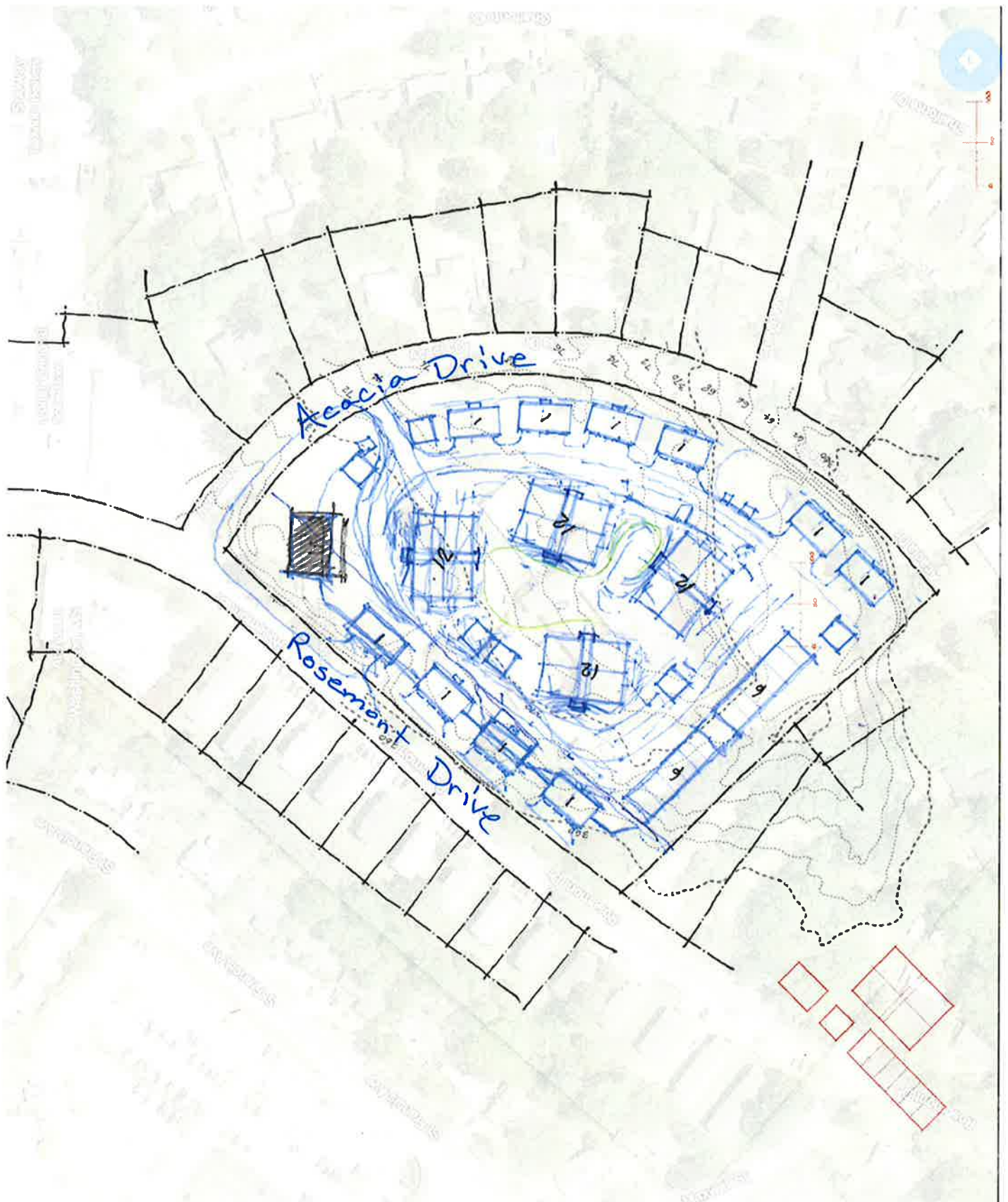
EXISTING ZONING (SFR3)

Name of Street	Manchester Expressway
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2019)	36,800
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	392
Total Projected Traffic (2021)	37,192
Projected Level of Service (LOS)**	C

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

PROPOSED ZONING (RO)

Name of Street	Manchester Expressway
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2019)	36,800
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	505
Total Projected Traffic (2021)	37,305
Projected Level of Service (LOS)**	C



May 12, 2021

We, the undersigned, are opposed to the rezoning of the parcel of land that was once Rosemont School (#187-002-001). There are several factors that comprise our position.

1) Traffic

This is a small residential neighborhood basically encompassing Acacia Drive, Chevin Lane, Chalfonte Drive, Gurley Drive and Rosemont Drive. Chevin Lane is two blocks in length. Drivers use this street and Acacia Drive as a shortcut off of Armour Road to St. Francis Hospital, among other venues. The speed limit to these drivers must be 40-45 mph. So, if there are going to be 70+ units in the proposed apartment complex, one would surmise that at least 100 people would be there, which would be more people than the entire neighborhood, basically doubling the population. Most of these tenants would be driving, so there would be a tremendous increase in the volume of traffic. And if the entrance would be at the junction of Chevin Lane and Acacia Drive, there would be a large uptick in traffic right at that point.

Another point to consider is that these streets are not wide. If a person parks a vehicle (automobile or work trucks) on the curb, it is difficult for two vehicles to pass. And with the curvature on Acacia Drive, there are blind spots when one has to venture around a parked vehicle, going left of center, running a risk of a head-on collision.

Also, many residents walk the neighborhood. There are no sidewalks, so people walk in the street.

The last comment of traffic- getting out of the residents' driveways and/or turning onto Chevin Lane from Chalfonte Drive. In the mornings when people are going to work, I would think that there would be a backlog of vehicles trying to turn onto Armour Road.

2) Decrease in value of property.

This is a desirable location with being close to the interstate, CSU, Peachtree Mall and a variety of restaurants. It is by and large very quiet, with only the occasional Delta jet or corporate jets flying overhead. The Acacia Drive residents will have an apartment complex staring them in the face. There is increased noise with apartments. And it seems that apartments create environments where there is an increase in violence, as evidenced by Whisperwood Apartments.

We think there could be better usage of the property rather than apartments. One neighbor suggested a park with a walking trail. This was nixed after speaking with Mr. Renfro. This would not generate revenue, but be a nice addition. Other options could be single-family homes or an office complex. Mr. Renfro indicated that these ideas would be worse, although an office complex would only be busy during the work week.

There are roughly 73 homes in the Chalfonte, Acacia, Rosemont, Chevin, Gurley area. Some are not included in the outlined areas on the map, but they would feel the impact just as much. I have secured 45 names on the petition. There are 3 vacant houses on Chalfonte Drive and 2 vacant houses on Acacia drive. This represents almost 2/3 who

are opposed. Not all are homeowners, but again, the impact will be felt, regardless if one is a homeowner or a renter.

In closing, I would like to cite a quote from *Star Trek*: The needs of the many outweigh the needs of the few.

Attached are the pages with signatures of residents that are opposed to this rezoning.

Sincerely,

James R Weed Jr

James R Weed Jr
4327 Chalfonte Dr
706 576-4082 (H)
706 326-0572 (C)

Printed Name

Signature

Address

Telephone H/O

James R Weed Jr *James R Weed Jr* 4327 Chatham Dr 706 576 4082 Y

A. Victor King Jr *A.V.K. Jr.* 2647 Chevin Ln 706 323 5404 Y

Barbara Diamond *Barbara Diamond* 2651 Chevin Ave 706-511-9640 31904 Y
 Helen S. McLeod *Helen S. McLeod* 2632 Chevin Ave 706 571 9640 31904 Y

Travis Gallion *T. Gallion* 4230 Acacia Dr. 706-325-5755 706 329 3583 31904 Y

Jean Rose Hall *J. Hall* 4138 Acacia Dr. 706-505-0815 Y

Fredrick Denson *F. Denson* 4129 Acacia Dr. 729. 938.5545 Y

Debra Ann Williams *Debra Ann Williams* 4110 Acacia Dr 706 326 0169 Y

Pat Stumhofer *Pat Stumhofer* 4103 Acacia Dr 706 323 4964 Y

Jerry Anderson *Jerry Anderson* 4109 Acacia Dr. 706 327 4422 Y

Elizabeth Cassidy *Erin Cassidy* 4079 Acacia Dr 706-577-3012 31904 Y

* Delundra Martin *Delundra Martin* 4344 Acacia Dr 706 750 3203 N

MARVIN Smith *Marvin Smith* 4338 ACACIA DR. 706 327-5578 Y

* Lasandra Ford *Lasandra Ford* 4310 Acacia Drive N 334 540 8209 Y

Printed Name

Signature

Address

Telephone H/O

FRANK SACRANO Frank Sacrano 4320 Chalfonte Dr. 706 362 1818 Y

* Leila Malinda Pryor Leila Malinda Pryor 4338 Chalfonte 706 325-3763 N

~~DEBRA~~

Mary E HANSON Mary E Hanson 4413 Chalfonte 678-231-5005 Y

* Debr Day + Dennis Peterson 4414 Chalfonte Dr 706 445 9565 N

Marc Fleury Marc Fleury 4424 Chalfonte Dr 912 550 6272 Y

Sue Ellen Burgess 4136 Chalfonte Dr. Col, GA Sue Ellen Burgess Y

Stan Burgess Stan Burgess 4136 Chalfonte Dr. Col, GA 31904 Y
Kwan May 706 X

KEVAN MALEY 4137 Chalfonte Dr Col, GA 31904 706 304 7394 Y

Rehne Ober 4123 Chalfonte Dr. Col, GA 31904 Y

Louise Barnes Spivey 4115 Chalfonte Dr. Columbus, GA 31904 706 987 4234 Y
Louise Barnes Spivey 1531

Jennifer Horne, 4103 Chalfonte Dr. 31904 Jennifer Horne Y

Cameron Aycock 4019 Chalfonte Dr. 706-587-5880 Y
Hoveover

William Pitts William Pitts 4130 Chalfonte Dr. Y

WILLIAM H BURNLEY Wm H Burnley 4211 706-520-8947 Y
206 468 6222
CHALFONTE DR YES

STANLEY E. JAYERS 4219 Chalfonte Dr. 770-876-3331 Y

Ann C. DeLoach Ann C. DeLoach 4196 Acacia Dr. 706 323 4720 X

Cynthia McEvey 4069 Acacia Dr Cynthia McEvey 229-595-3415 Y

Printed Name	Signature	Address	Telephone	H/O
Richard Patterson		4022 Rosemont Dr	706-718-2981	Y
* Bell Jackson		4106 Rosemont Dr	706-404-8802	N
* Alison Cook		2646 Chevin Drive	808-225-4538	N
Gary Deltart		4218 Chalfonte Dr.	706 573 7663	N
Richenia Kemme		3222 Chalfonte	706-780-1211	Y
Carrol Weldy		4059 Acacia Dr	706-322-3928	Y
Paul Patterson		4016 Rosemont Dr.	706-987-9388	Y
Wesley Williamson		4121 Acacia Dr	(706) 289-4905	Y
Phillip Cummings		4417 Chalfonte Dr	(301) 943-3935	X
April Herring		4425 Chalfonte Dr	706-442-6937	Y
* Chloe Jashinski		4311 Chalfonte Dr.	(706) 575-6323	N
* Margo Sevens		4334 Acacia Dr.	31904	N
Chase Williamson		4116 Acacia Dr.	706-329-7521	Y
Tom Buxton		4118 Chalfonte Dr	706-718-2981	Y
Andrew Butler		4322 Acacia Dr	706-393-5256	Y
* Natasha Bennefic		4306 Chalfonte Dr.	706-326-4703	Y
Tina Davis		4319 Chalfonte Dr	706 926 0505	Y
* Lola Monroe		4206 Chalfonte Dr.	706 573-1125	N

File Attachments for Item:

2. 2nd Reading- REZN-03-21-0588: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1372 Celia Drive** (parcel # 086-066-010) from SFR3 (Single Family Residential 3) Zoning District to SFR2 (Single Family Residential 2) Zoning District. (Planning Department and PAC recommend approval) (Councilor Barnes)

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 **1372 Celia Drive** (parcel # 086-066-010) from SFR3 (Single Family Residential 3) Zoning District to SFR2 (Single Family Residential 2) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from SFR3 (Single Family Residential 3) Zoning District to SFR2 (Single Family Residential 2) Zoning District:

Parcel One:

All that lot, tract, or parcel of land, situated, lying and being in the State of Georgia, County of Muscogee and City of Columbus, which is known and distinguished as ALL OF LOT NUMBERED TWELVE (12), in BLOCK LETTERED "D", of that certain subdivision of land known as GLEN ARDEN, according to a map or plat of said subdivision, which is recorded in the Office of the Clerk of Superior Court of Muscogee County, Georgia in Plat Book 2, at Page 215, to which reference is made for the specific dimensions and location of said lot. This property has a street or mailing address currently assigned by government authority of 1372 Celia Drive, Columbus, Georgia 31907.

Parcel Two:

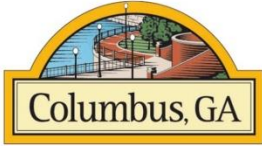
All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED EIGHT (8), in BLOCK LETTERED "D", GLEN ARDEN, as said lot appears upon a map or plat of said subdivision recorded in Plat Book 2 at Page 215, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which map or plat reference is made for a more particular description of the property conveyed hereby.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 8th_ day of June, 2021; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T Davis
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



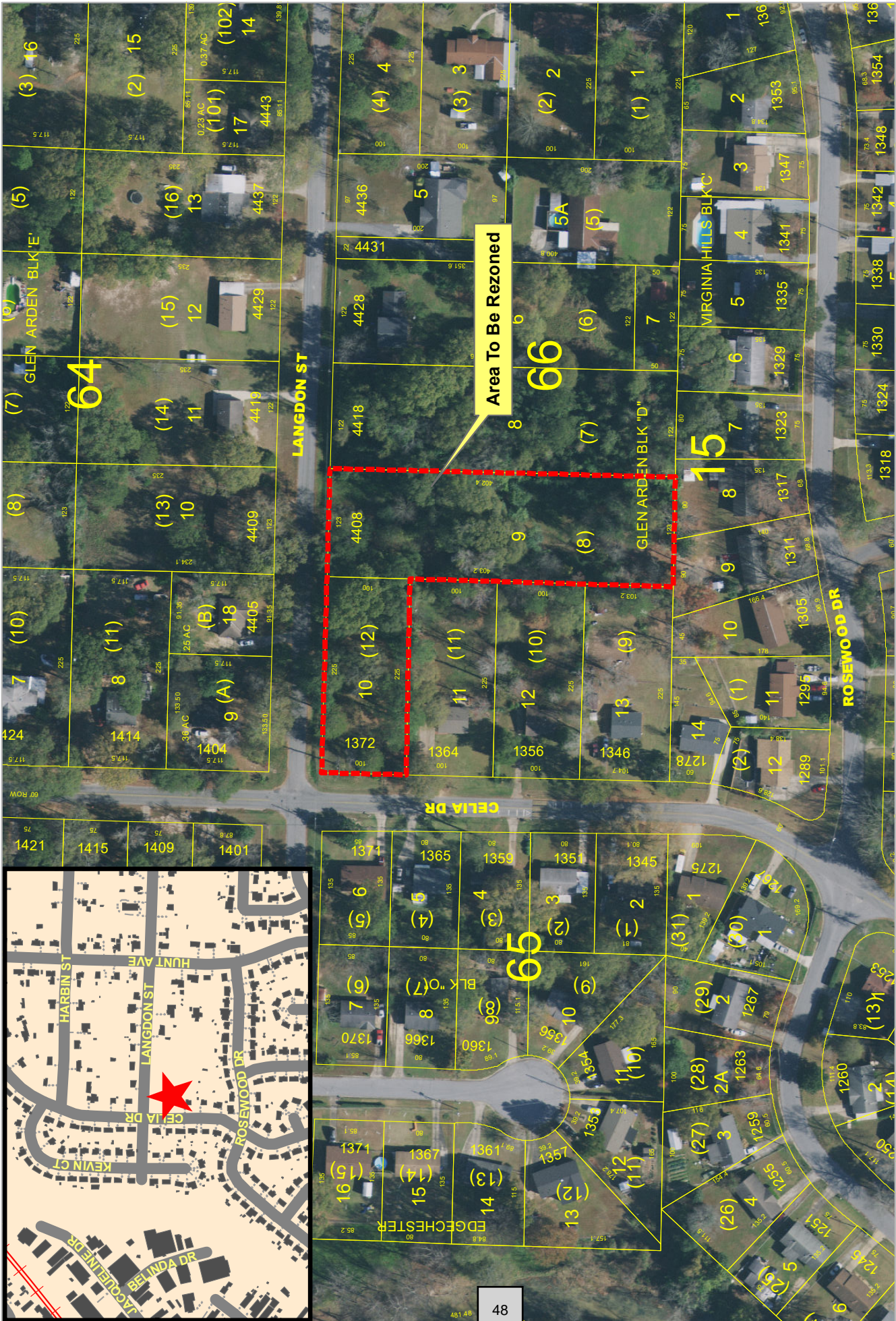
CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

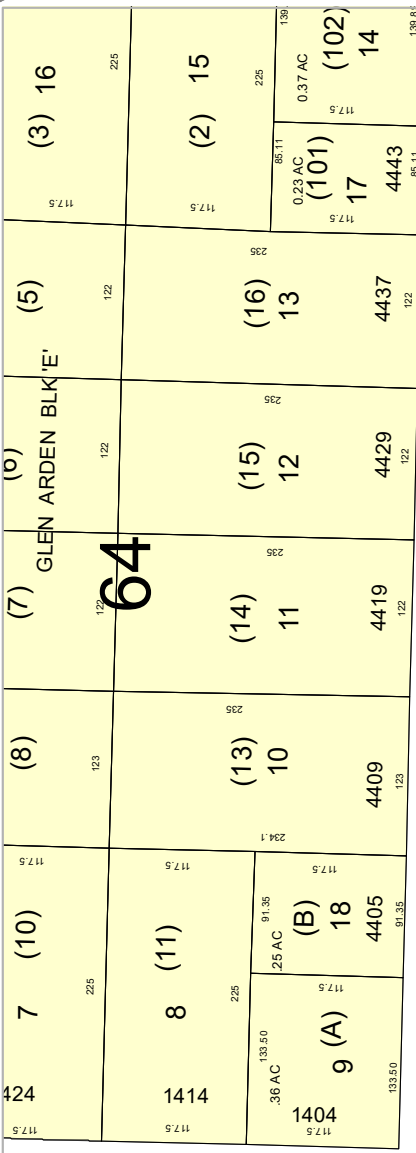
REZN-03-21-0588

Applicant:	Agape Missionary Baptist Church, Inc.
Owner:	James F. York Jr.
Location:	1372 Celia Drive
Parcel:	086-066-010
Acreage:	1.66 Acres
Current Zoning Classification:	SFR3 (Single Family Residential 3)
Proposed Zoning Classification:	SFR2 (Single Family Residential 2)
Current Use of Property:	Vacant
Proposed Use of Property:	Church
Council District:	District 1 (Barnes)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

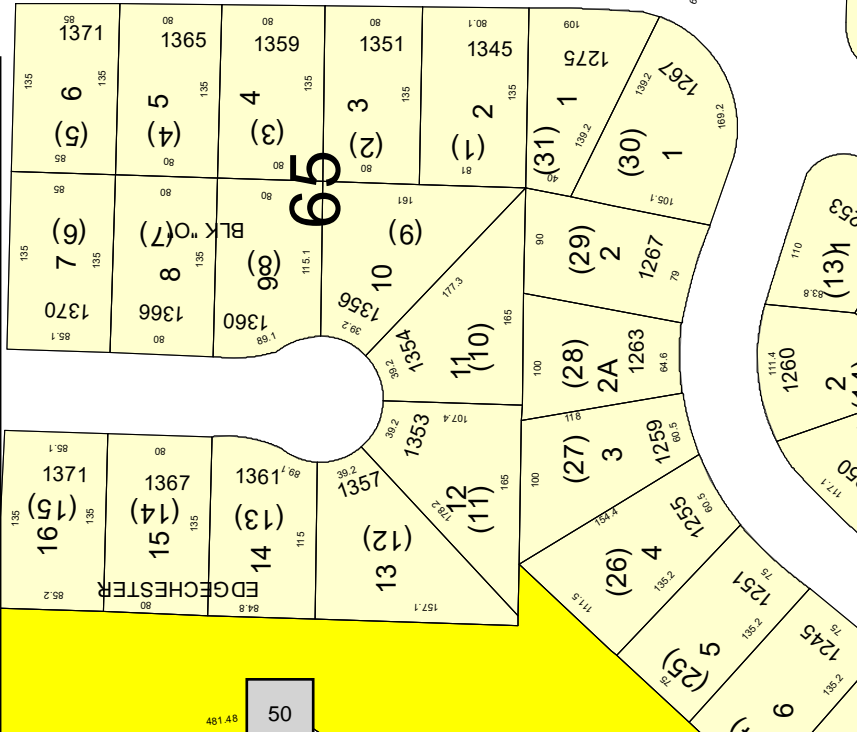
Compatible with Existing Land-Uses:	Yes								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Impact:	Average Annual Daily Trips (AADT) will increase by 124 trips if used for commercial use. The Level of Service (LOS) will remain at level A.								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>SFR2 (Single Family Residential 2)</td></tr> <tr> <td>South</td><td>SFR2 (Single Family Residential 2)</td></tr> <tr> <td>East</td><td>SFR2 (Single Family Residential 2)</td></tr> <tr> <td>West</td><td>SFR2 (Single Family Residential 2)</td></tr> </table>	North	SFR2 (Single Family Residential 2)	South	SFR2 (Single Family Residential 2)	East	SFR2 (Single Family Residential 2)	West	SFR2 (Single Family Residential 2)
North	SFR2 (Single Family Residential 2)								
South	SFR2 (Single Family Residential 2)								
East	SFR2 (Single Family Residential 2)								
West	SFR2 (Single Family Residential 2)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Sixty-five (65) 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>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
Approval	0 Responses								
Opposition	0 Responses								
Additional Information:	N/A								
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report								







LANGDON ST



CELIA DR

Area To Be Rezoned

Legend

Zoning

- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned



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

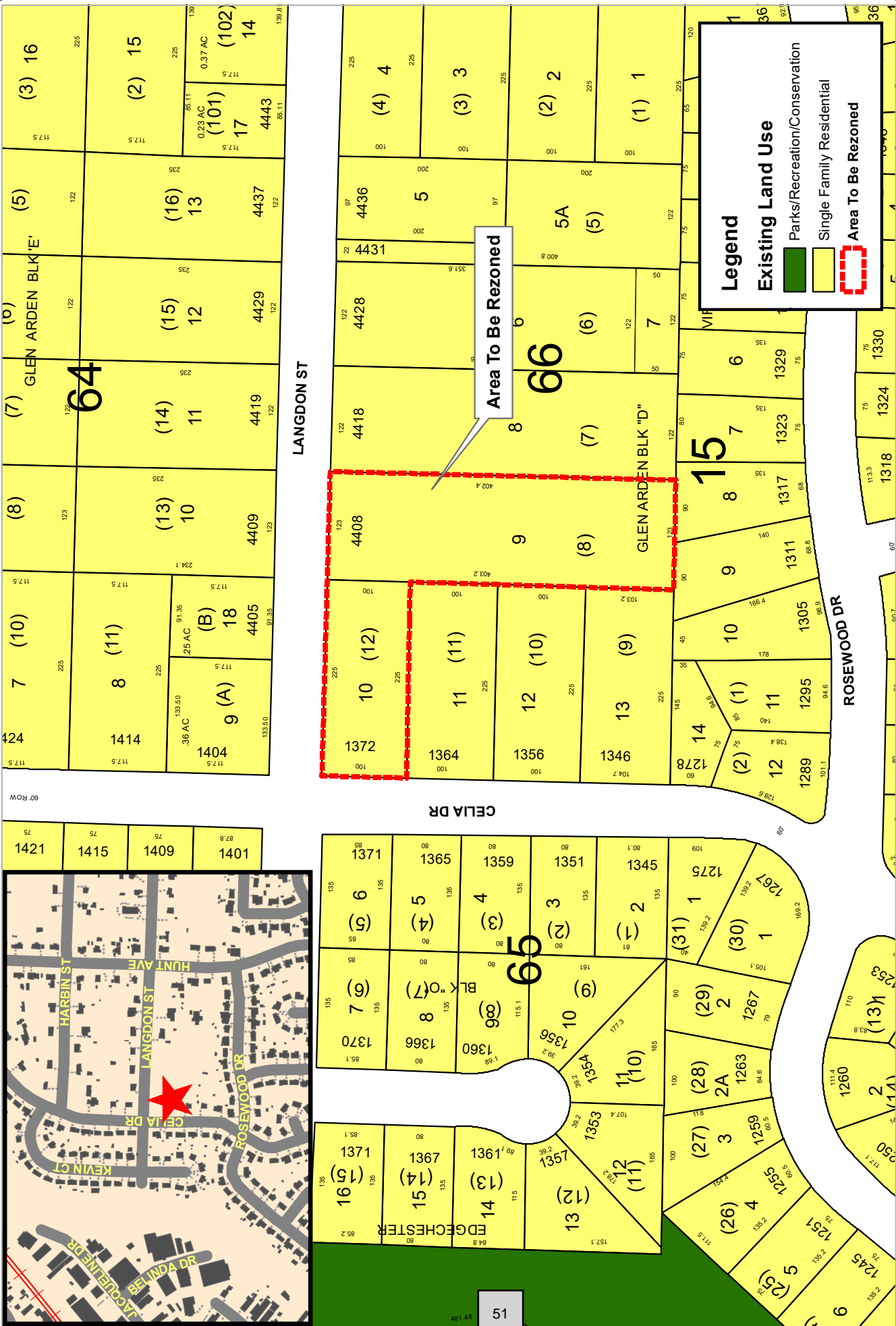
Date: 3/26/2021

Zoning Map for REZN 03-21-0588
Map086 Block 086 Lot 010
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Item #2.



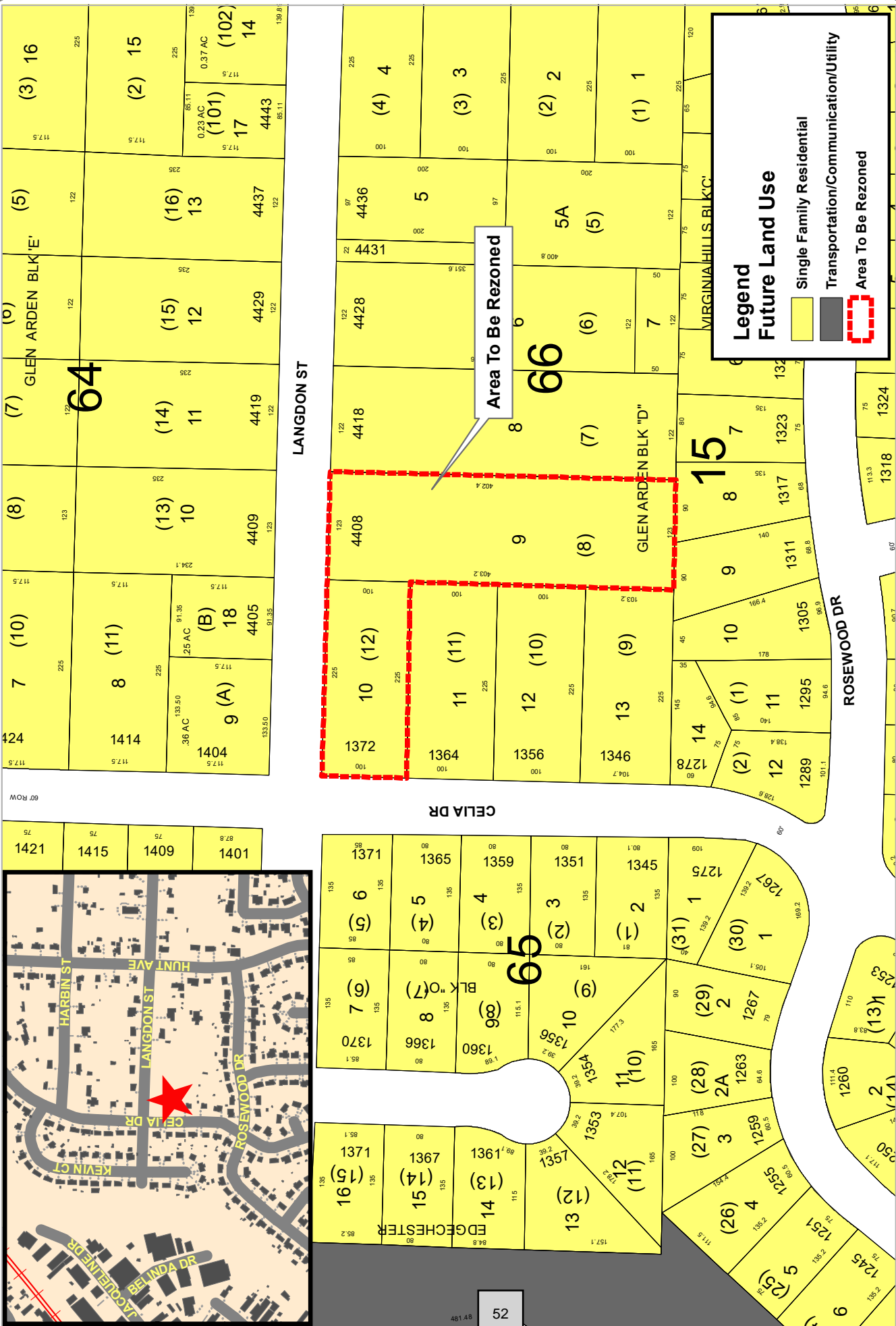
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 3/26/2021

Existing Land Use Map for REZN 03-21-0588
Map 086 Block 086 Lot 010
Planning Department-Planning Division
Prepared By Planning GIS Tech

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





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Date: 3/26/2021

Item #2.

Future Land Use Map for REZN 03-21-0588
Map086 Block 086 Lot 010
Planning Department-Planning Division
Prepared By Planning GIS Tech

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

Map086 Block 086 Lot 010

ZONING CASE NO.
PROJECT
CLIENT
REZONING REQUEST

Trip Generation Land Use Code*
 Existing Land Use
 Proposed Land Use
 Existing Trip Rate Unit
 Proposed Trip Rate Unit
 210 & 560
 Single Family Residential 3 - (SFR3)
 Single Family Residential 2 - (SFR2)
 SFR3 - Acreage converted to square footage.
 SFR2 - Acreage converted to square footage.

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	SFR3	1.66 Acres	9.57	92
				Total	92
Daily (Proposed Zoning)					
Church	560	SFR2	1.66 Acres	0.87	6
				0.94	7
				3.54	26
				11.76	85
				Total	124

TRAFFIC PROJECTIONS

Name of Street	Celia Drive
Street Classification	Undivided Collector
No. of Lanes	2
City Traffic Count (2019)	930
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	92
Total Projected Traffic (2021)	1,022
Projected Level of Service (LOS)**	A

PROPOSED ZONING (SFR2)

Name of Street	Celia Drive
Street Classification	Undivided Collector
No. of Lanes	2
City Traffic Count (2019)	930
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	124
Total Projected Traffic (2021)	1,054
Projected Level of Service (LOS)**	A

Rosewood Drive

1311
b

1311
b

1305
01

Est

Dumpster

Est. 50-70
Parking

Est. 2 entry lanes
2 exit lanes

Building Est. 60x100

403.2

Agape
Missionary
Baptist
Church
Inc.

Door 60

sidewalk

10 ft

Parking

Lot

123

Langdon St

(9)
13
1346
Celia

225

(10)
12
1356
Celia

225

(11)
11
1364
Celia

225

Parking

2/2/2/2/2

2/2/2/2/2

225

Celia Dr

File Attachments for Item:

3. 2nd Reading- REZN-04-21-0660 : An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1500 12th Street** (parcel # 026-012-031A) from RMF2 (Residential Multifamily 2) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Woodson)

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 **1500 12th Street** (parcel # 026-012-031A) from RMF2 (Residential Multifamily 2) Zoning District to RO (Residential Office) 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 to change the property described below from RMF2 (Residential Multifamily 2) Zoning District to RO (Residential Office) Zoning District with conditions:

“BEGINNING at iron stake situated at the northwestern corner of the intersection of 16th Avenue and Wynnton Road as said intersection existed on July 24, 1969. and from said beginning true running southwesterly, along the back edge of the curve of the northwestern line of Wynnton Road, 178.07 feet to another iron stake: thence running North 10 degrees 37 minutes. West 127.99 feet to another iron stake; thence running North 10 degrees 10-1/2 minutes West 73.06 feet to another iron stake, WHICH LAST MENTIONED IRON STAKE MARKS THE SOUTHEASTERN CORNER OF THE TRACT OR PARCEL OF LAND HEREIN DESCRIBED AND ALSO IS THE BEGINNING IRON OF THE TRACT OR PARCEL. OF LAND HEREIN DESCRIBED; thence running South 74 degrees 22 minutes West 201.67 feet to another iron stake; thence running North 09 degrees 59 minutes West. 242.55 feet to another iron stake located on the southern line of a 20-foot wide private drive; thence running North 78 degree: 30 minutes East along the southern lint of said 20-foot wide private drive 200 feet to another iron stake located on the western end of 12th Street: thence running South 10 degrees 10- minutes East, along the western line of 12th Street, and property owned by Geo T. Martin, Sr. and Guy Blackmon. their respective heirs, successors and assigns. 228 feet to the beginning iron of the tract herein described. Located thereon is a 31-unit apartment complex known as “Dinglewood Apartments #1500-1214 Street,” according to the present numbering of apartments in Columbus, Georgia.”

SECTION 2.

The above-described property is being rezoned with the following conditions:

- 1) Maximum units limited to 31.
- 2) Property is restricted to Apartment Use only.
- 3) Building height restricted to current height.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 8th day of June, 2021; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____

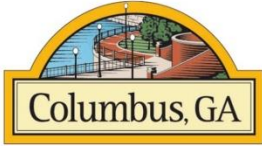
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

Sandra T Davis

Clerk of Council

B. H. “Skip” Henderson, III

Mayor



CONSOLIDATED GOVERNMENT
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 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0660

Applicant:	Walker Reynolds Bickerstaff Jr.
Owner:	David Kleyn
Location:	1500 12 th Street
Parcel:	026-012-031A
Acreage:	1.08 Acres
Current Zoning Classification:	RMF2 (Residential Multifamily 2)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Apartments
Proposed Use of Property:	Apartments
Council District:	District 7 (Woodson)
PAC Recommendation:	Conditional Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses. Those conditions are as follows: <ol style="list-style-type: none"> 1) Max units limited to 31. 2) Property restricted to Apartment Use only. 3) Building height restricted to current height.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D

Current Land Use Designation:	Multifamily								
Future Land Use Designation:	Mixed Use								
Compatible with Existing Land-Uses:	Yes								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Impact:	N/A								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>SFR3 (Single Family Residential 3)</td></tr> <tr> <td>South</td><td>NC (Neighborhood Commercial)</td></tr> <tr> <td>East</td><td>RMF2 (Residential Multifamily 2)</td></tr> <tr> <td>West</td><td>SFR3 (Single Family Residential 3)</td></tr> </table>	North	SFR3 (Single Family Residential 3)	South	NC (Neighborhood Commercial)	East	RMF2 (Residential Multifamily 2)	West	SFR3 (Single Family Residential 3)
North	SFR3 (Single Family Residential 3)								
South	NC (Neighborhood Commercial)								
East	RMF2 (Residential Multifamily 2)								
West	SFR3 (Single Family Residential 3)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	<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"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer. 								
Attitude of Property Owners:	Forty-five (45) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.								

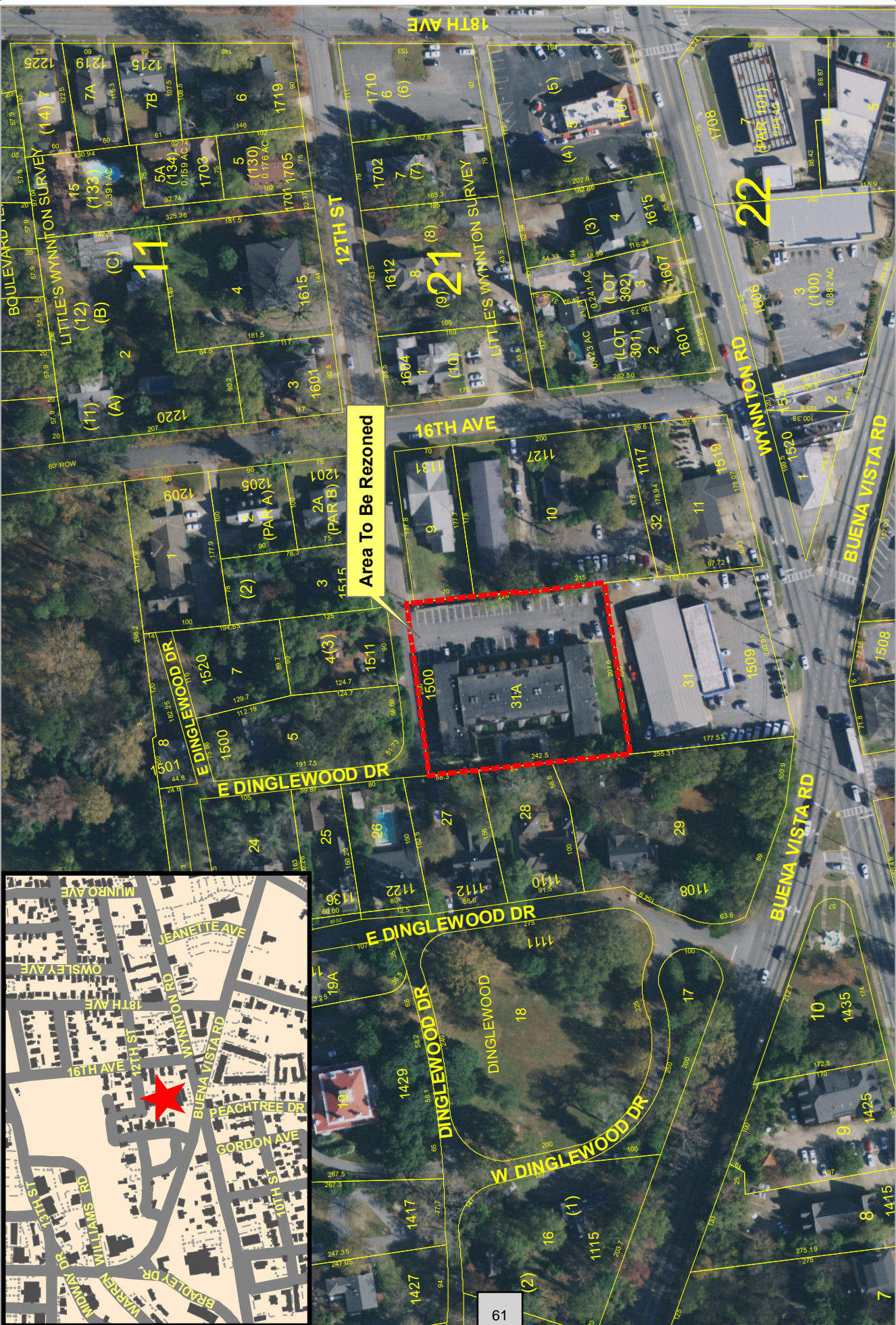
Approval **0** Responses
Opposition **1** Responses

Additional Information:

Portions of the existing apartments burned down. To be able to rebuild them at their previous numbers of units, they must rezone to meet UDO standards.

Attachments:

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



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

Date: 4/8/2021

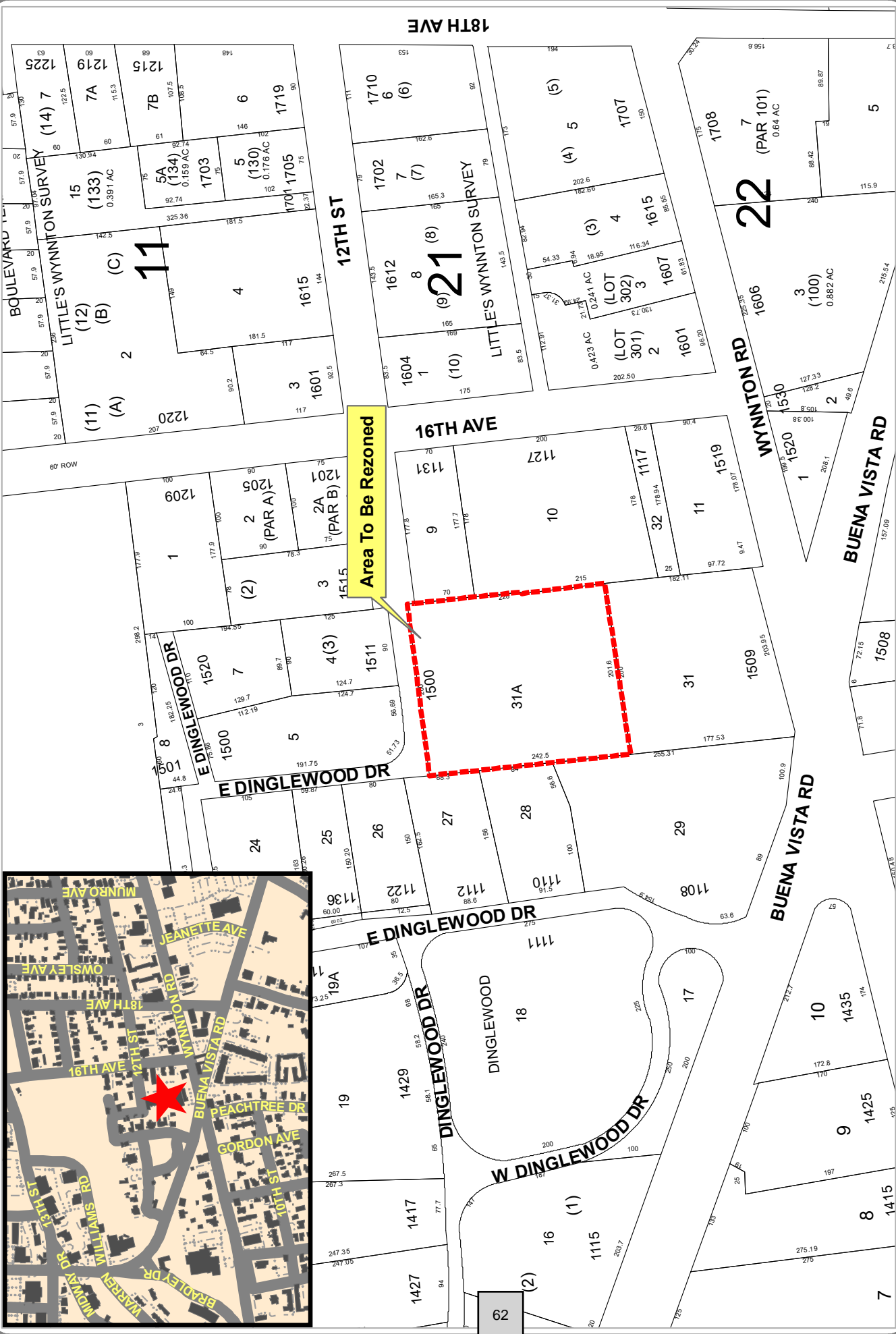
Aerial Map for REZN 04-21-0660
Map 026 Block 012 Lot 031A
Planning Department-Planning Division
Prepared By Planning GIS Tech

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





Area To Be Rezoned

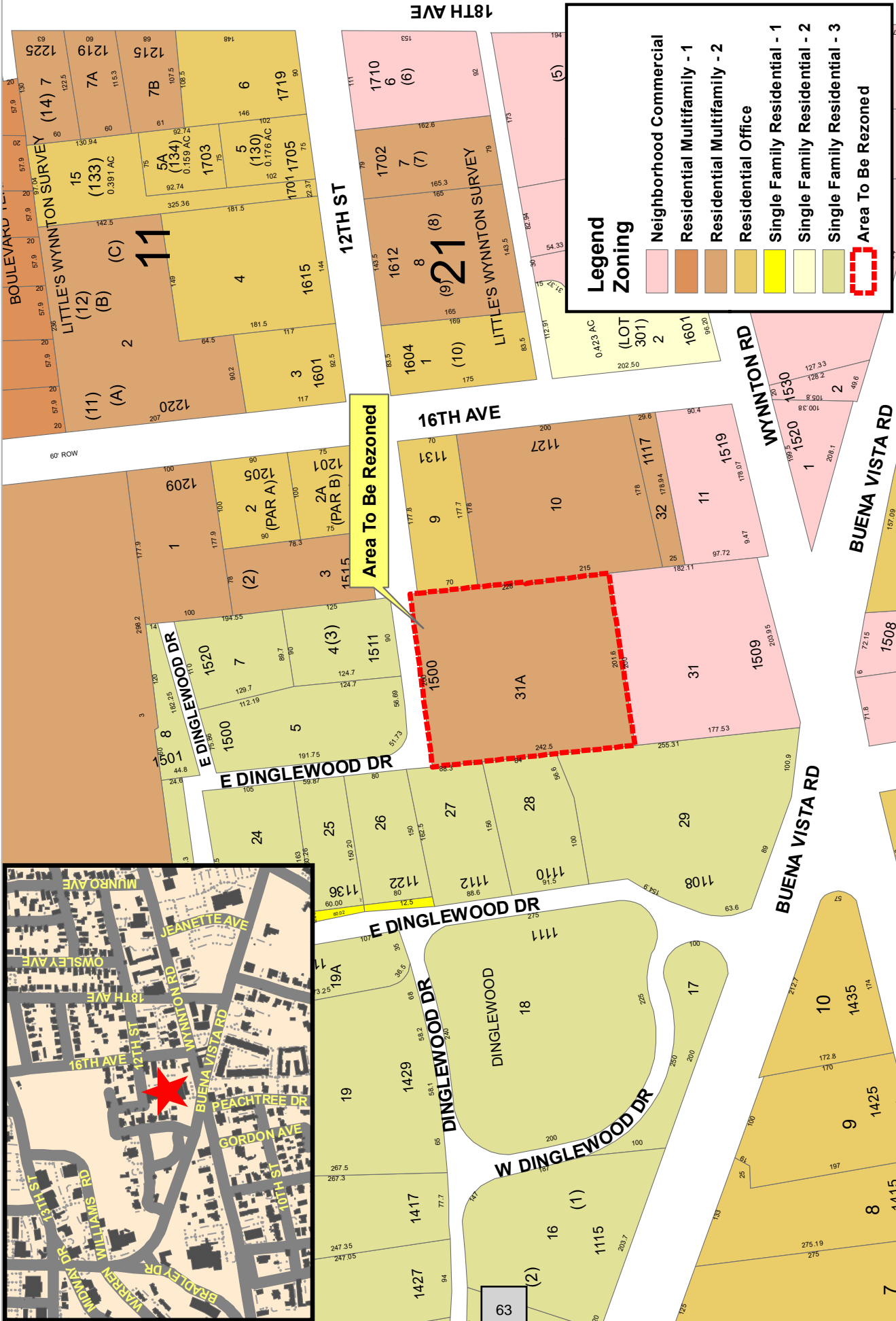


Location Map for REZN 04-21-0660
Map 026 Block 012 Lot 031A
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 4/8/2021

Item #3.



Legend

Zoning

- Neighborhood Commercial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Residential Office
- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned



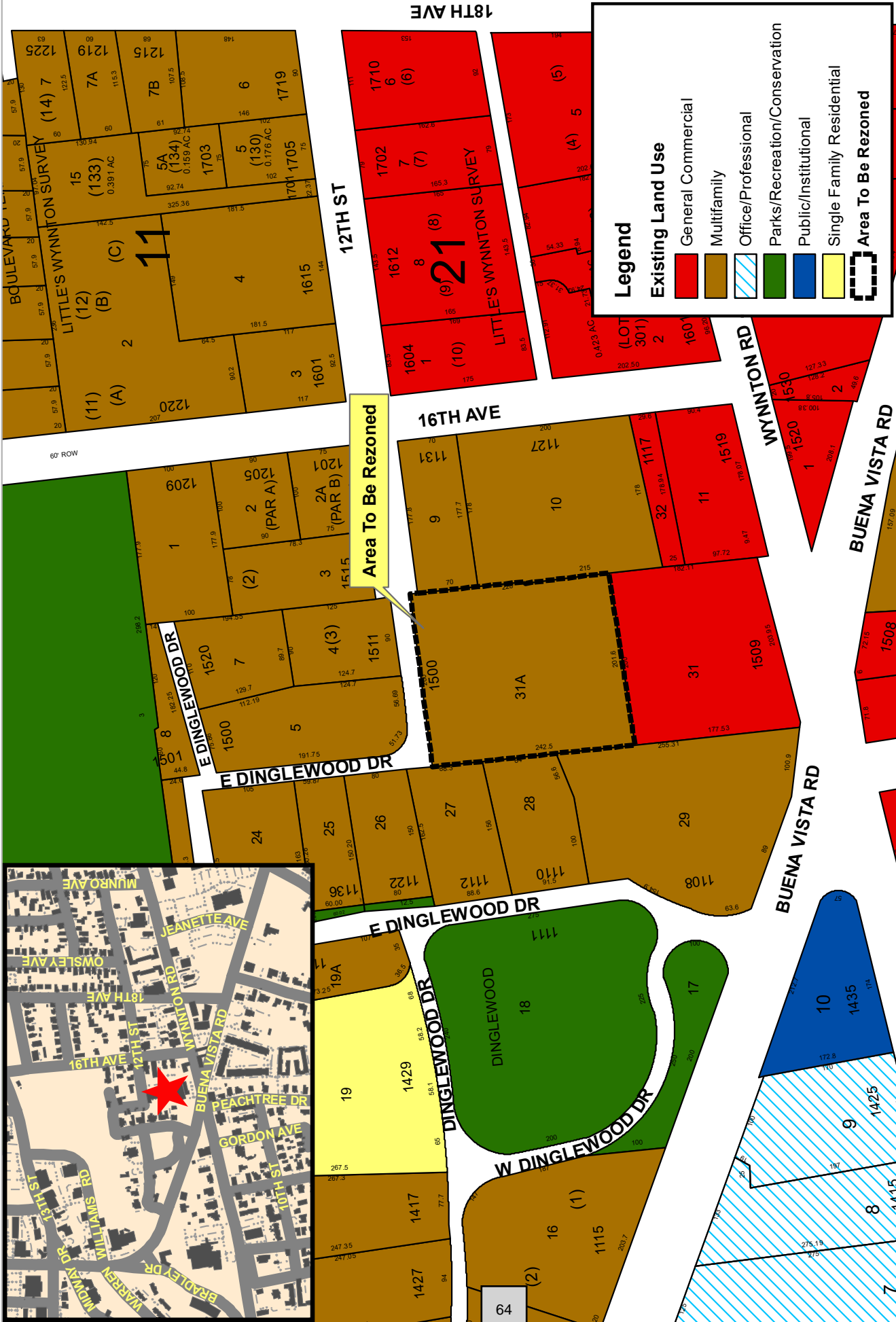
0 75 150 Feet
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 Author: David Cooper

Zoning Map for REZN 04-21-0660
 Map 026 Block 012 Lot 031A
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 4/9/2021



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Date: 4/9/2021

Existing Land Use Map for REZN 04-21-0660

Map 026 Block 012 Lot 031A

Planning Department-Planning Division

Prepared By Planning GIS Tech

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



Item #3.

File Attachments for Item:

4. 2nd Reading- REZN-04-21-0750: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **502 15th Street** (parcel # 017-029-002 & 017-029-001) from LMI (Light Manufacturing / Industrial) Zoning District to UPT (Uptown) Zoning District. (Planning Department and PAC recommend approval) (Councilor Woodson)

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 **502 15th Street** (parcel # 017-029-002 & 017-029-001) from LMI (Light Manufacturing / Industrial) Zoning District to UPT (Uptown) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended to change the property described below from LMI (Light Manufacturing / Industrial) Zoning District to UPT (Uptown) Zoning District:

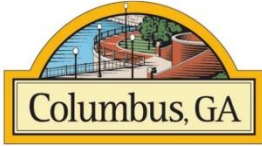
“All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, being approximately 0.357 acres, known and designated as Lot 200, as said lot appears upon a replat entitled "REPLAT OF LOTS 11, 12, 13, 14, 15, 15, 17 AND PART OF LOTS 10 & 18 ORPHANS HOME BLOCK" dated September 17, 2001, prepared by Moon, Meeks, Mason & Vinson, Inc., recorded in Plat Book 144, Page 117, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, contained with the following metes and bounds.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 8th_ day of June, 2021; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T Davis
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



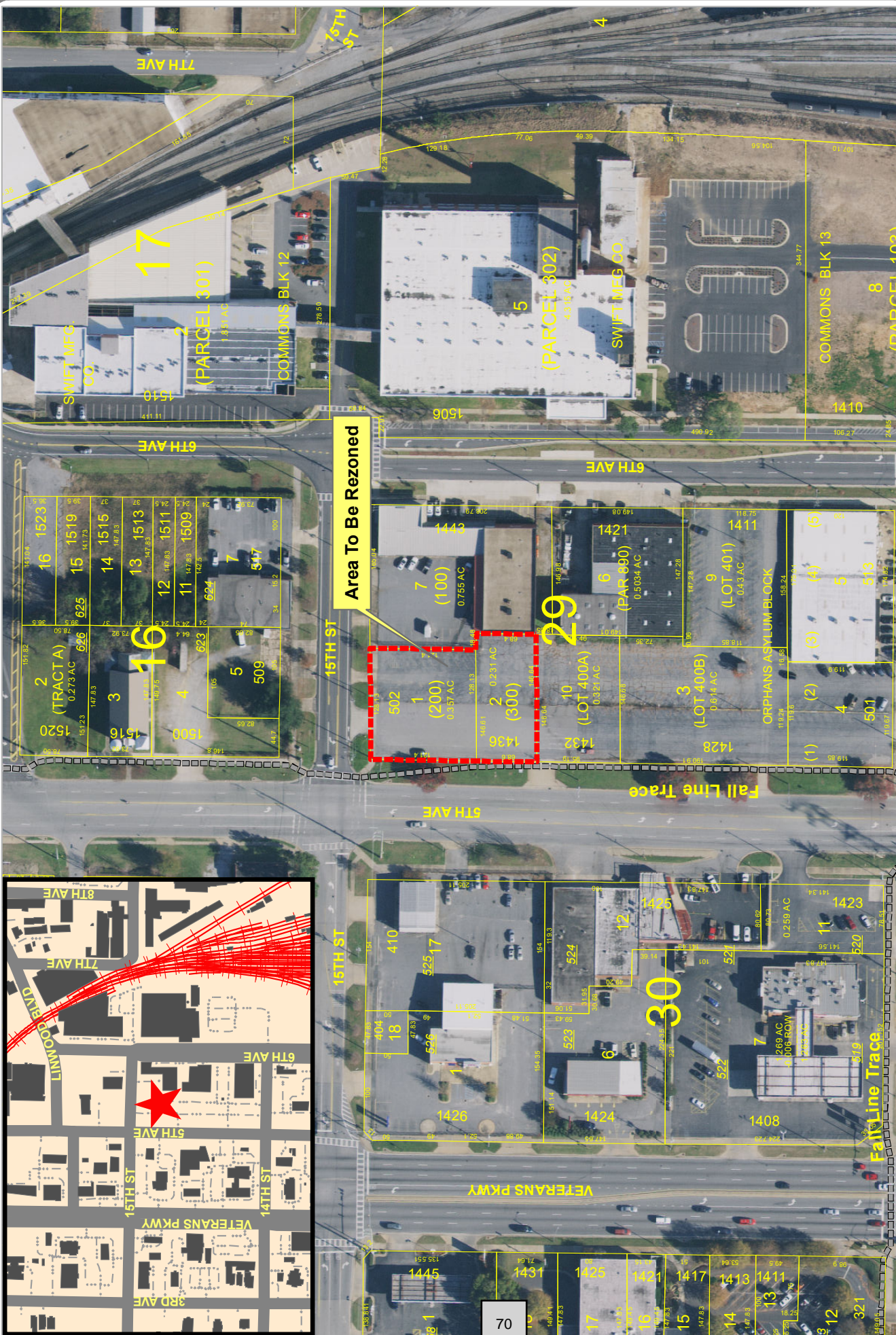
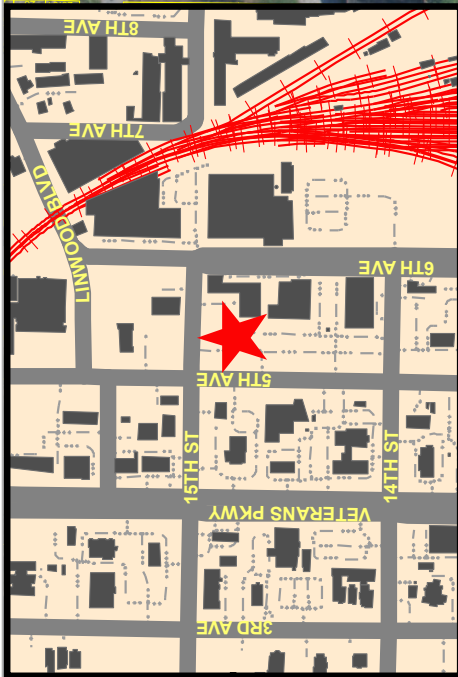
CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0750

Applicant:	Parking Lots, LLC
Owner:	Same
Location:	502 15 th Street
Parcel:	017-029-002 / 001
Acreage:	0.59 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	UPT (Uptown)
Current Use of Property:	Vacant
Proposed Use of Property:	Mixed Use / Fetch Dog Park
Council District:	District 7 (Woodson)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Mixed Use
Future Land Use Designation:	High Density Mixed Use

Compatible with Existing Land-Uses:	Yes								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Impact:	N/A								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>UPT (Uptown)</td></tr> <tr> <td>South</td><td>UPT (Uptown)</td></tr> <tr> <td>East</td><td>LMI (Light Manufacturing / Industrial)</td></tr> <tr> <td>West</td><td>UPT (Uptown)</td></tr> </table>	North	UPT (Uptown)	South	UPT (Uptown)	East	LMI (Light Manufacturing / Industrial)	West	UPT (Uptown)
North	UPT (Uptown)								
South	UPT (Uptown)								
East	LMI (Light Manufacturing / Industrial)								
West	UPT (Uptown)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Thirty-five (35) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.								
	<table> <tr> <td>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
Approval	0 Responses								
Opposition	0 Responses								
Additional Information:	Previous Text Amendment (REZN-04-21-0712) granted Private Dog Parks as a permitted use in CRD and UPT.								
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report								



Area To Be Rezoned



Date: 4/19/2021

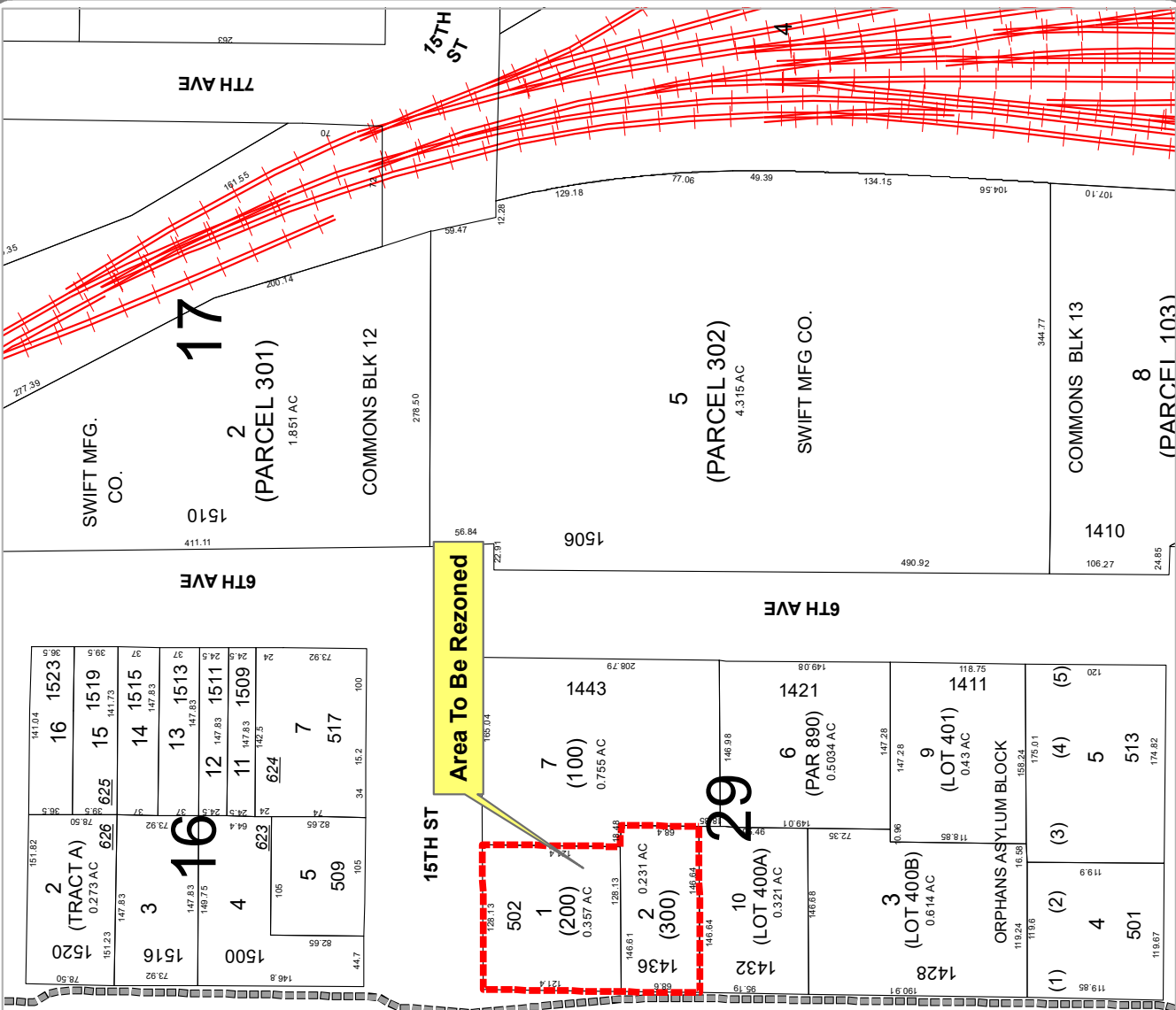
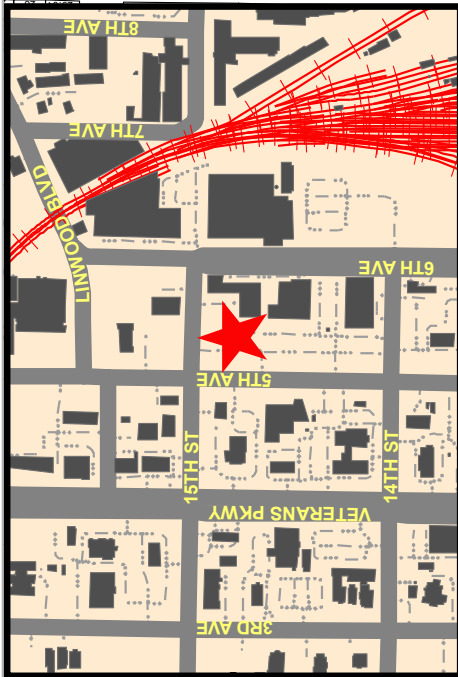
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Aerial Map for REZN 04-21-0750
Map017 Block 029 Lots 001 & 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Item #4.



Area To Be Rezoned

Item #4.



0 75 150 Feet

1 inch = 150 feet

Data Source: IT/GIS

Author: David Cooper

Location Map for REZN 04-21-0750

Map017 Block 029 Lots 001 & 002

Planning Department-Planning Division

Prepared By Planning GIS Tech

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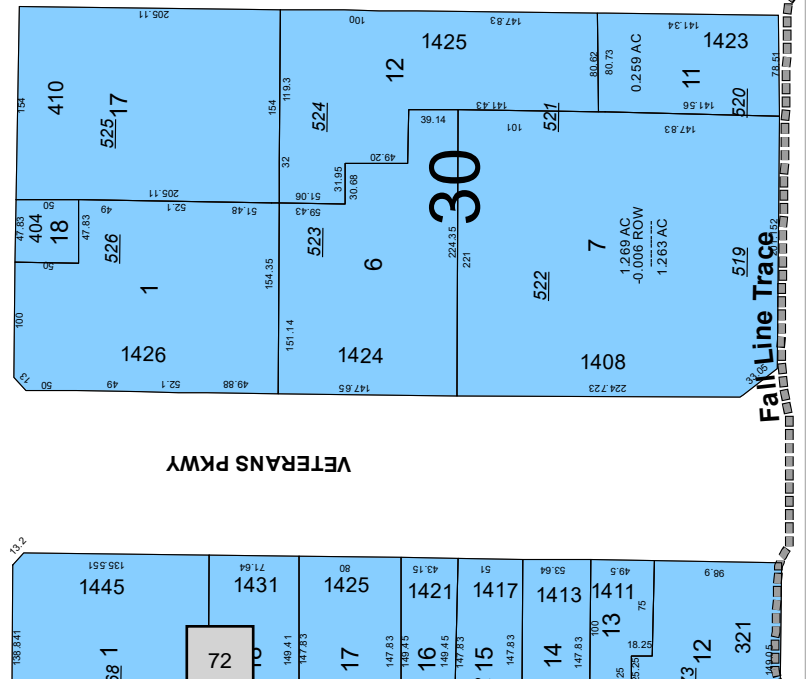
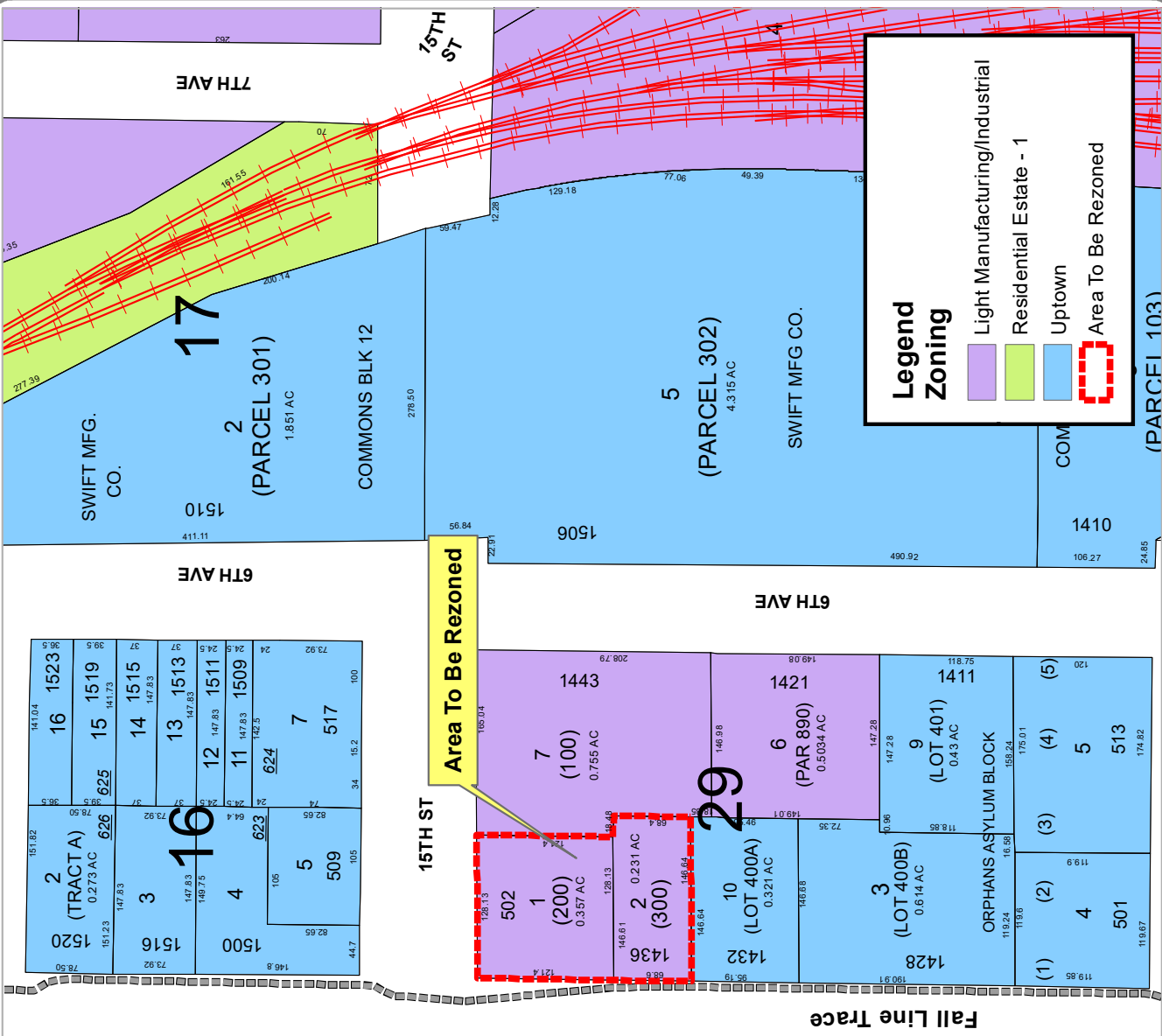
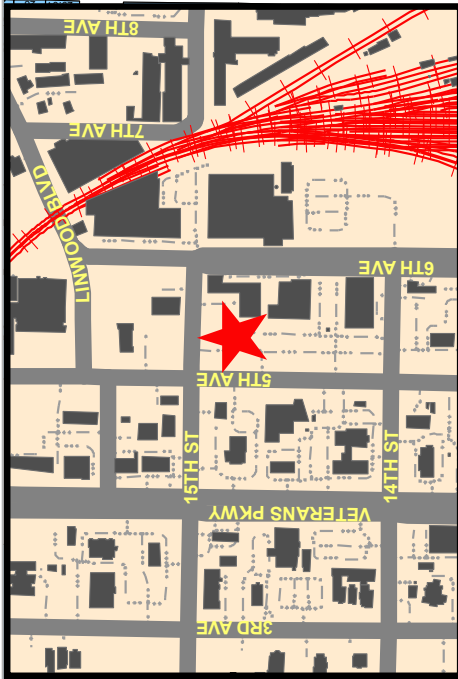
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Map information is believed to be correct but is not guaranteed.



Date: 4/19/2021



Date: 4/19/2021

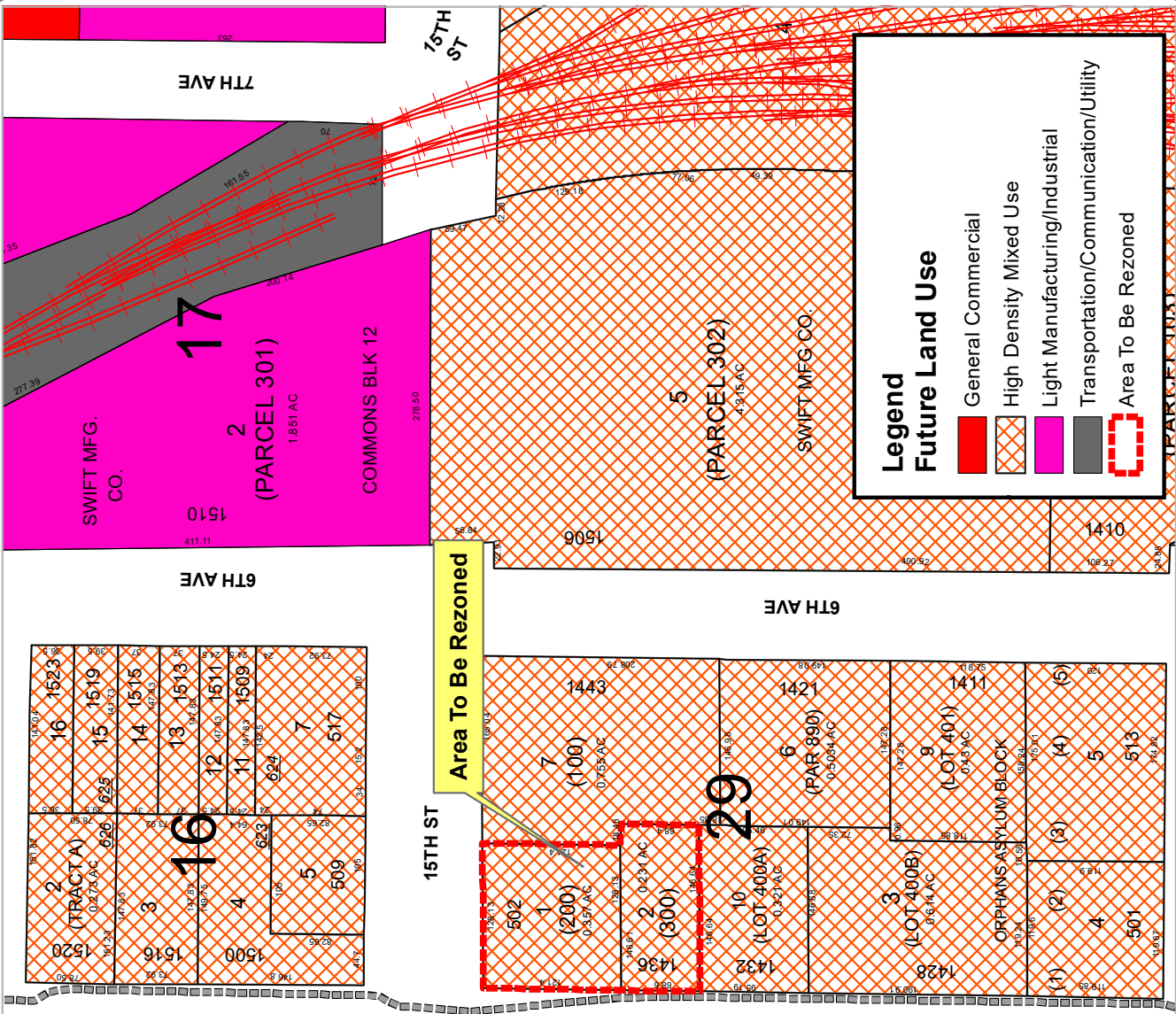
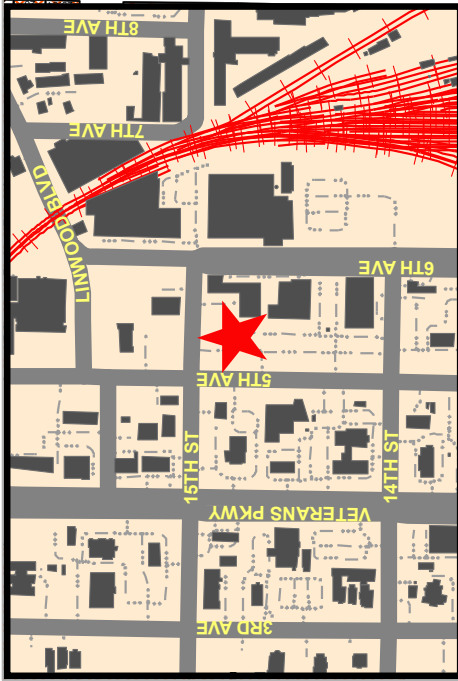
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Zoning Map for REZN 04-21-0750
Map017 Block 029 Lots 001 & 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 75 150 Feet
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Data Source: IT/GIS
Author: David Cooper



Item #4.



Area To Be Rezoned

Legend Future Land Use

- General Commercial
- High Density Mixed Use
- Light Manufacturing/Industrial
- Transportation/Communication/Utility
- Area To Be Rezoned



Date: 4/19/2021

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

Future Land Use Map for REZN 04-21-0750
Map017 Block 029 Lots 001 & 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Item #4.

File Attachments for Item:

5. 2nd Reading - An Ordinance adopting an operating and capital improvement budget for the Fiscal Year 2022 beginning July 1, 2021 and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget; and for other purposes. (Budget Review Committee) (*as amended*)

AN ORDINANCE ADOPTING AN OPERATING AND CAPITAL IMPROVEMENT BUDGET FOR THE FISCAL YEAR 2022 BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022, FOR CERTAIN FUNDS OF THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA, AND APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET; AND FOR OTHER PURPOSES.

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

SECTION 1.

The annual Operating and Capital Improvement Budget for FY22 proposed in the total amount of \$296,552,993 is approved and adopted in accordance with the Columbus Charter, Section 7-402 and outlined in Sections 2 thru 15 of this ordinance.

SECTION 2.

The General Fund Budget proposed in the amount of \$164,490,530 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for general fund purposes.

SECTION 3.

The Local Option Sales Tax Fund Budget proposed in the amount of \$41,980,603 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia for public safety and infrastructure purposes.

SECTION 4.

The Stormwater (Sewer) Fund Budget proposed in the amount of \$7,482,843 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for stormwater fund services.

SECTION 5.

The Paving Fund Budget proposed in the amount of \$16,117,840 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for street and roadway improvement purposes.

SECTION 6.

The Medical Center Fund Budget proposed in the amount of \$14,808,633 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for the annual appropriation to the Medical Center for indigent medical care.

SECTION 7.

The Integrated Waste Management Fund Budget proposed in the amount of \$13,191,200 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide solid waste management services.

SECTION 8.

The Emergency Telephone Fund Budget proposed in the amount of \$4,121,365 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the operation of the E911 Center.

SECTION 9.

The Civic Center Fund Budget proposed in the amount of \$4,089,138 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the operation of the Civic Center.

SECTION 10.

The Debt Service Fund Budget proposed in the amount of \$11,928,758 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for Debt Service purposes.

SECTION 11.

The Transportation Fund Budget proposed in the amount of \$10,727,588 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for the provision of public transportation.

SECTION 12.

The Bull Creek Budget proposed in the amount of \$1,505,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the operation of Bull Creek Golf Course.

SECTION 13.

The Oxbow Creek Budget proposed in the amount of \$521,850 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the operation of Oxbow Creek Golf Course.

SECTION 14.

The Columbus Iron Works Convention and Trade Center Budget proposed in the amount of \$2,978,592 for the Consolidated Government of Columbus, Georgia covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for the operation of the Columbus Iron Works Convention and Trade Center.

SECTION 15.

The Economic Development Authority Budget proposed in the amount of \$2,609,053 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for the provision of Economic Development activities.

SECTION 16.

The Health and Life Insurance Budget proposed in the amount of \$23,912,887 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the administration of health and life insurance.

SECTION 17.

The Risk Management Budget proposed in the amount of \$5,341,926 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the operation of risk management activities.

The Workforce Innovation and Opportunity Act (WIOA), formerly the Job Training Partnership Act (JTPA), Budget proposed in the amount of \$3,802,332 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the administration of Workforce Innovation and Opportunity Act (WIOA) activities.

SECTION 19.

The Community Development Block Grant (CDBG) Budget proposed in the amount of \$1,636,720 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide for the administration of Community Development Block Grant (CDBG) activities.

SECTION 20.

Within the overall budget limitations, authority is hereby delegated to the City Manager, or the Finance Director when acting on the authority delegated by the City Manager, to effect such intra-fund transfers of appropriation and revenue anticipation as may be deemed necessary to the effective performance and delivery of services approved herein. Under no circumstances, however, may the total budget of any Fund, except WIOA and CDBG, contained in this Ordinance be increased or decreased without Council approval. Authority is extended to the City Manager, or the Finance Director on the authority delegated by the City Manager, to conduct any carryovers necessary for the continued operation of WIOA and CDBG.

SECTION 21.

The Cost Allocation Plan for FY22, which has been filed with the Clerk of Council, is hereby approved for use during the 2022 fiscal year in a total amount of \$2,788,089.

Fund Being Charged	FY22 Charges
LOST Fund (Public Safety)	\$329,815
LOST Fund (Infrastructure)	3,403
Stormwater (Sewer) Fund	199,284
Paving Fund	649,118
Integrated Waste Management	776,688
Emergency Telephone	146,811
CDBG Fund	34,941
HOME Program Fund	12,394
Multi-Government Fund:	
Transportation Planning	8,481
Family Drug Court SAMHSA	14,237
Civic Center Fund	157,485
WIOA Fund	92,177
Transportation Fund	210,215
Trade Center Fund	97,208
Bull Creek Golf Course	44,928
Oxbow Creek Golf Course	10,905
Total Charges	\$2,788,089

SECTION 22.

The City Manager or his designee is authorized to make adjustments of cost allocation charges as be deemed appropriate.

SECTION 23.

Extend the period of emergency or war continued in Resolution No. 392-03 from July 1, 2021 to June 30, 2022.

SECTION 24.

The following position changes are hereby adopted as part of the FY22 Budget and are as follows:

NEW/RESTORED POSITIONS:

General Fund – Internal Auditor	(1) Forensic Auditor (G21)
General Fund – Finance	(1) Payroll Specialist (G16)
General Fund – Finance	(1) Financial Analyst (G19) (restored)
General Fund – Inspections & Codes	(1) Chief Inspector (G22)
General Fund – Public Works	(1) Car Shop Supervisor (G17)
General Fund – Public Works	(1) Correctional Detail Officer (PS12) (restored)
General Fund – Elections	(1) Elections Technician (G10)
General Fund – Clerk of Superior Court	(2) Deputy Clerk II (G12)
Stormwater (Sewer) Fund – Engineering	(1) Stormwater Data Inspector
Paving Fund – Engineering	(1) Project Engineer (G22)
Paving Fund – Engineering	(1) Engineering Inspector (G16)
Paving Fund – Public Works	(1) Tree Trimmer Crew Leader (G13)
Paving Fund – Public Works	(1) Equipment Operator III (G12)
Paving Fund – Public Works	(1) Equipment Operator I (G10)
Paving Fund – Public Works	(1) Administrative Assistant (G12)
Integrated Waste Fund – Public Works	(1) Maintenance Worker I (G7)
Trade Center Fund – Trade Center	(1) Director of Sales & Events (G21)
Bull Creek Fund – Bull Creek	(1) Prison Labor Foreman (G15) (effective January 1, 2022)
Oxbow Creek Fund – Oxbow Creek	(1) Assistant Superintendent (G9)

RECLASSIFIED POSITIONS:

General Fund – City Attorney	(1) Legal Administrative Assistant (G14B) to (1) Legal Administrative Assistant (G14C)
General Fund – City Attorney	(1) Paralegal (G15B) to (1) Paralegal (G15C)
General Fund – City Manager	(1) Executive Assistant (G14) to

	(1) Chief of Staff (G20)
General Fund – Finance	(1) Senior Accountant (G19) to (1) Senior Accountant (G20)
General Fund – Finance	(1) Tax Supervisor (G18) to (1) Licensing & Tax Supervisor (G19)
General Fund – Finance	(2) Customer Service Representative (G9) to (2) Licensing & Tax Clerk (G12)
General Fund – Finance	(1) Senior Customer Service Representative (G10) to (1) Senior Licensing & Tax Clerk (G13)
General Fund – Finance	(3) Budget & Management Analyst (G17) to (3) Budget & Management Analyst (G19)
General Fund – Human Resources	(1) HR Technician (G12) to (1) HR Technician (G14)
General Fund – Planning	(1) Planning Manager (G22C) to (1) Planning Manager (G22F)
General Fund – Public Works	(1) Fleet Maintenance Technician II (G12) to (1) Administrative Technician (G12) (Title Change Only)
General Fund – Public Works	(1) Assistant Fleet Manager (G19E) to (1) Financial Operations Administrator (G20E)
General Fund – Cooperative Extension	(1) City Extension Agent 4-H Supplement Increase from 13,989 to 14,406
General Fund – Cooperative Extension	(1) Program Assistant 4-H Supplement Increase from 17,289 to 17,808
General Fund – Cooperative Extension	(1) City Extension Agent Supplement Increase from 13,008 to 13,399
General Fund – Cooperative Extension	(1) Cooperative Extension Secretary Supplement Increase from 14,019 to 14,440
General Fund – Elections	(1) Elections Technician II (G13) to (1) Elections & Operations Manager (G17)
General Fund – Police	(1) Criminal Records Technician (G10) to (1) Open Records Compliance Coordinator (G14)
General Fund – Police	(1) Criminal Records Technician (G10) to (1) Administrative Secretary (G10) (Title Change Only)
General Fund – Fire/EMS	(2) Administrative Secretary (G10) to (2) Fire Payroll Technician (G12)
General Fund – Fire/EMS	(1) EMA Planner (PS17) to (1) EMA Planner (PS20)
General Fund – Fire/EMS	(1) Fire Lieutenant (PS18) to (1) Logistics Captain Emergency Apparatus Coordinator (PS20)

General Fund – MCP	(1) Correctional Officer (PS12) to (1) Sergeant (PS18)
General Fund – Clerk of Superior Court	(2) PT Deputy Clerk I (G10) to (1) FT Deputy Clerk (G10)
General Fund – Probate Court	(1) Senior Deputy Clerk (G14B) to (1) License Clerk Supervisor (G15B)
General Fund – Sheriff	(2) Administrative Secretary (G10) to (2) Deputy Clerk II (G12)
General Fund – Sheriff	(2) Judicial Administrative Technician II (G10) to (2) Deputy Clerk II (G12)
General Fund – Sheriff	(2) Administrative Clerk II (G10) to (2) Deputy Clerk II (G12)
General Fund – Sheriff	(1) Administrative Assistant (G12D) to (1) Administrative Assistant (G12E)
General Fund – Sheriff	(1) Accounting Technician (G12B) to (1) Accounting Technician (G12D)
General Fund – Sheriff	(1) Sergeant (PS18) to (1) Lieutenant (PS20)
General Fund – Sheriff	(1) Health Services Administrator (G21) to (1) License Clinical Social Worker/License Practicing Counselor (G20)
General Fund – Tax Commissioner	(12) Tax Clerk I (G10) to (12) Tax Clerk I (G12)
General Fund – Tax Commissioner	(7) Tax Clerk II (G11) to (7) Tax Clerk II (G13)
General Fund – Tax Commissioner	(1) Tax Specialist (G16) to (1) Financial Analyst (G19)
General Fund – Tax Commissioner	(1) Chief Deputy Tax Commissioner (G21D) to (1) Chief Deputy Tax Commissioner (G23B)
General Fund – Coroner	(1) Administrative Assistant (G12B) to (1) Administrative Assistant (G14A)
Stormwater (Sewer) Fund – Public Works	(1) Rainwater Division Manager (G21D) to (1) Rainwater Division Manager (G23C)
Stormwater (Sewer) Fund – Public Works	(1) Maintenance Worker I (G7) to (1) Public Works Crew Leader (G12)
Stormwater (Sewer) Fund – Public Works	(2) Heavy Equipment Supervisor (G15) to (2) Heavy Equipment Supervisor (G17)
Stormwater (Sewer) Fund – Public Works	(1) Correctional Detail Supervisor (PS15) to (1) Correctional Detail Supervisor (PS16)
Paving Fund – Public Works	(1) Equipment Operator III (G12) to (1) Senior Heavy Equipment Operator (G14)
Paving Fund – Public Works	(1) Contract Inspector (G14) to (1) Contract Inspector (G16)

Paving Fund – Public Works	(1) Equipment Operator III (G12) to (1) Urban Forestry Supervisor (G15)
Paving Fund – Public Works	(4) Public Works Crew Leader (G12) to (4) Heavy Equipment Crew Leader (G13)
Paving Fund – Public Works	(5) Equipment Operator III (G12) to (5) Heavy Equipment Crew Leader (G13)
Integrated Waste Fund – Public Works	(1) Assistant Public Works Director (G24) to (1) Integrated Waste Manager (G24) (Title Change Only)
Integrated Waste Fund – Public Works	(1) Waste Equipment Operator (G12) to (1) Administrative Technician (G12) (Title Change Only)
Integrated Waste Fund – Public Works	(1) Waste Equipment Operator (G12) to (1) Environmental Compliance Officer (G13)
Integrated Waste Fund – Public Works	(1) Waste Collection Worker (G8) to (1) Inventory Control Technician (G10)
Integrated Waste Fund – Public Works	(1) Recycling Truck Driver (G12) to (1) Environmental Compliance Officer (G13)
Integrated Waste Fund – Public Works	(1) Recycling Truck Driver (G12) to (1) Mobility Technician (G14)
Integrated Waste Fund – Public Works	(1) Waste Disposal Manager (G21) to (1) Waste Disposal and Recycling Manager (G23)
Integrated Waste Fund – Public Works	(1) Waste Equipment Operator (G12) to (1) Maintenance Worker I (G7)
Integrated Waste Fund – Public Works	(1) Recycling Truck Driver (G12) to (1) Environmental Compliance Officer (G13)
CDBG Fund – Community Reinvestment	(1) PT Real Estate Specialist (G17) to (1) FT Real Estate Specialist (G17)
WIOA Fund – Workforce Investment	(1) Accounting Clerk (G10E) to (1) Accounting Clerk (G10G)
WIOA Fund – Workforce Investment	(1) Finance Manager (G17D) to (1) Finance Manager (G17I)
WIOA Fund – Workforce Investment	(1) Program Monitor (G16B) to (1) Program Monitor (G16D)
WIOA Fund – Workforce Investment	(1) Administrative Assistant (G12E) to (1) Administrative Assistant (G12G)
WIOA Fund – Workforce Investment	(1) Program Specialist II (G17C) to (1) Program Specialist II (G17E)
WIOA Fund – Workforce Investment	(1) Program Specialist II (G17A) to (1) Program Specialist II (G17C)

WIOA Fund – Workforce Investment	(1) Administrative Technician (G12B) to (1) Administrative Technician (G12D)
WIOA Fund – Workforce Investment	(1) Assistant WIOA Director (G21B) to (1) Assistant WIOA Director (G21E)
WIOA Fund – Workforce Investment	(3) Program Specialist I (G16A) to (3) Program Specialist I (G16C)
WIOA Fund – Workforce Investment	(1) Data Control Supervisor (G17B) to (1) Data Control Supervisor (G17D)
WIOA Fund – Workforce Investment	(1) Summer Youth Counselor (G10A) to (1) Summer Youth Counselor (G10C)
Trade Center Fund – Trade Center	(1) Conference Facilitator (G16) to (1) Marketing Coordinator (G19)
Trade Center Fund – Trade Center	(1) Conference Facilitator (G16) to (1) Event Services Coordinator (G19)
Trade Center Fund – Trade Center	(1) Assistant Trade Center Director (G21D) to (1) Assistant Trade Center Director (G23C)
Trade Center Fund – Trade Center	(1) Facilities Engineer (G23) to (1) Facilities Maintenance Manager (G17)
Civic Center Fund – Civic Center	(1) Operations Manager (G20J) to (1) Operations Manager (G20K)
Civic Center Fund – Civic Center	(1) Finance Manager (G17D) to (1) Finance Manager (G17F)
Civic Center Fund – Civic Center	(1) Ticketing Operations Manager (G17E) to (1) Ticketing Operations Manager (G17F)
Civic Center Fund – Civic Center	(1) Administrative Secretary (G10) to (1) Administrative Assistant (G12)
Civic Center Fund – Civic Center	(1) Food & Beverage Coordinator (G15) to (1) Food & Beverage Coordinator (G17)

DELETED POSITIONS:

General Fund – Public Works	(1) Fleet Maintenance Tech I (G10)
General Fund – Public Works	(1) Fleet Maintenance Tech III (G14)
General Fund – Sheriff	(1) PT Administrative Secretary (G10)
Stormwater (Sewer) Fund – Public Works	(1) Maintenance Worker I (G7)
Stormwater (Sewer) Fund – Public Works	(1) Equipment Operator I (G10)
Paving Fund – Public Works	(2) Maintenance Worker I (G7)
CDBG Fund – Community Reinvestment	(1) PT Administrative Clerk (G10)
Trade Center Fund – Trade Center	(1) Administrative Clerk (G9)
Trade Center Fund – Trade Center	(1) Event Attendant I PT (G8)
Trade Center Fund – Trade Center	(1) Administrative Secretary (G10)

TRANSFERS:

To: Paving Fund	
From: Integrated Waste Fund	(1) Assistant Public Works Director (G24)
To: OLOST, From: General Fund	(14) Firefighters (PS14), FY22 ONLY
Continuation from FY14 – FY21	(10) Police Officers (PS14), FY22 ONLY

SECTION 25.

The Columbus Consolidated Government Pay Plan for Salary and Wages is hereby adopted as part of the FY22 Budget and is incorporated herein by Attachment A. Effective July 1, 2021, a 2.0% Cost of Living Adjustment for all classified full-time and part-time positions is hereby adopted. Effective July 1, 2021, retirees will receive a 1.0% Cost of Living Adjustment. Effective July 1, 2021, 25 Executive Management and Director-level positions will receive a pay adjustment in accordance with the Executive Management Compensation Adjustment Plan presented herein.

SECTION 26.

Other 2009 Local Option Sales Tax Pay Supplement of \$3,121 for all sworn personnel in all Public Safety departments, Public Works, Parks & Recreation, and METRA departments effective July 1, 2009, distributed in equal payments over 26 bi-weekly pay periods, will remain in effect for FY22. This supplement excludes elected officials.

SECTION 27.

The Columbus Police Department's Additional Retention Pay Plan will be implemented effective July 1, 2021. All sworn personnel within the Police Department will receive an additional \$2,000 annual Other Local Option Sales Tax Fund pay supplement distributed in equal payments over 26 bi-weekly pay periods.

SECTION 28.

The Pay Plan adopted by Columbus Ordinance No. 06-40 amended by Ordinance No. 06-87 defined a sign-on bonus for sworn public safety officers effective June 30, 2006 for five years. The sign-on bonus of \$2,000 shall be extended for FY2022 for the Police Department, the Fire Department, and the Muscogee County Prison ONLY.

SECTION 29.

The Columbus Police Department Recruitment and Retention Plan adopted by Columbus Ordinance No. 16-17 then amended by Ordinance No. 18-21 shall be continued for FY2022 for the Columbus Police Department. Sixteen (16) Police Officer positions shall remain unfunded, until expressly approved by Council, in order to fund the implementation and continued cost of the Columbus Police Department Recruitment and Retention Plan.

SECTION 30.

The Columbus Police Department Pay Reform Plan adopted by Columbus Ordinance No. 15-24 first amended by Ordinance 18-21 then amended by Ordinance No. 19-027 shall be continued for FY2022 for the Columbus Police Department. Five (5) Police Officer positions shall remain unfunded, until expressly approved by Council, in order to fund the implementation and continued cost of the Columbus Police Department Pay Reform Plan.

SECTION 31.

The Sheriff's Office Pay Reform Longevity Plan adopted by Columbus Ordinance No. 17-24 then amended by Ordinance No. 20-018 which included the following: Effective July 1, 2020, the anniversary pay adjustment for pay reform years 5 thru 30 was established at an annual rate of \$3,500 for Deputy Sheriff (PS14) positions only. Three (3) Deputy Sheriff positions were deleted in order to fund the implementation

and continued cost of the increased pay adjustments to pay reform years 5 thru 30. No retroactive pay ref adjustments for years 5 thru 30 were given. Therefore, the original pay reform plan established with Ordinance No. 17-24 and the amended pay reform plan established with Ordinance No. 20-018 shall be continued in FY2022 for the Muscogee County Sheriff’s Office.

SECTION 32.

The Sheriff’s Office Recruitment and Retention Plan adopted by Columbus Ordinance No. 18-21 shall be continued in FY2022 for the Muscogee County Sheriff’s Office.

SECTION 33.

Section 25 of Ordinance No. 19-027 provided a 2.5% pay increase to 54 Sheriff Office positions which included 34 Sergeants (PS18), 4 Captains (PS20), and 16 Lieutenants (PS22). Two (2) Correctional Officer positions shall remain unfunded, until expressly approved by Council, in order to fund the implementation and continued cost of the increased pay adjustments for the aforementioned positions.

SECTION 34.

The Pay Plan adopted by Columbus Ordinance No. 06-40 first amended by Ordinance No. 06-87 then subsequently amended by Ordinance No. 07-21, Ordinance No. 07-30, and Ordinance No. 17-24 defined a paramedic certification pay supplement for EMS-Lieutenant, Firefighter-Medic, and Paramedic classifications while assigned and actively working as providers of emergency medical services, as verified by the Chief of the Department of Fire and Emergency Medical Services. Said annual supplement of \$6,000 shall be continued in FY2022 for all authorized personnel.

SECTION 35.

Columbus Ordinance No. 17-24, Section 25 authorized the Fire and EMS Department to reclassify and restrict Thirty-Six (36) Fire Medic (PS14) positions to Fire Medic (PS15) positions. Notwithstanding Section 25 of Ordinance No. 17-24, the authorization contained in Ordinance No. 19-044 thereby amended Ordinance No. 17-24 by removing the restriction of 36 positions and provided for the Fire and EMS Department to administratively restrict the number of Fire Medic (PS15) positions to 50. Said administrative reclassifications shall be continued for FY2022 for all authorized personnel.

SECTION 36.

The Fire/EMS Department’s Pay Reform Longevity Plan will be implemented effective July 1, 2021. Initial years of service will be calculated on July 1, 2021, and base pay will be adjusted based on the closest years of service completed by each sworn officer within the Fire/EMS Department. Subsequent additions will be processed upon the appropriate anniversary date based on the chart below:

After Years of Service	Addition to Base Pay on Anniversary Date	Bi-Weekly Adjustment
3	\$ 1,000	\$ 38.46
5	\$ 1,300	\$ 50.00
7	\$ 1,500	\$ 57.69
10	\$ 1,500	\$ 57.69
15	\$ 1,500	\$ 57.69
20	\$ 1,500	\$ 57.69
25	\$ 1,500	\$ 57.69
30	\$ 1,500	\$ 57.69

SECTION 37.

The Fire/EMS Department’s Specialty Certification Pay Plan will be implemented effective July 1,

2021 for sworn personnel serving on special operations teams in the Fire/EMS Department. Sworn personnel in the Fire/EMS Department that have received specialty training and/or national professional qualification certification will be eligible to receive to \$25 per certification per pay period with a maximum of \$100 per pay period. Qualifying certifications include rescue diver, hazardous material technician, swift water rescue, and technical rescue certifications. Sworn personnel must maintain the certifications and remain on the special operations teams to qualify for the additional certification pay.

SECTION 38.

The Muscogee County Prison’s Recruitment and Retention Plan will be implemented effective July 1, 2021. All Muscogee County Prison Correctional Officers without a degree who are currently at Grade 12, Grade 13, or Grade 14 Step A or Step B will have their base pay moved to Step C. All Muscogee County Prison Correctional Officers with a degree who are currently at Grade 12, Grade 13, or Grade 14 Step B or Step C will have their base pay moved to Step D. All new Correctional Officers hired after July 1, 2021 who has not obtained an Associates, Bachelors, or Masters degree will be hired with a base pay of Grade 12 Step C. All new Correctional Officers hired after July 1, 2021 who has obtained an Associates, Bachelors, or Masters degree will be hired with a base pay of Grade 12 Step D.

SECTION 39.

The Muscogee County Prison’s Pay Reform Longevity Plan will be implemented effective July 1, 2021. Initial years of service will be calculated on July 1, 2021, and base pay will be adjusted based on the closest years of service completed by each sworn officer within the Muscogee County Prison. Subsequent additions will be processed upon the appropriate anniversary date based on the chart below:

After Years of Service	Addition to Base Pay on Anniversary Date	Bi-Weekly Adjustment
3	\$ 1,000	\$ 38.46
5	\$ 1,300	\$ 50.00
7	\$ 1,500	\$ 57.69
10	\$ 1,500	\$ 57.69
15	\$ 1,500	\$ 57.69
20	\$ 1,500	\$ 57.69
25	\$ 1,500	\$ 57.69
30	\$ 1,500	\$ 57.69

SECTION 40.

All positions that are un-funded as of or before FY2017 are hereby deleted as part of the FY2022 budget. All positions that remain un-funded for five (5) consecutive fiscal years will be deleted after the fifth year unless a funding source is expressly identified. Effective July 1, 2021 the following un-funded positions will be removed as authorized positions from the following departments/offices:

Fund	Position Title	Position Number
GENERAL FUND		
Inspections and Codes	(1) Traffic Sign Construction Specialist	POS# 24021000605

SECTION 36.

Health Plan Premiums – Effective January 1, 2022

Silver Plan (Active Employees)	2022 Bi-Weekly Wellness	2022 Bi-Weekly Non-Wellness	Gold Plan (Active Employees)	2022 Bi-Weekly Wellness	2022 Bi-Weekly Non-Wellness
Single	\$73.03	\$82.02	Single	\$104.65	\$117.53
Employee + Spouse	\$137.29	\$154.19	Employee + Spouse	\$196.74	\$220.95

Employee + Child(ren)	\$127.82	\$143.54	Employee + Child(ren)	\$183.16	\$205.69
Family	\$202.31	\$227.21	Family	\$289.90	\$325.56

Item #5.

Silver Plan (Pre-65 Retirees)	2022 Monthly Cost Wellness	Gold Plan (Pre-65 Retirees)	2022 Monthly Cost Wellness
Single	\$263.72	Single	\$332.23
Retiree + Spouse	\$761.84	Retiree + Spouse	\$895.05
Retiree + Child(ren)	\$688.41	Retiree + Child(ren)	\$812.06
Family	\$1,265.79	Family	\$1,464.43

*Effective with the plan year beginning January 1, 2022, any “working spouse” shall be eligible for coverage in the Columbus Consolidated Government **Employee/Retiree Self Funded Medical Benefit Plan** conditioned upon payment of a monthly surcharge of \$356.98. Working spouse shall mean spouses of employees and non-Medicare retirees who have access to health care coverage provided by their employer. Effective with the plan year beginning January 1, 2022, a tobacco surcharge shall apply to all employees and Pre-65 retirees who are tobacco users at the rate of \$75 per month or \$34.62 bi-weekly.

SECTION 37.

All requests for funding from the Columbus Consolidated Government for new facilities and systems will be supported by a tentative operating and business plan for such facility or system which shall be presented to, reviewed by and approved by Columbus Council before such project is approved for funding in this budget.

SECTION 38.

All requests for funding by agencies, boards, authorities, departments, or elected offices receiving grants or operating appropriations from the Columbus Consolidated Government must be made to Columbus Council during the annual budget process unless such request is pursuant to Ordinance No. 13-39. Nothing herein shall prevent the Mayor, City Manager or Finance Director from recommending mid-year budget amendments to the Council. Due to the COVID-19 emergency, the Budget Review Committee may evaluate requests for funding throughout the fiscal year. In emergency situations, the Mayor, City Manager or Finance Director may also recommend to Council additional funding outside the budget process for various departments, agencies, boards, authorities or other entities associated with the city.

SECTION 39.

Salary savings is the amount of salary expense saved when a position is vacant or filled at a lower salary level than the budgeted level. All salary savings achieved in FY2022 by any Department or Elected Office, of the Columbus, Georgia Consolidated Government or any Board, Commission and/or Authority created by the Columbus Council shall only be used to replenish fund balance reserves. Use of salary savings is hereby restricted for any other purpose unless expressly approved by Council.

SECTION 40.

The minimum budget requirements set forth in O.C.G.A. Title 36, Chapter 81, are hereby adopted.

SECTION 41.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 8th day of June, 2021; introduced a second time at a regular meeting held on the 15th day of June, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____ .
Councilor Barnes voting _____ .

Councilor Crabb voting_____.

Councilor Davis voting_____.

Councilor Garrett voting_____.

Councilor House voting_____.

Councilor Huff voting_____.

Councilor Thomas voting_____.

Councilor Tucker voting_____.

Councilor Woodson voting_____.

Sandra T. Davis, Clerk of Council

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

ATTACHMENT “A”

COLUMBUS CONSOLIDATED GOVERNMENT

PAY PLAN

FOR FY2022

UGA Annual Pay Plan - Effective July 01, 2021 - With Pension Contributions

Grade	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Grade
1	\$19,332.75	\$19,816.07	\$20,311.48	\$20,819.25	\$21,339.74	\$21,873.24	\$22,420.07	\$22,980.57	\$23,555.08	\$24,143.96	\$24,747.56	\$25,366.24	\$26,000.40	\$26,650.41	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	1
2	\$20,311.48	\$20,819.25	\$21,339.74	\$21,873.24	\$22,420.07	\$22,980.57	\$23,555.08	\$24,143.96	\$24,747.56	\$25,366.24	\$26,000.40	\$26,650.41	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	2
3	\$21,339.74	\$21,873.24	\$22,420.07	\$22,980.57	\$23,555.08	\$24,143.96	\$24,747.56	\$25,366.24	\$26,000.40	\$26,650.41	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	3
4	\$22,420.07	\$22,980.57	\$23,555.08	\$24,143.96	\$24,747.56	\$25,366.24	\$26,000.40	\$26,650.41	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	4
5	\$23,555.08	\$24,143.96	\$24,747.56	\$25,366.24	\$26,000.40	\$26,650.41	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	5
6	\$24,747.56	\$25,366.24	\$26,000.40	\$26,650.41	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.75	6
7	\$26,000.40	\$26,650.41	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	7
8	\$27,316.68	\$27,999.60	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.70	8
9	\$28,699.57	\$29,417.07	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	9
10	\$30,152.50	\$30,906.32	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	10
11	\$31,678.97	\$32,470.94	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	11
12	\$33,282.71	\$34,114.78	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	12
13	\$34,967.65	\$35,841.84	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	13
14	\$36,737.89	\$37,656.34	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	\$55,901.04	\$57,298.57	14
15	\$38,597.74	\$39,562.69	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	\$55,901.04	\$57,298.57	\$58,731.03	\$60,199.31	15
16	\$40,551.76	\$41,565.55	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	\$55,901.04	\$57,298.57	\$58,731.03	\$60,199.31	\$61,704.30	\$63,246.91	16
17	\$42,604.68	\$43,669.81	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	\$55,901.04	\$57,298.57	\$58,731.03	\$60,199.31	\$61,704.30	\$63,246.91	\$64,828.08	\$66,448.77	17
18	\$44,761.55	\$45,880.58	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	\$55,901.04	\$57,298.57	\$58,731.03	\$60,199.31	\$61,704.30	\$63,246.91	\$64,828.08	\$66,448.77	\$68,109.99	\$69,812.74	18
19	\$47,027.60	\$48,203.30	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	\$55,901.04	\$57,298.57	\$58,731.03	\$60,199.31	\$61,704.30	\$63,246.91	\$64,828.08	\$66,448.77	\$68,109.99	\$69,812.75	\$71,558.06	\$73,347.01	19
20	\$49,408.38	\$50,643.59	\$51,909.68	\$53,207.42	\$54,537.60	\$55,901.04	\$57,298.57	\$58,731.03	\$60,199.31	\$61,704.30	\$63,246.91	\$64,828.08	\$66,448.77	\$68,109.99	\$69,812.75	\$71,558.06	\$73,347.02	\$75,180.68	\$77,060.20	20
21	\$54,537.60	\$55,901.04	\$57,298.57	\$58,731.03	\$60,199.31	\$61,704.30	\$63,246.91	\$64,828.08	\$66,448.77	\$68,109.99	\$69,812.75	\$71,558.06	\$73,347.02	\$75,180.68	\$77,060.22	\$78,986.71	\$80,961.38	\$82,985.42	\$85,060.05	21
22	\$60,199.31	\$61,704.30	\$63,246.91	\$64,828.08	\$66,448.77	\$68,109.99	\$69,812.75	\$71,558.06	\$73,347.02	\$75,180.68	\$77,060.22	\$78,986.71	\$80,961.38	\$82,985.42	\$85,060.05	\$87,186.55	\$89,366.20	\$91,600.36	\$93,890.38	22
23	\$66,448.77	\$68,109.99	\$69,812.75	\$71,558.06	\$73,347.02	\$75,180.68	\$77,060.22	\$78,986.71	\$80,961.38	\$82,985.42	\$85,060.05	\$87,186.55	\$89,366.20	\$91,600.36	\$93,890.38	\$96,237.63	\$98,643.57	\$101,109.67	\$103,637.41	23
24	\$73,347.02	\$75,180.68	\$77,060.22	\$78,986.71	\$80,961.38	\$82,985.41	\$85,060.05	\$87,186.55	\$89,366.20	\$91,600.36	\$93,890.38	\$96,237.63	\$98,643.57	\$101,109.67	\$103,637.40	\$106,228.34	\$108,884.04	\$111,606.16	\$114,396.31	24
25	\$80,961.38	\$82,985.41	\$85,060.05	\$87,186.55	\$89,366.20	\$91,600.36	\$93,890.38	\$96,237.63	\$98,643.57	\$101,109.67	\$103,637.40	\$106,228.34	\$108,884.04	\$111,606.16	\$114,396.31	\$117,256.21	\$120,187.62	\$123,192.31	\$126,272.12	25
26	\$89,366.20	\$91,600.36	\$93,890.38	\$96,237.63	\$98,643.57	\$101,109.67	\$103,637.40	\$106,228.34	\$108,884.04	\$111,606.16	\$114,396.31	\$117,256.21	\$120,187.62	\$123,192.31	\$126,272.12	\$129,428.92	\$132,664.64	\$135,981.26	\$139,380.79	26
27	\$98,643.57	\$101,109.67	\$103,637.40	\$106,228.34	\$108,884.04	\$111,606.16	\$114,396.31	\$117,256.21	\$120,187.62	\$123,192.31	\$126,272.12	\$129,428.92	\$132,664.64	\$135,981.26	\$139,380.79	\$142,865.31	\$146,436.94	\$150,097.86	\$153,850.32	27
28	\$114,396.31	\$117,256.21	\$120,187.62	\$123,192.31	\$126,272.12	\$129,428.92	\$132,664.64	\$135,981.26	\$139,380.79	\$142,865.31	\$146,436.94	\$150,097.86	\$153,850.32	\$157,696.58	\$161,638.98	\$165,679.96	\$169,821.97	\$174,067.51	\$178,419.19	28
29	\$139,380.79	\$142,865.31	\$146,436.94	\$150,097.86	\$153,850.32	\$157,696.58	\$161,638.98	\$165,679.96	\$169,821.97	\$174,067.51	\$178,419.19	\$182,879.68	\$187,451.67	\$192,137.96	\$196,941.42	\$201,864.95	\$206,911.58	\$212,084.36	\$217,386.47	29

move pay plan includes:

% Pay adjustment as of July 01, 2021 (COLA)

UGA Annual Pay Plan - Effective July 01, 2021 - Without Pension Contributions

Grade	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Grade
1	\$18,582.04	\$19,046.59	\$19,522.76	\$20,010.83	\$20,511.09	\$21,023.87	\$21,549.47	\$22,088.21	\$22,640.41	\$23,206.42	\$23,786.58	\$24,381.25	\$24,990.77	\$25,615.54	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	1
2	\$19,522.76	\$20,010.83	\$20,511.09	\$21,023.87	\$21,549.47	\$22,088.21	\$22,640.41	\$23,206.42	\$23,786.58	\$24,381.25	\$24,990.77	\$25,615.54	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.84	2
3	\$20,511.09	\$21,023.87	\$21,549.47	\$22,088.21	\$22,640.41	\$23,206.42	\$23,786.58	\$24,381.25	\$24,990.77	\$25,615.54	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	3
4	\$21,549.47	\$22,088.21	\$22,640.41	\$23,206.42	\$23,786.58	\$24,381.25	\$24,990.77	\$25,615.54	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.82	4
5	\$22,640.41	\$23,206.42	\$23,786.58	\$24,381.25	\$24,990.77	\$25,615.54	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	5
6	\$23,786.58	\$24,381.25	\$24,990.77	\$25,615.54	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.95	6
7	\$24,990.77	\$25,615.54	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	7
8	\$26,255.93	\$26,912.33	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	8
9	\$27,585.13	\$28,274.77	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.40	9
10	\$28,981.64	\$29,706.19	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.46	10
11	\$30,448.83	\$31,210.05	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.78	11
12	\$31,990.31	\$32,790.06	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	12
13	\$33,609.81	\$34,450.06	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.85	13
14	\$35,311.31	\$36,194.10	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.84	\$53,730.33	\$55,073.59	14
15	\$37,098.94	\$38,026.42	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.84	\$53,730.33	\$55,073.60	\$56,450.44	\$57,861.70	15
16	\$38,977.09	\$39,951.52	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.84	\$53,730.33	\$55,073.60	\$56,450.44	\$57,861.70	\$59,308.24	\$60,790.95	16
17	\$40,950.30	\$41,974.06	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.84	\$53,730.33	\$55,073.60	\$56,450.44	\$57,861.70	\$59,308.24	\$60,790.95	\$62,310.72	\$63,868.49	17
18	\$43,023.41	\$44,098.99	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.84	\$53,730.33	\$55,073.60	\$56,450.44	\$57,861.70	\$59,308.24	\$60,790.95	\$62,310.72	\$63,868.48	\$65,465.19	\$67,101.82	18
19	\$45,201.47	\$46,331.50	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.84	\$53,730.33	\$55,073.60	\$56,450.44	\$57,861.70	\$59,308.24	\$60,790.95	\$62,310.72	\$63,868.48	\$65,465.19	\$67,101.83	\$68,779.37	\$70,498.86	19
20	\$47,489.80	\$48,677.04	\$49,893.96	\$51,141.31	\$52,419.84	\$53,730.33	\$55,073.60	\$56,450.44	\$57,861.70	\$59,308.24	\$60,790.95	\$62,310.72	\$63,868.48	\$65,465.19	\$67,101.83	\$68,779.37	\$70,498.86	\$72,261.32	\$74,067.86	20
21	\$52,419.84	\$53,730.33	\$55,073.60	\$56,450.44	\$57,861.70	\$59,308.24	\$60,790.95	\$62,310.72	\$63,868.48	\$65,465.19	\$67,101.83	\$68,779.37	\$70,498.86	\$72,261.32	\$74,067.87	\$75,919.55	\$77,817.54	\$79,762.99	\$81,757.06	21
22	\$57,861.70	\$59,308.24	\$60,790.95	\$62,310.72	\$63,868.48	\$65,465.19	\$67,101.83	\$68,779.37	\$70,498.86	\$72,261.32	\$74,067.87	\$75,919.55	\$77,817.54	\$79,762.99	\$81,757.05	\$83,800.98	\$85,896.01	\$88,043.42	\$90,244.50	22
23	\$63,868.48	\$65,465.19	\$67,101.83	\$68,779.37	\$70,498.86	\$72,261.32	\$74,067.87	\$75,919.55	\$77,817.54	\$79,762.99	\$81,757.05	\$83,800.98	\$85,896.01	\$88,043.42	\$90,244.50	\$92,500.61	\$94,813.13	\$97,183.46	\$99,613.05	23
24	\$70,498.86	\$72,261.32	\$74,067.87	\$75,919.55	\$77,817.54	\$79,762.98	\$81,757.05	\$83,800.98	\$85,896.01	\$88,043.42	\$90,244.50	\$92,500.61	\$94,813.13	\$97,183.46	\$99,613.04	\$102,103.37	\$104,655.95	\$107,272.35	\$109,954.16	24
25	\$77,817.54	\$79,762.98	\$81,757.05	\$83,800.98	\$85,896.01	\$88,043.42	\$90,244.50	\$92,500.61	\$94,813.13	\$97,183.46	\$99,613.04	\$102,103.37	\$104,655.95	\$107,272.35	\$109,954.15	\$112,703.02	\$115,520.59	\$118,408.60	\$121,368.82	25
26	\$85,896.01	\$88,043.42	\$90,244.50	\$92,500.61	\$94,813.13	\$97,183.46	\$99,613.04	\$102,103.37	\$104,655.95	\$107,272.35	\$109,954.15	\$112,703.02	\$115,520.59	\$118,408.60	\$121,368.82	\$124,403.04	\$127,513.11	\$130,700.94	\$133,968.47	26
27	\$94,813.13	\$97,183.46	\$99,613.04	\$102,103.37	\$104,655.95	\$107,272.35	\$109,954.15	\$112,703.02	\$115,520.59	\$118,408.60	\$121,368.82	\$124,403.04	\$127,513.11	\$130,700.94	\$133,968.46	\$137,317.67	\$140,750.62	\$144,269.38	\$147,876.12	27
28	\$109,954.15	\$112,703.02	\$115,520.59	\$118,408.60	\$121,368.82	\$124,403.04	\$127,513.11	\$130,700.94	\$133,968.46	\$137,317.67	\$140,750.62	\$144,269.38	\$147,876.12	\$151,573.02	\$155,362.34	\$159,246.41	\$163,227.57	\$167,308.25	\$171,490.96	28
29	\$133,968.46	\$137,317.67	\$140,750.62	\$144,269.38	\$147,876.12	\$151,573.02	\$155,362.34	\$159,246.41	\$163,227.57	\$167,308.25	\$171,490.97	\$175,778.24	\$180,172.70	\$184,677.01	\$189,293.93	\$194,026.29	\$198,876.95	\$203,848.86	\$208,945.09	29

bove pay plan includes:

% Pay adjustment as of July 01, 2021 (COLA)

File Attachments for Item:

6. 2nd Reading- An Ordinance adopting non-operating budgets for the fiscal year 2022 beginning July 1, 2021 and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget. (Budget Review Committee)

AN ORDINANCE

AN ORDINANCE ADOPTING NON-OPERATING BUDGETS FOR THE FISCAL YEAR 2022 BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022, FOR CERTAIN FUNDS OF THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA, AND APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET.

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

SECTION 1.

The non-operating budgets for FY22 are proposed in the amount set forth in each section and as outlined in the following sections of the ordinance.

SECTION 2.

The Urban Development Action Grant Fund proposed in the amount of \$15,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for activities under the grant program.

SECTION 3.

The HOME Program Fund proposed in the amount of \$1,017,325 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for purposes related to the Home Investment Partnership Program.

SECTION 4.

The Multi-Governmental Fund Budget proposed in the amount of \$7,297,008 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to fund programs from various state and federal agencies.

SECTION 5.

The Hotel/Motel Tax Fund proposed in the amount of \$2,800,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide funding for CCVB and programs and activities identified in the Master Tourism Plan.

SECTION 6.

The Police Forfeiture Fund proposed in the amount of \$150,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for monies received from federal and state forfeitures.

SECTION 7.

The County Drug Abuse Treatment Fund proposed in the amount of \$68,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for the provision of drug abuse treatment and education programs related to controlled substances and marijuana.

SECTION 8.

The VICE/Special Operations Forfeiture Fund proposed in the amount of \$150,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to provide law enforcement activities.

SECTION 9.

The Penalty and Assessment Fund proposed in the amount of \$1,300,000 for the Consolidated Government of Columbus, Georgia covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for the operation and staffing of correctional, detention and jail facilities.

SECTION 10.

The Sheriff Forfeiture Fund proposed in the amount of \$150,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, for monies received from federal and state forfeitures.

SECTION 11.

The Benning Technology Park Tax Allocation District Fund proposed in the amount of \$8,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation increments received from the levy and collection of real and personal property taxes within the boundaries of the Benning Technology Park Tax Allocation District whose designated boundaries includes 51 tax parcels and 299 acres located within the confines of the Southeast Columbus Redevelopment Area.

SECTION 12.

The 6th Avenue/Liberty District Tax Allocation District Fund proposed in the amount of \$125,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation increments received from the levy and collection of real and personal property taxes within the boundaries of the 6th Avenue/Liberty District Tax Allocation District whose designated boundaries includes 599 tax parcels and 296 acres located within the boundaries of the River District Redevelopment Area.

SECTION 13.

The Uptown District Tax Allocation District Fund proposed in the amount of \$1,200,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation increments received from the levy and collection of real and personal property taxes within the boundaries of the Uptown Tax Allocation District whose designated boundaries includes 389 tax parcels and 194 acres located within the boundaries of the River District Redevelopment Area.

SECTION 14.

The 2nd Avenue/City Village Tax Allocation District Fund proposed in the amount of \$120,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation

increments received from the levy and collection of real and personal property taxes within the boundaries of the 2nd Avenue/City Village Tax Allocation District whose designated boundaries includes 990 tax parcels and 371 acres located within the boundaries of the River District Redevelopment Area.

SECTION 15.

The MidTown West Tax Allocation District Fund proposed in the amount of \$175,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation increments received from the levy and collection of real and personal property taxes within the boundaries of the MidTown West Tax Allocation District whose designated boundaries includes 942 tax parcels and 325.1 acres located within the boundaries of the MidTown Redevelopment Area.

SECTION 16.

The MidTown East Tax Allocation District Fund proposed in the amount of \$20,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation increments received from the levy and collection of real and personal property taxes within the boundaries of the MidTown East Tax Allocation District whose designated boundaries includes 61 tax parcels and 92.9 acres located within the boundaries of the MidTown Redevelopment Area.

SECTION 17.

The Midland Commons Tax Allocation District Fund proposed in the amount of \$30,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation increments received from the levy and collection of real and personal property taxes whose designated boundaries includes five (5) tax parcels and approximately 289 acres located within the boundaries of the Midland Commons Redevelopment Area.

SECTION 18.

The South Columbus River District Tax Allocation District Fund proposed in the amount of \$1,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for tax allocation increments received from the levy and collection of real and personal property taxes whose designated boundaries includes six (6) tax parcels and approximately 212 acres located within the boundaries of the South Columbus River District Redevelopment Area.

SECTION 19.

The Special (Capital) Projects Fund proposed in the amount of \$24,559,625 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to fund activities supported by the General, Stormwater (Sewer), Paving funds.

SECTION 20.

The Transportation Special Purpose Local Option Sales Tax (TSPLOST) Fund proposed in the amount of \$37,550,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to fund activities supported by the TSPLOST project and discretionary funds.

SECTION 21.

The 1999 Sales Tax Proceeds Account Project Fund proposed in the amount of \$4,862,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for projects supported by the 1999 sales tax.

SECTION 22.

The Columbus Building Authority Revenue Bonds, 2003A Series Fund proposed in the amount of \$550,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, such as storm water enhancements.

SECTION 23.

The Columbus Building Authority Revenue Bonds, 2003B Series Fund proposed in the amount of \$4,450,000 for the Consolidated Government of Columbus, Georgia covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for the projects of the 2003 taxable lease revenue bonds for the construction of a parking garage.

SECTION 24.

The Columbus Building Authority Lease Revenue Bonds, 2018 Series Fund proposed in the amount of \$1,715,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for projects of the 2018 lease revenue bond for construction and equipping of life safety improvements at the Government Center, renovation of the South Commons Softball Park, and to conduct a needs assessment study for a new Judicial and Government Center..

SECTION 25.

The Family and Youth Coalition Fund proposed in the amount of \$48,000 for the Consolidated Government of Columbus, Georgia, covering the fiscal year beginning July 1, 2021 and ending June 30, 2022, is hereby approved and adopted as the budget for the Consolidated Government of Columbus, Georgia, to account for monies received from the state of Georgia for Family, Youth and Coalition services.

SECTION 26.

Within the overall budget limitations, authority is hereby delegated to the City Manager, or the Finance Director when acting on the authority delegated by the City Manager, to affect such intra-fund transfers of appropriation and revenue anticipation as may be deemed necessary to the effective performance and delivery of services approved herein. The funds contained in this Ordinance may be increased or decreased without immediate Council approval, but will be submitted to Council in periodic adjustments. Authority is extended to the City Manager, or the Finance Director on the authority delegated by the City Manager to affect any carryovers necessary for the continued operation of any of the non-operating funds.

SECTION 27.

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

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 8th day of June, 2021; introduced a second time at a regular meeting held on the 15th day of June, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting_____ .

Councilor Barnes voting_____ .

Councilor Crabb voting_____ .

Councilor Davis voting_____ .

Councilor Garrett voting_____ .

Councilor House voting_____ .

Councilor Huff voting_____ .

Councilor Thomas voting_____ .

Councilor Tucker voting_____ .

Councilor Woodson voting_____ .

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson, III, Mayor

File Attachments for Item:

7. 2nd Reading- An Ordinance providing for contributions to the Columbus, Georgia General Government Employees' Pension Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)

AN ORDINANCE

NO _____

An Ordinance providing for contributions to the Columbus, Georgia General Government Employees' Pension Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

WHEREAS, Ordinances heretofore adopted by the Council of Columbus, Georgia provided for Governmental Contributions to the Employees' Retirement Plan; and

WHEREAS, Actuarial Consultants have evaluated the Plan and thus determined that the amount of \$6,683,433 is required to fund the Plan in the fiscal year ending June 30, 2022. The annual amount to be prorated among the Consolidated Government of Columbus, Georgia, the Columbus Board of Water Commissioners, the Hospital Authority of Columbus, and the Columbus Airport Commission based on actual earnings of the active participants in the Plan for the previous fiscal year is as follows: Consolidated Government, 63.07% or \$4,215,241; Columbus Board of Water Commissioners, 21.86% or \$1,460,998; Hospital Authority of Columbus, 13.65% or \$912,289 and Columbus Airport Commission, 1.42% or \$94,905.

NOW THEREFORE THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

That the following named agencies shall make the following monthly contributions for fiscal year 2022 to the Finance Director of the Consolidated Government as their prorated share of the contributions, payable the first of each month:

Consolidated Government	\$ 351,270.08
Columbus Board of Water Commissioners	\$ 121,749.83
Hospital Authority of Columbus	\$ 76,024.08
Columbus Airport Commission	\$ 7,908.75

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 8th day of June, 2021; introduced a second time at a regular meeting of said Council held on the 15th day of June, 2021, an adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

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

Agenda Item #

**Columbus Consolidated Government
Council Meeting**

June 8, 2021

Agenda Report

TO: Mayor and Council

SUBJECT: **Pension Plan Funding Ordinances**

INITIATED: Human Resources Department

Recommendation: Approve pension ordinances that provide governmental contributions to the Columbus, Georgia Employees' Pension Plans for the fiscal year beginning July 1, 2021.

Background: Annual contributions are required to fund the following Pension Plans based on the July 1, 2020 Actuarial Valuation prepared by Southern Actuarial Services and approved by the Board of Trustees of the Pension Fund:

1. Columbus, Georgia Employees' Pension Plan for General Government Employees
2. Columbus, Georgia Employees' Pension Plan for Employees of the Department of Public Safety
3. Columbus, Georgia Employees Major Disability Income Plan
4. Columbus, Georgia Employees Death Benefit Escrow Plan

Analysis: There is a budgetary and financial impact.

Legal: The City Attorney has reviewed a copy of the "Pension Plan Funding Ordinances" and approved them as to form.

Financial Considerations: Funding of the minimum required contributions beginning July 1, 2021 through June 30, 2022.

Recommendation/Actions: Finance and Human Resources recommend the approval of the above ordinances.

File Attachments for Item:

8. 2nd Reading- An Ordinance providing for the governmental contributions to the Columbus, Georgia Pension Plan for employees of the Department of Public Safety for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)

AN ORDINANCE

NO _____

An Ordinance providing for the governmental contributions to the Columbus, Georgia Pension Plan for employees of the Department of Public Safety for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

WHEREAS, Ordinances heretofore adopted by the Council of Columbus, Georgia provided for governmental contributions to the Public Safety Employees' Pension Plan for the benefit of eligible employees; and

WHEREAS, the Actuarial Consultants have evaluated the Public Safety Employees' Pension Plan and thus determined that the funding required for fiscal year ending June 30, 2022 is \$9,863,137. The annual amount to be prorated among the CCG Public Safety Employees is 99.30% or \$9,794,095 and Columbus Airport Commission Public Safety Employees is 0.70% or \$69,042.

NOW THEREFORE THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

That the following named agencies shall make the following monthly contributions for fiscal year 2022 to the Finance Director of the Consolidated Government as their prorated share of the contributions, payable the first of each month:

Consolidated Government	\$ 816,174.58
Columbus Airport Commission	\$ 5,753.50

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 8th day of June, 2021; introduced a second time at a regular meeting of said Council held on the 15th day of June, 2021, and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

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

File Attachments for Item:

9. 2nd Reading- An Ordinance providing for Government funding of a Major Disability Income Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022,.(Budget Review Committee)

AN ORDINANCE

NO _____

An Ordinance providing for Government funding of a Major Disability Income Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

WHEREAS, Ordinances heretofore adopted by the Council of Columbus, Georgia established a Major Disability Income Plan for employees; and

WHEREAS, Actuarial Consultants have evaluated the Major Disability Income Plan and thus determined that the amount of \$329,027 is required to fund the Plan for the fiscal year ending June 30, 2022. The annual amount to be prorated among the Consolidated Government of Columbus, Georgia, the Columbus Board of Water Commissioners, the Hospital Authority of Columbus, and the Columbus Airport Commission based on actual earnings of the active participants in the Plan for the previous fiscal year is as follows: Consolidated Government 79.05% or \$260,096; Columbus Board of Water Commissioners, 12.22% or \$40,207; Hospital Authority of Columbus, 7.63% or \$25,105, and the Columbus Airport Commission, 1.10 % or \$3,619.

NOW THEREFORE THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

That the following named agencies shall make the following contributions for fiscal year 2022 to the Finance Director of the Consolidated Government as their prorated share of the cost of the Major Disability Income Plan by July 15th:

Consolidated Government	\$ 260,096
Columbus Board of Water Commissioners	\$ 40,207
Hospital Authority of Columbus	\$ 25,105
Columbus Airport Commission	\$ 3,619

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 8th day of June, 2021; introduced a second time at a regular meeting of said Council held on the 15th day of June, 2021, an adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

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

File Attachments for Item:

10. 2nd Reading- An Ordinance providing for Government funding of a Death Benefit Escrow for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee)

AN ORDINANCE

NO _____

An Ordinance providing for Government funding of a Death Benefit Escrow for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

WHEREAS, Ordinances heretofore adopted by the Council of Columbus, Georgia provided a Death Benefit Escrow Fund for employees; and

WHEREAS, Actuarial Consultants have evaluated the Death Benefit Escrow Plan and thus determined that the amount of \$239,132 is required to fund the Plan for fiscal year ending June 30, 2022. The annual amount to be prorated among the Consolidated Government of Columbus, Georgia, the Columbus Board of Water Commissioners, the Hospital Authority of Columbus, and the Columbus Airport Commission based on actual earnings of active participants in the Plan for the previous fiscal year is as follows: Consolidated Government, 79.05% or \$189,034; Columbus Board of Water Commissioners, 12.22% or \$29,222; Hospital Authority of Columbus, 7.63% or \$18,246, and the Columbus Airport Commission, 1.10% or \$2,630.

NOW THEREFORE THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

That the following named agencies shall make the following contributions for fiscal year 2022 to the Finance Director of the Consolidated Government as their prorated share of the cost of the Death Benefit Escrow Fund by July 15th:

Consolidated Government	\$ 189,034
Columbus Board of Water Commissioners	\$ 29,222
Hospital Authority of Columbus	\$ 18,246
Columbus Airport Commission	\$ 2,630

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 8th day of June, 2021; introduced a second time at a regular meeting of said Council held on the 15th day of June, 2021, an adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

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

File Attachments for Item:

11. 2nd Reading- An Ordinance amending Article VII of Chapter 13 of the Columbus Code Solid Waste Collection and Disposal by updating the guidelines for an offset to the residential rate for low-income households; and for other purposes. (Budget Review Committee)

AN ORDINANCE

No. _____

An Ordinance amending Article VII of Chapter 13 of the Columbus Code Solid Waste Collection and Disposal by updating the guidelines for an offset to the residential rate for low-income households; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

Paragraph 13-169.1 (a)(2) of the Columbus Code of Ordinances is hereby deleted in its entirety and a new Section 13-169.1 (a)(2) is inserted to read as follows:

- (a)
- (2) An offset of 25% per month, rounded to the nearest dime, for a low-income household collection service at the curb or on the city right-of-way.
- A low income household is one which receives food stamps, aid to families with dependent children or has a total yearly income below the poverty income line guidelines for family units in the United States set by the United States Department of Health and Human Services, or its successor, said guidelines now being set forth presently in the Federal Register, Vol. 86, No. 19, February 1, 2021 (Document no. 2021-01969), pp. 7732-7734 as follows:

SIZE OF FAMILY UNIT	POVERTY
1	\$ 12,880
2	\$ 17,420
3	\$ 21,960
4	\$ 26,500
5	\$ 31,040
6	\$ 35,580
7	\$ 40,120
8	\$ 44,660
For each additional person, add	\$ 4,540

“Such guidelines will be adjusted annually according to the Federal Register.”

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 the 8th day of June, 2021; introduced a second time at a regular meeting of said Council held on the 15th day of June, 2021, an adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson, III, Mayor

File Attachments for Item:

12. 1st Reading- An Ordinance providing for the establishment of taxing districts, including a county-wide general services district and three (3) urban services districts and three (3) Business Improvement Districts (BID); providing for the levy, assessment, and collection of taxes for Columbus, Georgia within such districts for the year 2021 as provided under the Charter of the Consolidated Government of Columbus, Georgia; providing penalties for violations of the provisions of said ordinance; and for other purposes. (Budget Review Committee)

An Ordinance

No. _____

An Ordinance providing for the establishment of taxing districts, including a county-wide general services district and three (3) urban services districts and three (3) Business Improvement Districts (BID); providing for the levy, assessment, and collection of taxes for Columbus, Georgia within such districts for the year 2021 as provided under the Charter of the Consolidated Government of Columbus, Georgia; providing penalties for violations of the provisions of said ordinance; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

The Services Districts, heretofore established by ordinances, are hereby reaffirmed as the Services Districts for the year 2021 for the purpose of establishing rates of taxation in accordance with the requirements of the Charter of the Consolidated Government hereinafter set forth in this Ordinance.

SECTION 2.

For the purpose of defraying the necessary expenses of Columbus, Georgia for sustaining the credit thereof, for paying its bonds and coupons falling due, for supporting and maintaining government, and for other purposes, the taxes and revenues hereinafter provided are hereby levied and shall be collected for the year 2021 based upon the kind, character, type, degree and level of services provided by said government within said services districts, and as adjusted in accordance with the requirements of said Charter.

SECTION 3.

The Gross tax millage rates for Columbus Consolidated Government set forth herein are hereby levied for the Calendar year 2021 upon all real and personal property not exempt from taxation under law with the exception of motor vehicles.

There shall be collected a Gross Millage Rate of 35.07 mills on each dollar of valuation for Urban Service District#1 (USD#1). Of such tax, the General and Urban Services Millage Rate shall be 9.00 mills including the Sales Tax Rollback equivalent to 17.89 mills and 0.82 mills for Transportation. Additionally, of such Gross Millage Rate, there are hereby levied 3.00 mills for support, operation and maintenance of the Medical Center Authority Operations; 0.50 mills for Economic Development Authority Activities; 3.44 mills for paving and macadamizing the streets and roadways; and 1.24 mills for sewers and storm water drainage resulting in a Net Maintenance and Operating (M&O) Millage Rate for Urban Service District #1 of 17.18 mills. There is also hereby levied a Bond Millage Rate of .33 mills for the payment of principal and interest on the public debt of Columbus, GA providing a Total Millage Rate of 17.51 for USD#1.

Of such Gross Tax Millage Rate, there is hereby a further reduction from the millage rates set forth above for USD#1 for Urban Service District Number 2 (USD#2) resulting from a millage rollback for urban service credit (includes stormwater (sewer), paving and sales tax) being equivalent to 5.98 mills and resulting in a Net Total Millage for USD#2 of 11.53.

Of such Gross Tax Millage Rate, there is hereby a further reduction from the millage rates set forth above for USD#1 for Urban Service District Number 4 (USD#4) resulting from a millage rollback for urban service credit, (includes stormwater (sewer), paving, and sales tax) being equivalent to 6.88 mills and resulting in a Net Total Millage for USD#4 of 10.63.

The Sales Tax Rollback applied to the General and Urban Services taxes in all Urban Service Districts in this Ordinance is equivalent to the amount of \$82,677,762.97 in sales taxes in accordance to state regulation.

Service	USD#1 (Mills)
Gross General & Urban Service Millage Rate	26.07
Sales Tax Credit	-17.89
Transportation Levy	0.82
Total General & Urban Service Millage Rate	9.00
Paving	3.44
Stormwater (Sewer)	1.24
Medical Center	3.00
Economic Development Authority	0.50
Net M & O Millage Rate	17.18
Bond Millage Rate	0.33
Total Millage Rate	17.51
Service	USD#2 (Mills)
Total Urban Service District #1 Levy	17.51
Urban Service District Credit	-5.98
Total USD#2 Millage	11.53
Service	USD#4 (Mills)
Total Urban Service District #1 Levy	17.51
Urban Service District Credit	-6.88
Total USD#4 Millage	10.63

SECTION 4.

Net total tax millage for all real and personal property for the calendar year 2021 in USD#1 is 17.51, in USD#2 is 11.53 and in USD#4 is 10.63. These millage rates are authorized under the rollback provision contained in the Columbus Charter Section 7-101(3).

On all motor vehicles still subject to the provisions of O.C.G.A. §48-5-441, there is hereby levied and shall be collected a tax of 17.51 mills in Urban Services District #1, 11.53 mills in Urban Services District #2, and 10.63 mills in Urban Services District #4 on each dollar of valuation.

SECTION 5.

The Business Improvement District (BID) established pursuant to O.C.G.A. 36-43-1 contains three benefit zones, Urban Services District Number 5 (USD#5), Urban Services District Number 6 (USD#6) and Urban Services District Number 7 (USD#7). Each benefit zone receives different levels of supplemental services. The net total tax millage in USD#5, USD#6, and USD#7 is hereby fixed and levied equal to that of Urban Services District Number 1 (USD#1) plus the BID millage rate of 6.99 mills in USD#5, 5.76 mills in USD#6, and 4.47 mills in USD#7. Such millage shall be collected in the same manner, at the same time, and by the same officers as other taxes and assessments of the Consolidated Government and shall be maintained in a separate account for the provision of supplemental services in the Business Improvement District (BID).

SECTION 6.

As to all funds from taxes on intangible property paid to Columbus, Georgia, by the State of Georgia, the division of said total millage for each particular purpose shall be the same as levied for Urban Services District Number 1 and the General Services District and for schools under the school millage ordinance.

SECTION 7.

Claims for exemption from taxation by Columbus, Georgia for the year 2021 on personal property shall be controlled by applicable state law.

SECTION 8.

Returns of tangible property, including description of real estate, shall be made on oath to the Tax Commissioner between the first day of January 2021 and the first day of April 2021, and in default of such return, the property shall be assessed by the Tax Assessor. Should any person, firm or corporation fail to make returns of property for taxation as required by this ordinance, the Tax Commissioner shall use the value as shown on the prior year's return. A failure to pay the tax on said property to the same liability and sale as other like property regularly assessed or returned where the same was in Columbus, Georgia on January 1, 2021.

SECTION 9.

It shall be the duty of the Tax Commissioner to carefully scrutinize each return and to see that no real estate is returned at a value less than fixed by the Board of Tax Assessors and that all personal property embraced in the return is fixed at its true market value. Review of any return shall be made in accordance with the provisions of the Columbus Charter and applicable State law. If in any case the Board of Tax Assessors of Columbus, Georgia, is not satisfied with the accuracy of the tax returns herein provided for Columbus, Georgia, through its officers, agents, employees, or representatives, may inspect the books of the business for which the returns are made. The Board of Tax Assessors shall have the right to inspect the books or records for the business of which the return was made in Columbus, Georgia, and upon demand of the Board of Tax Assessors such books or records shall be submitted for inspection by the representative of Columbus, Georgia within 30 days. ALL TAX RETURNS ACCEPTED SHALL BE SUBJECTED TO AUDIT.

Whenever any persons are called in to arbitrate and fix the value of any personal property embraced in the return of any taxpayer, such persons shall take an oath, before some officer of this State authorized to administer oaths, to do justice between Columbus, Georgia and the taxpayer touching the true assessment of the property embraced in the return.

The Board of Tax Assessors shall have mailed notices of assessment in accordance with O.C.G.A. § 48-5-306 and shall present the books to the Tax Commissioner for examination and approval. The Tax Commissioner shall forward the books to the State Revenue Commissioner for examination and approval.

SECTION 10.

The valuation of all property upon which taxes are herein above levied and assessed, and all tax liens, shall date and rank and become fixed as of January 1, 2021.

Taxes shall become due October 1, and delinquent October 2. Taxpayer shall have the option to pay 40% on or before October 1 and 60% on or before December 1 without penalty. Upon failure to pay 40% by October 1 the total shall become delinquent. Upon payment of 40% by October 1, the remainder shall become due on December 1st and delinquent if not paid

before December 2nd. Interest shall immediately begin to accrue on any delinquent tax; a penalty of 10% of the tax due shall accrue on taxes not paid on or before December 20, 2021; and Fi Fa costs will be added, all as provided by Georgia law.

Where any person becomes liable for the payment to Columbus, Georgia of a tax on personal property for 2021, and between January 1, 2021 and September 1, 2021, such person is moving or about to move the personal property subject to such tax without the limits of Columbus, Georgia, the tax for said year on said personal property shall immediately become due, and execution shall be issued by the Tax Commissioner and levied by the Tax Commissioner instantler, and said property advertised and sold pursuant to the provisions regarding sales for taxes due said Columbus, Georgia.

SECTION 11.

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

Introduced at a meeting of the Council of Columbus, Georgia, held on the 15th day of June, 2021; introduced a second time at a regular meeting of said Council held on the 22nd day of June, 2021, and adopted at said meeting by the affirmative vote of _____members of said Council.

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

Sandra T. Davis, Clerk of Council

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

File Attachments for Item:

13. 1st Reading - An Ordinance providing for the levy, assessment, and collection of taxes for the public school system of Columbus, Georgia; and for other purposes. (Request of the Muscogee County School District)

AN ORDINANCE
NO. _____

An Ordinance providing for the levy, assessment, and collection of taxes for the public school system of Columbus, Georgia; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

There is hereby levied and shall be collected on all real estate and personal property, tangible or intangible, in Columbus, Georgia, on the 1st day of January, 2021, a tax of 23.321 mills on each dollar of valuation of such property for current operation of schools. This rate has been set and certified by the Muscogee County Board of Education for FY 2022.

SECTION 2.

As to all funds from taxes on intangible property paid to Columbus, Georgia, by the State of Georgia, the division of said total millage for each particular purpose shall be the same as levied for Urban Services District #1 and the General Services District, under separate ordinance, and for schools under Section 1 of this Ordinance.

SECTION 3.

Claims for exemption from taxation by Columbus, Georgia for the year 2021 on personal property shall be controlled by applicable state law.

SECTION 4.

Returns of tangible property, including description of real estate, shall be made on oath to the Tax Commissioner between the 1st day of January, 2021, and the 1st day of April, 2021, and in default of such return, the property shall be assessed by the Tax Assessor. Should any person, firm or corporation fail to make returns of property for taxation as required by this Ordinance, the Tax Commissioner shall use the value as shown on the prior year's return. A failure to pay the tax on said property at the returned or assessed value shall subject such property to the same liability and sale as other like property regularly assessed or returned where the same was in Columbus, Georgia, on January 1, 2021.

SECTION 5.

It shall be the duty of the Tax Commissioner carefully to scrutinize each return and to see that no real estate is returned at a value less than fixed by the Board of Tax Assessors and that all personal property embraced in the return is fixed at its true market value. Review of any return shall be made in accordance with the provisions of the Columbus Charter and applicable state law. If in any case the Board of Tax Assessors of Columbus, Georgia, is not satisfied with the accuracy of the tax returns herein provided for, Columbus, Georgia, through its officers, agents, employees, or representatives, may inspect the books of the business for which the returns are made. The Board of Tax Assessors shall have the right to inspect the books or records for the business of which the return was made in Columbus, Georgia, and upon demand of the Board of Tax Assessors such books or records shall be submitted for inspection by the representative of Columbus, Georgia, within 30 days. ALL TAX RETURNS ACCEPTED SUBJECT TO AUDIT.

Whenever any persons are called in to arbitrate and fix the value of any personal property embraced in the return of any taxpayer, such persons shall take an oath, before some officer of the State authorized to administer oaths, to do justice between Columbus, Georgia, and the taxpayer touching the true assessment of the property embraced in the return.

The Board of Tax Assessors shall have mailed notices of assessment in accordance with O.C.G.A. § 48-5-306 and shall present the books to the Tax Commissioner for examination and approval. The Tax Commissioner shall forward the books to the State Revenue Commissioner for examination and approval.

SECTION 6.

The valuation of all property upon which taxes are herein above levied and assessed, and all tax liens, shall date and rank and become fixed as of January 1, 2021.

Taxes shall become due October 1, and delinquent October 2, but the Taxpayer shall have the option to pay 40% of the total due on or before October 1 and 60% of the total due on or before December 1 without penalty. Upon failure to pay 40% by October 1, the total shall become delinquent. Upon payment of 40% by October 1, the remainder shall become due on December 1 and delinquent if not paid before December 2nd. Interest shall immediately begin to accrue on any delinquent tax; a penalty of 10% of the tax due shall accrue on taxes not paid on or before December 20, 2021; and Fi Fa costs will be added, all as provided by Georgia law.

Where any person becomes liable for the payment to Columbus, Georgia, of a tax on personal property for 2021, and between January 1, 2021, and September 1, 2021, such person is moving or about to move the personal property subject to such tax without the limits of Columbus, Georgia, the tax for said year on said personal property shall immediately become due, and execution shall be issued by the Tax Commissioner and levied by the Tax Commissioner instantler, and said property advertised and sold pursuant to the provisions regarding sales for taxes due said Columbus, Georgia.

SECTION 7.

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

Introduced at a meeting of the Council of Columbus, Georgia, held on the 15th day of June, 2021; introduced a second time at a regular meeting of said Council held on the 22nd day of June, 2021, and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis
Clerk of Council

B.H. "Skip" Henderson, III
Mayor

SUPPORTING DOCUMENTATION

To be posted at the conclusion of the Muscogee County School Board meeting to be held on
June 21, 2021.

File Attachments for Item:

14. 1st Reading- An Ordinance amending Chapter 5 of the Columbus Code pertaining to Animal Control and Enforcement to add a requirement to Section 5-7.1 pertaining to outdoor facilities; and for other purposes. (Councilor House)

AN ORDINANCE
NO.

An Ordinance amending Chapter 5 of the Columbus Code pertaining to Animal Control and Enforcement to add a requirement to Section 5-7.1 pertaining to outdoor facilities; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

Columbus Code Section 5-7.1 is hereby amended by adding an item (9) to paragraph (b) to read as follows:

“Sec. Sec. 7-5.1 – Outdoor Facilities.

(b) (9) Bedding inside of the outdoor shelter shall be kept dry.”

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 15th day of June, 2021, introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2021, and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis
Clerk of Council

B. H. “Skip” Henderson, III
Mayor

File Attachments for Item:

1. FY22 Inmate Capacity Agreement

Approval is requested to enter into an Inmate Capacity Agreement with the Georgia Department of Corrections for up to and including five-hundred and twenty eight (528) State inmates to be housed at the Muscogee County Prison.

**Columbus Consolidated Government
Council Meeting Agenda Item**

Item #1.

TO:	Mayor and Councilors
AGENDA SUBJECT:	FY22 Inmate Capacity Agreement
AGENDA SUMMARY:	Approval is requested to enter into an Inmate Capacity Agreement with the Georgia Department of Corrections for up to and including five-hundred and twenty eight (528) State inmates to be housed at the Muscogee County Prison.
INITIATED BY:	Muscogee County Prison

Recommendation: Approval is requested to enter into an Inmate Capacity Agreement with the Georgia Department of Corrections for up to and including five-hundred and twenty eight (528) State inmates to be housed at the Muscogee County Prison.

Background: Historically, the Columbus Consolidated Government and the Georgia Department of Corrections have annually agreed to the minimum number of State inmates assigned to the Muscogee County Prison and further utilized the inmates as supplemental laborers within the Muscogee County Government operations.

Analysis: The annual specification of the minimum number of State inmates assigned to the Muscogee County Prison is beneficial to both budgetary efforts of the Georgia Department of Corrections and the Columbus Consolidate Government in achieving their respective goals.

Financial Considerations: Within the agreement, the Georgia Department of Corrections agrees to pay the sum of \$22.00 per inmate per day for the duration of the agreement to the Columbus Consolidated Government. These funds are used to offset the annual operating budget of the Muscogee County Prison.

Legal Considerations: The Muscogee County Prison is in compliance with all Standard Operating Procedures and Certifications necessary to execute this Inmate Capacity Agreement.

Recommended/Actions: Approval is requested to enter into an Inmate Capacity Agreement with the Georgia Department of Corrections for up to and including five-hundred and twenty eight (528) State inmates to be housed at the Muscogee County Prison.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING A MAXIMUM OF FIVE HUNDRED AND TWENTY EIGHT (528) STATE INMATES TO BE HOUSED AT THE MUSCOGEE COUNTY PRISON.

WHEREAS, Department desires to contract with County for appropriate care and custody of certain offenders for which Department is responsible, ("State Offenders"): and

WHEREAS, County desires to provide appropriate care and custody of State Offenders at a correctional institution operated by County ("Services"),

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

That the City Manager is hereby authorized to execute a Capacity Agreement with the Georgia Department of Corrections on behalf of the Columbus Consolidated Government to maintain a continuing, cooperative and comprehensive care and custody agreement for housing up to five hundred and twenty eight State inmates at the Muscogee County Prison in a safe, secure and compliant environment.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ 2021 and adopted at said meeting by the affirmative vote of ten members of said Council.

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

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor

File Attachments for Item:**2. Uptown Tax Allocation District Fund Grant – 211 13th, LLC as Owner and Cotton Development, LLC as Developer**

Approval is requested to enter into an agreement with 211 13th, LLC and as Owner and Cotton Development, LLC as Developer to provide Uptown Tax Allocation District (TAD) Funds to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

**Columbus Consolidated Government
Council Meeting Agenda Item**

Item #2.

TO:	Mayor and Councilors
AGENDA SUBJECT:	Uptown Tax Allocation District Fund Grant – 211 13th LLC as Owner and Cotton Development, LLC as Developer
AGENDA SUMMARY:	Approval is requested to authorize the City Manager to enter into an agreement with 211 13th, LLC and as Owner and Cotton Development, LLC as Developer to provide Uptown Tax Allocation District (TAD) Funds to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.
INITIATED BY:	Planning Department

Recommendation: Authorize the City Manager to enter into an agreement 211 13th, LLC, as Owner, and Cotton Development, LLC, as Developer, to provide Uptown Tax Allocation District (TAD) Funds to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

Background: On December 15, 2020, the Council approved Resolution 406-20 authorizing the City Manager to enter into negotiations with 211 13th, LLC as Owner and Cotton Development, LLC as Developer. The resolution authorized the use of Uptown TAD Funds to provide for infrastructure and right of way improvements needed for the redevelopment project, which will include sidewalks, bus stops, outdoor greenspaces, stormwater and drainage, public parking improvements, and a connection to the DragonFly Trail system.. The company is requesting a grant of \$1,984,269 from the Uptown TAD Funds.

Analysis: The adoption of Resolution 406-20 was only the first step in authorizing the use of these funds. The next step required that the City Manager and/or his representatives enter into negotiations with the developer to determine how the funds would be distributed. Staff has concluded those negotiations with an agreement that defines the number of payments, the timing of the payments, and the overall length of time the agreement will be enforced. The agreement also establishes a City Administrative Fee of \$5,000 per year to be paid out of the Uptown Tax Allocation Fund and before any other payments are made.

Financial Considerations: The payout of the grant will be in increments of \$396,853.80 over five years beginning on December 15, 2021. Funding would come from the Uptown TAD Funds. If the Uptown TAD Funds are inadequate to make the scheduled payments for this and all Uptown TAD projects approved by the Council, then each project will receive its proportional share based on the amount for its scheduled payment due that year. Should a shortfall of this type occur, the agreement allows for the Developer to recoup the full payment of up to \$396,853.80 per year for ten (10) additional years until the shortfall has been completed. Under these conditions, the maximum length of the agreement would be fifteen

(15) years, and neither the TAD Fund nor the City would have an further obligation to make payments under the Agreement.

Item #2.

Legal Considerations: The Council approved the establishment of the Uptown TAD in 2016 and in doing so designated itself as the redevelopment agency to exercise the provisions of this district and the use of these funds. An application for the use of these funds was requested by 211 13th, LLC, as Owner and Cotton Development, LLC as Developer, which the Council approved on December 15, 2020, authorizing the City Manager to enter into these negotiations to allocate the requested fund amount. Approval of this resolution will authorize the City Manager to sign the agreement, allowing the Uptown TAD Funds to be paid out over a specified time as established in the proposed agreement.

Recommendation/Action: Authorize the City Manager to enter into an agreement with 211 13th, LLC, as Owner, and Cotton Development, LLC, as Developer, to provide Uptown Tax Allocation District (TAD) Funds to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH 211 13th, LLC (OWNER) AND COTTON DEVELOPMENT, LLC (DEVELOPER) FOR THE PURPOSES OF ALLOCATING UPTOWN TAX ALLOCATION DISTRICT FUNDS FOR CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO DEVELOP A MIXED-USE REDEVELOPMENT OF A BLIGHTED AREA LOCATED IN THE BLOCK BETWEEN

**13TH AND 14TH STREET AND 2ND AND 3RD AVENUE TO BE KNOWN AS
HIGHSIDE MARKET IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE
HUNDRED EIGHTY-FOUR THOUSAND TWO HUNDRED AND SIXTY NINE
DOLLARS (\$1,984,269).**

Item #2.

WHEREAS, Columbus is duly authorized to exercise the redevelopment powers granted to cities and counties in the State pursuant to the Redevelopment Powers Law and in accordance with House Bill 773 enacted by the General Assembly in 2006 (2006 GA. LAWS p. 4507, *et seq.*) and approved in a referendum on November 6, 2006; and,

WHEREAS, by a Resolution duly adopted Resolution No. 71-16 on March 15, 2016 (the "TAD Resolution"), following a public hearing as required by law, the Columbus Council approved the Uptown Redevelopment Plan and created Tax Allocation District Number 3 - Uptown (the "Uptown TAD"); and,

WHEREAS, the Redevelopment Powers Law provides that Columbus may enter into public-private partnerships to effect the redevelopment projects contemplated in the Redevelopment Plan; and,

WHEREAS, the TAD Resolution expressed the intent of Columbus, as set forth in the Redevelopment Plan, to provide funds to induce and stimulate redevelopment in the Uptown TAD; and,

WHEREAS, the undertakings contemplated by the Redevelopment Plan include, among other renewal activity, redevelopment of portions of the Central Riverfront District and Columbus; and,

WHEREAS, 211 13TH, LLC is the owner of the Highside Market Tract which is located within the Uptown TAD; and,

WHEREAS, in order to induce and further facilitate the successful accomplishment of this portion of the Redevelopment Plan, the Council has indicated its intent to exercise its authority under the Redevelopment Powers Law and in accordance with State law to enter into this Development Agreement with Developer, pursuant to which, subject to the conditions described herein, a portion of the Tax Allocation Increment collected in the Uptown TAD will be used to reimburse Developer for certain Redevelopment Costs advanced by Developer in connection with the TAD Project; and,

WHEREAS, the Developer, pursuant to the terms of this Agreement, has undertaken this critical revitalization in Columbus and developed the Highside Market project consistent with the Downtown Redevelopment Plan; and,

WHEREAS, the Council, after full review and consideration authorized the City Manager on December 15, 2020 to enter negotiations with the Developer for the purposes of a Project Allocation from the Uptown TAD in an amount not to exceed One Million Nine Hundred Eighty-Four Thousand Two Hundred Sixty Nine Dollars (\$1,984,269) to provide for infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13th and 14th Street and 2nd and 3rd Avenue to be known as Highside Market.

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

The Council of Columbus hereby authorizes the City Manager to enter into an Agreement, in substantially the form attached setting forth 128 terms and conditions relating to the Uptown TAD funding support of the Project and all instruments, documents and certificates related thereto for an amount not to exceed \$1,984,269. Funds to be paid under the Agreement will be paid from

the Tax Allocation Increment collected in the Uptown TAD and will not be a liability of the General Fund of Columbus, Georgia.

Item #2.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the ____ the day of June, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor

DEVELOPMENT AGREEMENT

Between Columbus, Georgia

and

211 13th, LLC, as Owner,

and

Cotton Development, LLC, as Developer,

In the Uptown Tax Allocation District

As of June 15, 2021

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DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”), dated as of the ____ day of June, 2021 is made by and between Columbus, Georgia, a political subdivision of the State of Georgia (“Columbus”), 211 13th, LLC, a Georgia limited liability company (“Owner”), and Cotton Development, LLC, a Georgia limited liability company (“Developer”). Capitalized terms used herein and not otherwise defined have the meanings given to them in Article II.

ARTICLE I RECITALS

WHEREAS, Columbus is duly authorized to exercise the redevelopment powers granted to cities and counties in the State pursuant to the Redevelopment Powers Law and in accordance with House Bill 773 enacted by the General Assembly in 2006 (2006 GA. LAWS p. 4507, *et seq.*) and approved in a referendum on November 6, 2006; and

WHEREAS, by a Resolution duly adopted Resolution No. 71-16 on March 15, 2016 (the “TAD Resolution”), following two public hearings as required by law, the Columbus Council approved the Uptown Redevelopment Plan and created Tax Allocation District # 3 - Uptown (the “Uptown TAD”); and

WHEREAS, the Redevelopment Powers Law provides that Columbus may enter into public-private partnerships to effect the redevelopment projects contemplated in the Redevelopment Plan; and

WHEREAS, the TAD Resolution expressed the intent of Columbus, as set forth in the Redevelopment Plan, to provide funds to induce and stimulate redevelopment in the Uptown TAD; and

WHEREAS, the undertakings contemplated by the Redevelopment Plan include, among other renewal activity, redevelopment of portions of the Central Riverfront District and Columbus; and

WHEREAS, 211 13th, LLC is the owner of the Highside Market Tract which is located within the Uptown TAD; and

WHEREAS, 211 13th, LLC has engaged Cotton Development, LLC to be the Developer of the Highside Market Project and the TAD Project; and

WHEREAS, 211 13th, LLC has undertaken the redevelopment of the property into a mixed-used redevelopment to be known as Highside Market and related uses; and

WHEREAS, in order to induce and further facilitate the successful accomplishment of this portion of the Redevelopment Plan, Columbus has indicated its intent to exercise its authority under the Redevelopment Powers Law and in accordance with State law to enter into this Development Agreement with Owner and Developer, pursuant to which, subject to the conditions described herein, a portion of the Tax Allocation Increment collected in the Uptown TAD will be used to reimburse Owner for certain Redevelopment Costs advanced by Owner in connection with the TAD Project; and

WHEREAS, Owner, pursuant to the terms of this Agreement, has undertaken this critical

revitalization in Columbus and developed the Highside Market Project consistent with the Downtown Redevelopment Plan.

AGREEMENT

NOW THEREFORE, Columbus, Owner, and Developer, for and in consideration of the mutual promises, covenants, obligations, and benefits of this Agreement, hereby agree as follows:

ARTICLE II GENERAL TERMS

Section 2.1 Definitions. Unless the context clearly requires a different meaning, the following terms are used herein with the following meanings:

“Act of Bankruptcy” means the making of an assignment for the benefit of creditors, the filing of a petition in bankruptcy, the petitioning or application to any tribunal for any receiver or any trustee of the applicable Person or any substantial part of its property, the commencement of any proceeding relating to the applicable Person under any reorganization, arrangement, readjustments of debt, dissolution or liquidation law or statute of any jurisdiction, whether now or hereafter in effect, or if, within 60 days after the filing of a bankruptcy petition or the commencement of any proceeding against the applicable Person seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, the proceedings have not been dismissed, or, if, within 60 days after the appointment, without the consent or acquiescence of the applicable Person, of any trustee, receiver or liquidator of the applicable Person or of the land owned by the applicable Person, the appointment has not been vacated.

“Administrative Fee” means an annual administrative fee in an amount not to exceed \$5,000.00, as well as Columbus’s expenditures for legal and professional fees incurred in connection with the Highside Market Project, to be paid to Columbus from the Tax Allocation District #3 Fund and shall have the highest priority of payment from the Tax Allocation District #3 Fund, as provided in Section 3.4.

“Advances” means advances by Owner or any other Person or entity to pay any costs that constitute Reimbursement Costs associated with the TAD Project or for which Owner may be entitled to reimbursement pursuant to Section 6.2.

“Affiliate” means, with respect to any Person, (a) a parent, partner, member, or owner of such Person or of any Person identified in clause (b) below, and (b) any other Person that, directly or indirectly through one or more intermediaries, controls, is controlled by or is under common control with such Person. As used in this definition, the term “control” means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

“Columbus” means Columbus, Georgia, a political subdivision of the State of Georgia.

“Developer” means Cotton Development, LLC, a Georgia limited liability company, developer of the Highside Market Project.

“Development Team” means Developer and development partners, if any.

“Effective Date” means June 15, 2021, the effective date of this Agreement.

“Environmental Laws” means, including but without limitation, the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 *et seq.*, as amended, the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. § 9601 *et seq.*, as amended by the Superfund Amendments and Reauthorization Act of 1986, and as further amended, the Clean Water Act, 33 U.S.C. § 1251 *et seq.*, as amended, the Clean Air Act, 42 U.S.C. § 7401 *et seq.*, as amended, the Toxic Substances Control Act, 15 U.S.C. § 2601 *et seq.*, as amended, and any other applicable federal law relating to health, safety or the environment.

“Force Majeure” means the actual period of any delay in the final completion date of the TAD Project, or the Highside Market Project, as applicable, caused by fire, unavailability of manufactured materials, earthquake, flood, explosion, war, acts of terrorism, invasion, insurrection, mob violence, sabotage, lockouts, litigation, condemnation, riots or other civil disorder, national or local emergency, act of God, unusual delays in transportation, unusual delay in obtaining lawful permits or consents to which the applicant is legally entitled, strike or labor dispute, or severe weather conditions. in excess of 30 days in responding to proposals for Material Modifications pursuant to Section 4.4, in any such case entitling Owner a commensurate extension of time to perform and complete its obligations delayed thereby under this Agreement. Owner will give written notice in accordance with Section 9.2 as soon as reasonably practical after the start of the Force Majeure event or occurrence giving rise to the delay, specifically identifying the occurrence or event and the anticipated resulting delays to the TAD Project or the Project, as applicable.

“General Contractor” means an experienced, licensed, bondable, and reputable general contractor selected by Developer.

“Hazardous Substances” means any hazardous waste, as defined by 42 U.S.C. § 6903(5), any hazardous substances as defined by 42 U.S.C. § 9601(14), any pollutant or contaminant as defined by 42 U.S.C. § 9601(33), and any toxic substances, oil or hazardous materials or other chemicals or substances regulated by any Environmental Laws.

“Highside Market Project” means the tract of land located at 211 13th Street, as more fully described in Schedule B-1 hereto, as such Schedule may be amended or modified from time to time, on which Highside Market shall be constructed. The Highside Market Project includes the Vertical Development, Highside Market, and the TAD Project.

“Highside Market Project Completion Date” means the date of substantial completion of the Highside Market Project.

“Highside Market Tract” means the parcel within the Site Plan identified on Schedule A-2 on which Developer on behalf of Owner shall construct the Highside Market Project.

“Vertical Development” means the construction of the Highside Market by or on behalf of 211 13th, LLC on the Highside Market Tract.

“Highside Market” means the Highside Market as constructed on the Highside Market Tract.

“Highside Market Project Construction Schedule” means the schedule utilized for

construction of the Highside Market Project as set forth in Schedule C-1, as such Schedule was amended or modified from time to time, including any Project Modifications or Material Modifications

“Legal Requirements” means any legal requirements (including, without limitation, Environmental Laws), including any local, state, or federal statute, law, ordinance, rule, or regulation, now or hereafter in effect, or order, judgment, decree, injunction, permit, license, authorization, certificate, franchise, approval, notice, demand, direction, or determination of any governmental authority.

“Material Modification” means (i) any modification, change or alteration in the description of the TAD Project or the Highside Market Project, as applicable, that would add uses other than the following current uses:

- (i) Mixed-use development, including retail, restaurant, office, and public gathering space; or
- (ii) Any extension of the TAD Project Schedule beyond the TAD Project Completion Date.

“Owner” means 211 13th, LLC.

“Permitted Exceptions” means all of the following: (i) any reasonable and customary exceptions that serve or enhance the use or utility of the TAD Project or the Highside Market Project that arose in the course of construction and may arise during operation, of the TAD Project or the Highside Market Project, including by way of example and not of limitation, easements granted to public utility companies or governmental bodies (for public rights-of-way or otherwise), (ii) any other exceptions expressly approved in writing by Columbus; (iii) real property taxes, bonds, and assessments (including assessments for public improvements) not yet due and payable; and (iv) any exceptions approved by Owner’s lender.

“Person” includes a corporation, a trust, an association, a partnership (including a limited liability partnership), a joint venture, an unincorporated organization, a business, an individual or natural person, a joint stock company, a limited liability company, or any other entity.

“Plans” means the Site Plan and the construction plans for the TAD Project as the same may have been modified from time to time, including any Material Modifications.

“Project Approvals” means all approvals, consents, waivers, orders, agreements, authorizations, permits and licenses required under applicable Legal Requirements or under the terms of any restriction, covenant or easement affecting the TAD Project or the Highside Market Project, as applicable, or otherwise necessary or desirable for the ownership, acquisition, construction, equipping, use or operation thereof, whether obtained from a governmental authority or any other person.

“Project Financing” means any loans, financing, equity investment, or other agreement (other than this Agreement) provided to or for the benefit of Owner to finance, directly or indirectly, any portion of the TAD Project.

“Project Modification” means any aggregate change in the TAD Project Budget in excess of fifteen percent (15%).

“Redevelopment Costs” has the meaning given that term by O.C.G.A. § 36-44-3(8) and as used in this Agreement, means Redevelopment Costs of the TAD Project and any other Redevelopment Costs (as defined in the Redevelopment Powers Law) contemplated by this Agreement.

“Redevelopment Plan” means the Downtown Redevelopment Plan for Columbus Tax Allocation District Number Three approved by Columbus pursuant to the TAD Resolution on March 15, 2016, following a public hearing as required by law, as may be amended from time to time.

“Redevelopment Powers Law” means the Redevelopment Powers Law, O.C.G.A. §36-44-1, *et seq.*, as may be amended from time to time.

“Reimbursement Costs” means categories of Redevelopment Costs for which Columbus has agreed to reimburse Advances from the Tax Allocation District #3 Fund as shown on Schedule D-2 attached hereto.

“Requisition” means a requisition document providing the information concerning all TAD Project expenditures information in form satisfactory to the Columbus Finance Director.

“Site” means the real property on which the Highside Market Project is located within the Uptown TAD, as more specifically identified in Schedule A-1 hereto.

“Site Plan” means the plan utilized for development of the Highside Market Project as more specifically identified in Schedule A-2 hereto.

“Tax Allocation District #3 Fund” means the Tax Allocation District Fund established by Columbus for the collection of Tax Allocation Increment and payment of Disbursements as permitted under this Agreement.

“State” means the State of Georgia.

“TAD Project” means those improvements identified and more fully described in Schedule B-2 hereto as such Schedule may be amended or modified from time to time, including the Highside Market Project (but not including the Vertical Development), the costs of which have been advanced by Owner and to be reimbursed to Owner from the Tax Allocation District #3 Fund as contemplated by this Agreement.

“TAD Project Budget” means the projected cost for acquisition, financing, and construction of the TAD Project as set forth in Schedule D-1 hereto, as such Schedule may be amended or modified from time to time, including any Project Modifications.

“TAD Project Completion Date” means the date of substantial completion of the TAD Project (as evidenced by delivery by Owner to Columbus of the certificate contemplated in Section 4.l(e)).

“TAD Project Construction Schedule” means the schedule utilized for construction of the TAD Project as set forth in Schedule C-2, as such Schedule was amended or modified from time to time, including any Project Modifications or Material Modifications.

“TAD Resolution” means Resolution No. 71-16 duly adopted by the Columbus Council on May 15, 2016, following a public hearing as required by law, pursuant to which Columbus approved the Redevelopment Plan and created the Uptown TAD.

“Tax Allocation Increment” means the positive tax allocation increment (within the meaning of the Redevelopment Powers Law) levied and collected on real property within the Uptown TAD attributable to the ad valorem millage rate levied annually by Columbus (which was 40.481 mills in 2020).

“Title Policy” means the title insurance policy issued by a nationally recognized title company with respect to the Site.

“Uptown TAD” means that Tax Allocation District No. 3 created by Columbus effective December 31, 2016, pursuant to the Redevelopment Powers Law and the TAD Resolution and as further described in the Redevelopment Plan.

Section 2.2 *Singular and Plural.* Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE III REPRESENTATIONS AND WARRANTIES

Section 3.1 *Representations and Warranties of Owner and Developer.* Owner and Developer hereby represent and warrant to Columbus that:

(a) Organization and Authority. 211 13th, LLC, a Georgia limited liability company, and Cotton Development, LLC, a Georgia limited liability company, are in good standing and authorized to transact business in the State of Georgia. Owner and Developer’s officers have the requisite power and authority to execute and deliver this Agreement, to incur and perform their obligations hereunder, and to carry out the transactions contemplated by this Agreement.

(b) Due Authorization, Execution and Delivery. The execution, delivery, and performance of this Agreement have been duly authorized by all necessary action and proceedings by or on behalf of Owner and Developer, and no further approvals or filings of any kind, including any approval of or filing with any governmental authority, are required by or on behalf of Owner and Developer as a condition to the valid execution, delivery, and performance by it of this Agreement. This Agreement, when duly executed and delivered by each party hereto, will be the valid, binding, and enforceable obligation of Owner and Developer in accordance with its terms, subject to matters and laws affecting creditors’ right generally and to general principles of equity.

(c) Organizational Documents. Owner and Developer’s organizational documents are in full force and effect and have not been modified or supplemented from those submitted to Columbus, and no fact or circumstance has occurred that, by itself or with the giving of notice or the passage of time or both, would constitute a default thereunder.

(d) Financial Statements. All financial statements to be furnished to Columbus by Owner or Developer with respect to Owner or Developer will fairly present the financial condition of Owner and Developer as of the dates thereof, and all other written information furnished to Columbus by

Owner and Developer will be accurate, complete, and correct in all material respects and will not contain any material misstatement of fact or omit to state any fact necessary to make the statements contained therein not misleading.

(e) Environmental. Neither Owner nor Developer have any knowledge *except as disclosed in the Environmental Report*: (i) of the presence of any Hazardous Substances on the Site, or any portion thereof, or of any spills, releases, discharges, or disposal of Hazardous Substances that have occurred or are presently occurring on or onto the Site, or any portion thereof, or (ii) of the presence of any PCB transformers serving, or stored on, the Site, or any portion thereof, and Owner and Developer have no knowledge of any failure to comply with any applicable Environmental Laws relating to the generation, recycling, reuse, sale, storage, handling, transport and disposal of any Hazardous Substances.

(f) Bankruptcy. No Act of Bankruptcy has occurred with respect to Owner or Developer.

(g) No Litigation. There is no action, suit or proceeding pending or, to the knowledge of Owner or Developer, threatened against or affecting Owner or Developer in any court, before any arbitrator or before or by any governmental body which (i) in any manner raises any question affecting the validity or enforceability of this Agreement, (ii) could materially and adversely affect the business, financial position or results of operations of Owner or Developer, or (iii) could materially and adversely affect the ability of Owner or Developer to perform their obligations hereunder.

(h) No Undisclosed Liabilities. Neither Owner nor the Site is subject to any material liability or obligation, including contingent liabilities, other than loans to finance the Highside Market Project. Developer nor Owner is in default under or in breach of any material contract or agreement, and no event has occurred which, with the passage of time or giving of notice (or both) would constitute such a default, which has a material adverse effect on the ability of Developer or Owner to perform its obligations under this Agreement.

(i) Tax Matters. Owner and Developer have prepared and filed in a substantially correct manner all federal, state, local, and foreign tax returns and reports heretofore required to be filed by them and have paid all taxes shown as due thereon. No governmental body has asserted any deficiency in the payment of any tax or informed Owner or Developer that such governmental body intends to assert any such deficiency or to make any audit or other investigation of Owner or Developer for the purpose of determining whether such a deficiency should be asserted against Owner or Developer.

(j) ERISA and Related Matters. Neither Owner nor Developer maintain any retirement or deferred compensation plan, savings, incentive, stock option or stock purchase plan, unemployment compensation plan, vacation pay, severance pay, bonus or benefit arrangement, insurance or hospitalization program or any other fringe benefit arrangement for any employee, consultant or agent of Owner or Developer, whether pursuant to contract, arrangement, custom or informal understanding, which does not constitute an "Employee Benefit Plan" (as defined in §3(3) of ERISA). Owner or Developer does not maintain nor has Owner or Developer ever contributed to any Multiemployer Plan (as defined in §3(37) of ERISA). Owner or Developer does not currently maintain any Employee Pension Benefit Plan subject to Title IV of ERISA. There have been no "prohibited transactions" (as described in §406 of ERISA or §4975 of the Internal Revenue Code) with respect to any Employee Pension Benefit Plan or Employee Welfare Benefit Plan maintained

by Owner or Developer as to which Owner or Developer has been a party.

(k) Principal Office. The address of Owner and Developer's principal place of business is P.O. Box 1601, Columbus, Georgia 31902.

(l) Licenses and Permits. Owner and Developer will at all appropriate times possess all franchises, patents, copyrights, trademarks, trade names, licenses and permits, and rights in respect of the foregoing, adequate for the conduct of its business substantially as now conducted or as it is intended to be conducted with respect to the Highside Market Project, without known conflict with any rights of others.

(m) Project Location. The Highside Market Project is located wholly within Columbus and further, wholly within the Uptown TAD.

(n) Utilities. All utility services necessary and sufficient for the construction and operation of the Highside Market Project will at all appropriate times be available through dedicated public rights of way or through perpetual private easements.

(o) Plans. Owner or Developer has furnished to Columbus true and complete sets of the Plans, subject to modifications and amendments. The Plans so furnished to Columbus comply with all applicable governmental requirements, all Project Approvals, and all restrictions, covenants and easements affecting the TAD Project.

(p) Funding Sources for Project Financing. Owner, at its own cost, secured the necessary financing for construction of the TAD Project.

(q) Liens. Other than as disclosed in writing to Columbus, there are no material liens of laborers, subcontractors, or materialmen on or respecting the TAD Project on the Effective Date.

(r) Construction Schedules. The Highside Market Project Construction Schedule and the TAD Project Construction Schedule, as amended or modified from time to time, including any Project Modifications or Material Modifications, accurately reflect the schedule of construction of the Highside Market Project and the TAD Project, respectively.

(s) Budget. The TAD Project Budget accurately reflects the expenditures for the TAD Project.

(t) Title. As of the Effective Date, 211 13th, LLC holds fee simple title to parcel on which the Highside Market Project is located.

Section 3.2 Representations and Warranties of Columbus. Columbus hereby represents and warrants to Owner and Developer that:

(a) Organization and Authority. Columbus is a consolidated government duly created and existing under the laws of the State. Columbus has the requisite power and authority to execute and deliver this Agreement, to incur and perform its obligations hereunder, and to carry out the transactions contemplated by this Agreement.

(b) Due Authorization, Execution and Delivery. The execution, delivery, and performance

of this Agreement has been duly authorized by all necessary action and proceedings by or on behalf of Columbus, and no further approvals or filings of any kind, including any approval of or filing with any governmental authority, are required by or on behalf of Columbus as a condition to the valid execution, delivery, and performance by Columbus of this Agreement. This Agreement, when duly executed and delivered by each party hereto, will be the valid, binding, and enforceable obligation of Columbus in accordance with its terms, subject to matters and laws affecting creditors' right generally as to political bodies and to general principles of equity.

(c) No Litigation. There are no actions, suits, proceedings, or investigations of any kind pending or threatened against Columbus before any court, tribunal or administrative agency or board or any mediator or arbitrator that questions the validity of this Agreement or any action taken or to be taken pursuant hereto.

(d) TAD Resolution. The TAD Resolution has been validly adopted, remains in full force and effect, and has not been amended or supplemented since its date of adoption except by Resolution No. 140-16, adopted May 10, 2016, which authorized the execution of a Memorandum of Understanding with the Muscogee County School District for all school tax millage to be added to the TAD increment. No amendment of or supplement to the TAD Resolution is contemplated by Columbus.

(e) Redevelopment Agent. Columbus has been duly designated as Redevelopment Agent for the Uptown TAD as contemplated by the Redevelopment Powers Law.

Section 3.3 *Parties to Cooperate*. The parties hereto acknowledge that they are entering into this Agreement based on projections that the Highside Market Project will generate Tax Allocation Increment in at least the amounts shown on Schedule E hereto. Columbus, Owner, and Developer will cooperate as provided in this Agreement in order to ensure that Tax Allocation Increment generated by the Highside Market Project in the Uptown TAD are collected and deposited into the Tax Allocation District #3 Fund in accordance with the terms of this Agreement, thereby permitting reimbursement of Reimbursement Costs advanced by Owner or Developer in connection with the TAD Project as contemplated by this Agreement.

Section 3.4 *Payment of Administrative Fee and Expenses*. Owner and Developer acknowledge and agree that Columbus shall be entitled to an Administrative Fee and to be reimbursed its professional, legal, and administrative expenses from the Tax Allocation District #3 Fund and such payments shall have the first priority of payment from the Tax Allocation District #3 Fund. In the event that in any year there are insufficient funds in the Tax Allocation District #3 Fund to pay such fees and expenses, the unpaid amounts shall accrue and be payable from the first available future deposits into the Tax Allocation District #3 Fund. Such fees shall be determined on an annual basis and shall not exceed \$5,000 per year.

ARTICLE IV DEVELOPMENT AND CONSTRUCTION

Section 4.1 *Construction of the TAD Project and Highside Market Project.*

(a) Developer shall develop and construct the TAD Project in substantial conformance with the Plans and the descriptions thereof set forth in Schedules A-2 and B-2, which will be used as the basis for reimbursement of Advances under Section 6.2.

(b) Developer shall construct the TAD Project and the Highside Market Project in accordance with all applicable Legal Requirements.

(c) Developer shall develop and construct the Highside Market Project in substantial conformance with the Plans and the descriptions thereof set forth in Schedules A-2 and B-2 which will be used as the basis for reimbursement of Advances under Section 6.2. To the extent that any such modification is a Material Modification, Developer will comply with the procedures set forth in Section 5.1. Columbus agrees to use commercially reasonable efforts to assist Developer with the Highside Market Project on the terms set forth in this Agreement to further the public purposes of the Redevelopment Plan and the Redevelopment Powers Law.

(d) Developer or Owner shall provide Columbus with a final cost summary of all costs and expenses associated with the Highside Market Project, a certification that the Highside Market Project has been completed, and evidence that all amounts owing to contractors and subcontractors have been paid in full evidenced by customary affidavits executed by such contractors.

Section 4.2 Approvals Required for the Project. Owner or Developer on Owner's behalf shall obtain all necessary Project Approvals for the TAD Project and, upon its completion, shall certify to Columbus that the Highside Market Project complies with all Legal Requirements of any governmental body regarding the use or condition of the TAD Project and the Highside Market Project.

Section 4.3 Unreasonable Delay or Abandonment; Cessation of Work. Developer shall use all commercially reasonable efforts to complete the Highside Market Project and the TAD Project in the timeframes stated in Schedules C-1 and C-2, subject to delays that are out of Developer's control, such as material acquisition, labor shortage, weather delays, etc. Developer shall not halt construction or work on the Highside Market Project or the TAD Project for more than thirty (30) days. In the event construction or work on the Highside Market Project or the TAD Project is halted for more than thirty (30) days, Columbus shall provide, in a written notice, Developer thirty (30) days to continue the construction or work. Should Developer fail to continue construction or work, Developer shall be considered in default of this Agreement.

ARTICLE V RESPONSIBILITIES

Section 5.1 Modifications.

(a) **Material Modifications.** Owner shall certify to Columbus that no material modification will be made to the TAD Project or the Highside Market Project, except as disclosed on schedule A-2 or B-2, as amended or modified in writing pursuant to this Agreement by Developer to Columbus.

(b) **Project Modifications.** Owner shall certify to Columbus that there will be no Project Modifications, as defined herein, not noted on schedule A-2 or B-2, as amended or modified in writing pursuant to this Agreement by Owner to Columbus, and that any modification to the TAD Project Budget as a result of such Project Modification shall be reflected on an updated Budget to be presented to Columbus.

Section 5.2 *Completion of the Project.* Developer shall complete construction of the TAD Project substantially in accordance with Schedules C-1 and C-2 in a good and workmanlike manner free and clear of all liens and claims for materials supplied or for labor or services performed, subject to any lawful protest in accordance with Section 5.7.

Section 5.3 *Compliance with Documents.* Owner shall remain in compliance with its obligations and covenants in the Loan Documents, if any, pursuant to which amounts were or are to be loaned or otherwise made available to Owner to finance construction of the TAD Project and the Highside Market Project.

Section 5.4 *Litigation.* Owner and Developer will notify Columbus in writing, within fifteen (15) business days of its having knowledge thereof, of any actual or pending litigation or adversarial proceeding in which a claim is made against Owner or Developer or against the Site or the TAD Project, in any case which Owner or Developer reasonably considers may impair Owner or Developer's ability to perform its obligations under this Agreement, and of any judgment rendered against Owner or Developer in any such litigation or proceeding. Owner or Developer will notify Columbus in writing and within fifteen (15) business days of any matter that Owner or Developer reasonably considers may result or does result in a material adverse change in the financial condition or operation of Owner or Developer or the TAD Project.

Section 5.5 *Maintenance of the Project.* During the term of this Agreement, maintenance of the TAD Project and Highside Market Project will be the shared responsibility and burden of Owner and Developer. Upon Columbus' final installment payment pursuant to this Agreement, all responsibilities and liabilities of Developer to maintain the TAD Project and Highside Market Project pursuant to this provision and Agreement shall be released and shall become the full responsibility and liability of 211 13th, LLC, or its successors or assigns.

Section 5.6 *Records and Accounts.* Owner has and will keep true and accurate records and books of account in connection with the TAD Project in which full, true, and correct entries will be made on a consistent basis, in accordance with generally accepted accounting principles.

Section 5.7 *Liens and Other Charges.* Owner and Developer have paid and discharged, or will cause to be paid and discharged, before the same become overdue all claims for labor, materials, or supplies that if unpaid might by law become a lien or charge upon the TAD Project unless Owner or Developer is lawfully protesting the same, in which case Owner or Developer will provide a suitable "mechanics lien bond" to discharge such lien from the TAD Project.

Section 5.8 *Compliance with Laws, Contracts, Licenses, and Permits.* Developer will comply in all material respects with (a) all applicable laws, (b) all agreements and instruments by which it or any of its properties may be bound, and all restrictions, covenants and easements affecting the TAD Project, (c) all applicable decrees, orders and judgments, and (d) all licenses and permits required by applicable laws and regulations for the conduct of its business or the ownership, use or operation of its properties.

Section 5.9 *Laborers, Subcontractors and Materialmen.* Developer, at Columbus's request, shall furnish to Columbus final lien waivers from the General Contractor and all subcontractors and materialmen who provided goods or services in excess of \$5,000.00 to the projects.

Section 5.10 *Taxes.* To the extent of its interest therein, Owner will pay when due all taxes

imposed upon or assessed against the Site, the Highside Market Project, and the TAD Project, or upon the revenues, rents, issues, income and profits of the Highside Market Project and the TAD Project, or arising in respect of the occupancy, use or possession thereof, and will provide to Columbus, within ten days after a written request therefor, validated receipts showing the payment of such taxes when due. Owner will have the right to appeal an assessment for ad valorem tax purposes.

Section 5.11 Insurance. To the extent of its interest therein, Owner will keep the TAD Project and the Highside Market Project continuously insured against such risks as are customarily insured against by businesses of like size and type engaged in the same or similar operations. During the terms of this Agreement, a Certificate of Liability Insurance shall be furnished annually to the City to include endorsements for, at minimum, \$1 million in bodily injury and property damage coverage as a combined single limit for each occurrence with a \$2 million annual aggregate in reference to the following types of insurance: General Liability for Premises/Operations, Independent Contractors and Sub-Contractors, and Umbrella/Excess Liability.

Section 5.12 Further Assurances and Corrective Instruments. Columbus, Owner, and Developer agree that they will, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements and amendments hereto and such further instruments as may reasonably be required for carrying out the intention or facilitating the performance of this Agreement.

Section 5.13 Performance by Owner and Developer. Owner and Developer will perform all acts to be performed by them hereunder and will refrain from taking or omitting to take any action that would materially violate the respective party's representations and warranties hereunder or render the same materially inaccurate as of the Effective Date and subsequent Requisition dates or that in any material way would prevent the consummation of the transactions contemplated hereby in accordance with the terms and conditions hereof.

Section 5.14 Restrictions on Easements and Covenants. Except for Permitted Exceptions, Owner will not create or suffer to be created or to exist any easement, right of way, restriction, covenant, condition, license or other right in favor of any Person which affect or might affect title to the TAD Project or the Highside Market Project or the use and occupancy thereof or any part thereof without obtaining the prior approval of Columbus (such approval not to be unreasonably withheld), other than easements and rights of ways customary for utilities which do not materially and adversely affect the use of the TAD Project or the Highside Market Project for its intended purposes.

Section 5.15 Access to the Site. Upon a minimum of five (5) days' notice from Columbus, Owner will permit persons designated by Columbus to access the Site and to discuss the status of the TAD Project and the Highside Market Project with representatives of Owner, all in such detail and at such times as Columbus may reasonably request. All such access must be during normal business hours and in a manner that will not unreasonably interfere with activities of the TAD Project, or the Highside Market Project or with Owner's business operations generally. Columbus must be accompanied by a representative of Owner during any access contemplated by this Section.

Section 5.16 Owner's Delivery of Documents. Owner shall deliver to Columbus the following:

- (a) Most recent plat of the Site;

(b) Title Policy, including any Permitted Exceptions;

(c) Corporate Resolutions authorizing Owner to enter into this Agreement (see Section 3.1(b)); and

(d) Certification of the good standing of Owner from the Georgia Secretary of State; and Developer's most recent financial statements.

Section 5.17 *Developer's Delivery of Documents.* Developer shall deliver to Columbus the following:

(a) Corporate Resolutions authorizing Developer to enter into this Agreement (see Section 3.1(b)); and

(b) Certification of the good standing of Developer from the Georgia Secretary of State; and Developer's most recent financial statements.

Section 5.18 *Scope of Owner and Developer Commitments.* All representations, warranties and obligations of Owner and Developer hereunder shall be personal to Owner and Developer, and in no event shall Owner or Developer be deemed to be in default of any representation, warranty, or other obligation under this Agreement as a result solely of the noncompliance by any other property owner or occupant of a portion of a property located in the Uptown TAD with the terms of this Agreement; provided, however, if this Agreement is assigned pursuant to Section 9.5, any successor in interest to Owner or Developer shall be bound by all of the obligations of Owner or Developer, as the case may be, as set forth herein.

ARTICLE VI DISBURSEMENT AND REIMBURSEMENT

Section 6.1 *Advances.*

(a) Owner, in its sole discretion as to timing and amount, may make or cause to be made Advances in connection with the TAD Project.

(b) Owner may submit Requisitions to Columbus for its review and approval for reimbursement for any such Advances as described in Section 6.2.

Section 6.2 *Disbursements.* Subject to compliance by Owner and Developer with all of the terms and conditions of this Agreement, the funds deposited into the Tax Allocation District #3 Fund will be available for disbursement to Owner for reimbursement of Advances in connection with the TAD Project at such times and in such amounts as determined (each a "Disbursement") in accordance with the following procedures:

(a) *Requisition:* Owner will submit a Requisition and invoice to Columbus annually. The Requisition will include (i) the TAD Project Budget and the itemized schedule of values prepared by the General Contractor, Owner, or Developer of the total Reimbursement Costs for which amounts on deposit in the Tax Allocation District #3 Fund are requested (the "Schedule of Values"), and (ii) all costs incurred for construction and non-construction expenses for the Reimbursement Costs from the date of the previous Requisition to the date of the current annual Requisition, which Reimbursement

Costs have been itemized under the applicable line items of the TAD Project Budget as set forth in Exhibit D-2. The accuracy of the cost breakdown in the Requisition must be certified by Owner, and hard construction costs must be certified by the General Contractor. The total Reimbursement Costs over the term of the agreement shall not exceed \$1,984,269.00, and no annual requisition/invoice shall exceed \$396,853.80.

(b) *Supporting Evidence.* All Requisitions must be accompanied by evidence in form and content reasonably satisfactory to Columbus (including, but not limited to, certificates and affidavits of Owner) showing:

(i) Copies of all bills or statements or canceled checks for any indirect or non-construction expense for which the Disbursement is requested (other than land valuation as set forth on Schedule D and construction interest);

(ii) That all construction has been conducted substantially in accordance with the Plans (and all changes thereto approved by Columbus or otherwise permitted pursuant to the terms hereof); and

(iii) That there are no liens outstanding against the TAD Project except for (A) those set forth in the Title Policy, (B) inchoate liens for property taxes not yet due and payable, (C) liens being contested in accordance with the terms and conditions set forth in applicable law, and (D) loans for the construction of the TAD Project.

(c) *City Review.* The construction for which Reimbursement Costs are included in any Requisition must be reviewed and approved by Columbus or its appointed consultant to verify the approval of the construction, the cost of completed construction, and compliance with the Plans.

(d) *Requisition Term.* Notwithstanding anything to the contrary herein, in no event will Tax Allocation Increment applicable to periods beyond fifteen (15) years after the effective date of this Agreement be used to satisfy outstanding balances due Owner, if any. Obligations due Owner under this Agreement will terminate upon the earlier to occur of (i) the satisfaction of all amounts due Owner as listed in Schedule D-1 or (ii) fifteen (15) years after the effective date of this Agreement.

Section 6.3 Limited Liability.

(a) The payment of all obligations required by be paid by Columbus under this Agreement shall be special or limited obligations of Columbus payable only from the Tax Allocation District #3 Fund. Columbus will have no liability to honor any Requisition except from amounts on deposit in the Tax Allocation District #3 Fund.

(b) To the extent permitted by State law, no director, officer, employee or agent of Columbus will be personally responsible for any liability arising under or growing out of the Agreement.

(c) Columbus will not be obligated to disburse any funds to any person under this Agreement other than as directed by Owner or as otherwise permitted under this Agreement.

(d) The maximum term of the Agreement shall not exceed fifteen (15) years from its effective date, and its total liability under the Agreement will not exceed the Reimbursement Costs of \$1,984,269.00.

Section 6.4 Reimbursement. Provided that there is positive Tax Allocation Increment in the Tax Allocation District #3, properly requisitioned and invoiced Reimbursement Costs will be reimbursed in five annual payments subject to the following conditions:

(a) *Annual Payments.* To the extent that it is available in the Tax Allocation District #3 Fund after the deduction of administrative costs, Columbus shall provide funding to Owner with annual payments in the amount of up to \$396,853.80 as set forth on Schedule F for all amounts supported by an approved Requisition. Each year, Owner shall provide a Requisition for any additional costs incurred since the approval of the previous requisition and invoice for the total requested annual payment to the Finance Director. Provided, however, in the event that other Tax Allocation District #3 projects are also entitled to scheduled funding in the same year, and the funds are inadequate to make all scheduled payments after the deduction of administrative expenses, then each project shall receive its proportionate share based on the amount its scheduled payment due that year bears to the total amount of scheduled payments due that year for all projects. For any year in which the Tax Allocation District #3 Fund is insufficient to make the full annual payment due Owner, a shortfall shall accrue to the Owner in the amount of the deficiency (“Accrued Shortfall”).

(b) If an Accrued Shortfall exists at the conclusion of the five (5) year schedule set forth in Exhibit F, then Owner will be allowed to recoup up to \$396,853.80 of the Accrued Shortfall each year for ten (10) additional years until the shortfall is satisfied. Owner will submit an annual invoice claiming the Accrued Short Fall until the Short Fall is satisfied or the expiration of ten years whichever occurs first. Each annual invoice to recoup an Accrued Shortfall will be treated on the same proportionate basis as all scheduled project payments due in that particular year.

(c) *Forfeiture.* Notwithstanding anything herein to the contrary, if, following the conclusion of the fifteenth year of payments from the Tax Allocation District #3 Fund on the basis set forth above, Owner shall forfeit any amounts set forth in Schedule F that have not been recouped in accordance with the terms set forth above by that date.

ARTICLE VII INDEMNIFICATION

Section 7.1 Indemnification. Owner and Developer will defend, indemnify, and hold Columbus and its agents, employees, officers, and legal representatives (collectively, the “Indemnified Persons”) harmless for all claims, causes of action, liabilities, fines, and expenses (including, without limitation, reasonable attorneys’ fees, court costs, and all other defense costs and interest) (collectively, the “Losses”) for injury, death, damage, or loss to persons or property sustained in connection with or incidental to the construction of the TAD Project. Notwithstanding anything to the contrary in this Article, (a) Owner and Developer’s indemnification obligation under this Article is limited to the greater of \$3,000,000.00 or the policy limits available under the insurance policies required under Section 5.10; (b) Owner and Developer will not be obligated to indemnify any Indemnified Person for the Indemnified Person’s own gross negligence, recklessness, or intentional act or omission.

Section 7.2 Notice of Claim. If an Indemnified Person receives notice of any claim or circumstance which could give rise to Losses, the receiving party must give written notice to Owner within ten (10) business days. The notice must include a description of the indemnification event in reasonable detail, the basis on which indemnification may be due, and the anticipated amount of the

Losses. Such notice will not stop or prevent an Indemnified Person from later asserting a different basis for indemnification or a different amount of Losses than that indicated in the initial notice. If an Indemnified Person does not provide this notice within the ten business-day period, it does not waive any right to indemnification except to the extent that Owner is prejudiced, suffers loss, or incurs expense because of the delay.

Section 7.3 *Defense.* Owner may assume and control the defense of the claim based on the Losses at its own expense with counsel chosen by Owner with the concurrence of the Indemnified Person. Owner will also control any negotiations to settle the claim. Within ten (10) business days after receiving written notice of the indemnification request, Owner will advise the Indemnified Person as to whether or not it will defend the claim. If Owner does not assume the defense, the Indemnified Person will assume and control the defense and all defense expenses actually incurred by it will constitute Losses.

Section 7.4 *Separate Counsel.* If Owner elects to defend a claim, the Indemnified Person may retain separate counsel, at the sole cost and expense of such Indemnified Person, to participate in (but not control or impair) the defense and to participate in (but not control or impair) any settlement negotiations. Owner may settle the claim without the consent or agreement of the Indemnified Person, unless the settlement (i) would result in injunctive relief or other equitable remedies or otherwise require the Indemnified Person to comply with restrictions or limitations that adversely affect the Indemnified Person, (ii) would require the Indemnified Person to pay amounts that Owner does not fund in full, or (iii) would not result in the Indemnified Person's full and complete release from all liability to the plaintiffs or claimants who are parties to or otherwise bound by the settlement.

Section 7.5 *Survival.* The provisions of Article VII will remain in effect until the later of i) the expiration of two (2) years after certification of completion of the TAD Project or ii) the termination of Columbus' obligation to make payments under this Agreement

ARTICLE VIII DEFAULT

Section 8.1 *Default by Owner or Developer.*

(a) Until delivery of the certificates of completion for the TAD Project contemplated in Section 4.1, the following will constitute a Default by Owner or Developer, as the case may be:

(i) Failure of Owner or Developer to materially and timely comply with and perform any of its covenants, conditions, or obligations set forth in this Agreement; or

(ii) An Act of Bankruptcy of Owner or Developer.

(b) Until two (2) years after delivery of the certificates of completion for the TAD Project contemplated in Section 4.1, the following will constitute a Default by Owner or Developer:

(i) Any material representation or warranty made by Owner or Developer in this Agreement or subsequently made by it in any written statement or document furnished to Columbus and related to the transactions contemplated by this Agreement is false, incomplete, inaccurate, or misleading in any material respect as of the date such representation or warranty is made; or

(ii) Any material report, certificate, or other document or instrument furnished to Columbus by Owner or Developer in relation to the transactions contemplated by this Agreement is false, inaccurate, or misleading in any material respect; or if any report, certificate, or other document furnished to Columbus on behalf of Owner or Developer, to the extent that Owner or Developer knows such document is false, inaccurate, or misleading and fails to promptly report such discrepancy to Columbus.

Section 8.2 Remedies. If a default by Owner or Developer occurs and is continuing thirty (30) days after receipt of written notice to the defaulting party from Columbus specifying the existence of such default (or within a reasonable time thereafter if such default cannot reasonably be cured within such 30-day period, and Owner or Developer, as the case may be, begins to diligently pursue the cure of such default within such 30-day period), the default will become an “Event of Default,” and Columbus will be entitled to elect any or all of the following remedies:

- (a) Subject to the final sentence in this Section, terminate this Agreement and discontinue further funding hereunder;
- (b) Seek any remedy at law or in equity that may be available as a consequence of Owner or Developer’s default;
- (c) Pursue specific performance of this Agreement or injunctive relief; or
- (d) Waive such Event of Default.

Upon termination of this Agreement as provided in this Section, none of the parties hereto will have any further rights, duties, or obligations hereunder except that all amounts due to Owner for unreimbursed Advances will continue to be payable to Owner under the terms of this Agreement.

Section 8.3 Remedies Cumulative. Except as otherwise specifically provided, all remedies of the parties provided for herein are cumulative and will be in addition to any and all other rights and remedies provided for or available hereunder, at law or in equity.

Section 8.4 Agreement to Pay Attorneys’ Fees and Expenses. In the event of an Event of Default by Owner or Developer, if Columbus employs attorneys or incurs other expenses for the collection of amounts due hereunder or for the enforcement of the performance or observance of any covenants or agreements on the part of Owner or Developer contained herein, Owner and Developer agree that each will on demand therefor pay to Columbus, as applicable, the reasonable fees of such attorneys and such other reasonable expenses so incurred by Columbus, the amount of such fees of attorneys to be without regard to any statutory presumption.

Section 8.5 Default by Columbus. The following will constitute a default by Columbus: Any material breach by it of any representation made in this Agreement or any material failure by it to observe and perform any covenant, condition or agreement on its part to be observed or performed hereunder, for a period of thirty (30) days after written notice specifying such breach or failure and requesting that it be remedied, given to it by Owner; provided that in the event such breach or failure can be corrected but cannot be cured within said 30-day period, the same will not constitute a default hereunder if corrective action is instituted by the defaulting party or on behalf of the defaulting party within said 30-day period and is being diligently pursued.

Section 8.6 Remedies Against Columbus. Upon the occurrence and continuance of a default by Columbus hereunder, Owner may seek specific performance of this Agreement or pursue any other remedies available at law or in equity.

ARTICLE IX MISCELLANEOUS

Section 9.1 *Term of Agreement.* This Agreement will commence on the Effective Date and will terminate on the earlier to occur of the date on which all Reimbursement Costs for the TAD Project have been fully reimbursed to Owner as listed in Schedule D-1 from the Tax Allocation District #3 Fund or fifteen (15) years after the Effective Date.

Section 9.2 *Notices.* Any notice sent under this Agreement (except as otherwise expressly required) must be written and mailed or sent by overnight courier or personally delivered to an officer of the receiving party at the following addresses:

If to Owner:

211 13th, LLC
Attn: Christopher S. Woodruff
P.O. Box 1601
Columbus, Georgia 31902

If to Developer:

Cotton Development, LLC
Attn: Christopher S. Woodruff
P.O. Box 1601
Columbus, Georgia 31902

With a copy to:

Morgan & Lyle, P.C.
Attn: Alston E. Lyle
P.O. Box 2056
Columbus, GA 31902

If to Columbus:

City Manager
100 10th Street
Columbus, GA 31901

With copies to:

City Attorney
100 10th Street
Columbus, Georgia 31901

Finance Director
100 10th Street
Columbus, Georgia 31901

Each party may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this Section will be deemed to be given when so mailed, and any communication so delivered in person will be deemed to be given when receipted for by, or actually received by the party identified above.

Section 9.3 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the parties hereto. No course of dealing on the part of any party to this Agreement, nor any failure or delay by any party to this Agreement with respect to exercising any right, power, or privilege hereunder will operate as a waiver thereof.

Section 9.4 Invalidity. In the event that any provision of this Agreement is held unenforceable in any respect, such unenforceability will not affect any other provision of this Agreement.

Section 9.5 Successors and Assigns. Owner and Developer may not assign this Agreement or any of their rights hereunder or any interest herein without the prior written consent of Columbus, provided that Owner or Developer may, without the prior consent of Columbus, assign this Agreement and all or any portion of its rights hereunder and interests herein to:

- (i) Any Affiliate of it or to any entity which controls, is controlled by or under common control with it;
- (ii) Any purchaser of more than 60% of the total acreage of the Highside Market Project;
- (iii) Any lender providing financing for all or any part of the Highside Market Project; or
- (iv) The Georgia limited liability company, Highside Market, LLC.

Owner or Developer will provide written notice to Columbus of any such assignment. Upon any such assignment of the obligations of Owner or Developer hereunder, the assigning party will be deemed released from such obligations, and the assignor shall assume all of Owner or Developer's rights, interests, obligations, representations, and warranties pursuant to this Agreement. Notwithstanding the above, Owner and Developer may collaterally assign this Agreement and its rights hereunder and interest herein, without the consent of Columbus, to a lender to secure any acquisition, development, or loan for the TAD Project or the Highside Market Project.

Section 9.6 Schedules; Titles of Articles and Sections. The Schedules attached to this Agreement are incorporated herein and will be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such Schedules and the provisions of this Agreement, the provisions of this Agreement will prevail. All titles or headings are only for the convenience of the parties and may not be construed to have any effect or meaning as to the agreement between the parties hereto. Any reference herein to a Section or subsection will be considered a reference to such Section or subsection of this Agreement unless otherwise stated. Any reference herein to a Schedule will be considered a reference to the applicable Schedule attached hereto unless otherwise stated.

Section 9.7 Applicable Law. This Agreement is a contract made under and will be construed in accordance with and governed by the laws of the United States of America and the State of Georgia.

Venue shall be in Columbus, Georgia.

Section 9.8 Entire Agreement. This written agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

Section 9.9 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the parties, the parties agree that such approval or consent may not be unreasonably withheld, conditioned or delayed, and will be deemed given if no written objection is delivered to the requesting party within ten (10) business days after delivery of the request to the approving party.

Section 9.10 Additional Actions. The parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the ____ day of _____, 2021.

COLUMBUS, GEORGIA

By: _____
Its: City Manager

Attest: _____
Its: Clerk of Council

211 13TH, LLC

Cotton Development, LLC

By: Cotton QO Fund, LLC, a Georgia limited liability company, its Manager

By: _____
Christopher S. Woodruff, its Manager

By: _____
Christopher S. Woodruff, its President

SCHEDULE A-1Site Description

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, being known and designated as "**PARCEL 201, 1.69± AC**", as said lot appears upon a map or plat entitled "**Survey of Parcel 101, Replat of City Lots 343, 344, 345 & Part of City Lot 346, Columbus, Muscogee County, Georgia for 211 13th LLC**", dated June 30, 2020, prepared by Haralson & Adams, Registered land Surveyors, recorded in **PLAT BOOK 166, FOLIO 187**, of the records in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the specific location and dimensions of said parcel.

SCHEDULE A-2

Site Plan

[INSERT SITE PLAN]

SCHEDULE B-1Highside Market Project Description

A new mixed-use, urban infill redevelopment project expanded to include three (3) total buildings comprised of retail, restaurant, office space, and public gathering areas. Combined, all three (3) properties will have 20,000 square feet of retail and 10,300 square feet of office space.

SCHEDULE B-2
TAD Project Description

TAD funds will enable Owner to design and implement improvements to include ADA accessible sidewalks and bus stops, outdoor greenspaces for public gathering, stormwater and drainage improvements, public parking infrastructure, and connection of sidewalks to Dragon Fly Trail. TAD funds will also be used toward the infrastructure required for creating 57 onsite parking spaces and thoughtfully designed outdoor public gathering spaces.

SCHEDULE C-1
Highside Market Project Schedule

Schedule C-1 and Schedule C-2 are incorporated in one schedule for convenience.

[See attachment]

SCHEDULE C-2
TAD Project Schedule

Schedule C-1 and Schedule C-2 are incorporated in one schedule for convenience.

[See attachment]

SCHEDULE D-1
Highside Market Project Budget

Development Costs/Sources	Amount	% of Total
Land Costs	\$1,675,000.00	13.02%
Hard Costs	\$9,473,360.00	73.65%
Soft Costs	\$1,362,939.00	10.60%
Financing Costs	\$351,289.00	2.73%
Total Costs	\$12,862,588.00	100%

SCHEDULE D-2
TAD Project Budget

Development Costs/Sources	Amount	% of Total
Construction Costs + Contingency	\$1,389,287.00	70.02%
Right of Way Improvements	\$509,882.00	25.70%
Landscaping Design	\$41,100.00	2.07%
TAD Design Fee	\$44,000.00	2.21%
Total Costs	\$1,984,269.00	100.00%

SCHEDULE E**Tax Allocation Increment Highside Market Estimate**

Year	Tax Increment
Dec 1, 2022	\$128,096.76
Dec 1, 2023	\$134,219.12
Dec 1, 2024	\$134,219.12
Dec 1, 2025	\$140,586.39
Dec 1, 2026	\$140,586.39
Dec 1, 2027	\$147,208.34
Dec 1, 2028	\$147,208.34
Dec 1, 2029	\$154,095.17
Dec 1, 2030	\$154,095.17
Dec 1, 2031	\$161,257.48
Dec 1, 2032	\$161,257.48
Dec 1, 2033	\$168,706.27
Dec 1, 2034	\$168,706.27
Dec 1, 2035	\$176,453.02
Dec 1, 2036	\$176,453.02

SCHEDULE F
Projected Schedule of Payments

Payment Date	Amount
December 15, 2021	\$396,853.80
December 15, 2022	\$396,853.80
December 15, 2023	\$396,853.80
December 15, 2024	\$396,853.80
December 15, 2025	\$396,853.80
Total	\$1,984,269.00

File Attachments for Item:

A. State Mandated Solid Waste Disposal Fees

Columbus Consolidated Government
Council Meeting

June 15, 2021

Agenda Report #_____

TO: Mayor and Councilors
SUBJECT: Purchase Authorizations
INITIATED BY: Finance Department

(A) STATE MANDATED SOLID WASTE DISPOSAL FEES

It is requested that Council authorize payment to the Georgia Department of Natural Resources for state mandated solid waste disposal fees in the amount of \$62,364.41. The fee is based on the total amount of solid waste disposed in a year. A total of 84,849.54 tons of solid waste was disposed, at Pine Grove Landfill, between January 1, 2020 through December 31, 2020.

Funds are budgeted in the FY21 Budget: Integrated Waste Management Fund - Public Services - Pine Grove Landfill – State Mandated Waste Dump Fees; 0207-260-3560-PGRO-9208.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PAYMENT TO THE GEORGIA DEPARTMENT OF NATURAL RESOURCES FOR STATE MANDATED SOLID WASTE DISPOSAL FEES IN THE AMOUNT OF \$62,364.41.

WHEREAS, the fee is based on the total amount of solid waste disposed in a year. A total of 84,849.54 tons of solid waste was disposed, at Pine Grove Landfill, between January 1, 2020 through December 31, 2020.

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

That the City Manager is hereby authorized to render payment to the Georgia Department of Natural Resources for state mandated solid waste disposal fees in the amount of \$62,364.41. Funds are budgeted in the FY21 Budget: Integrated Waste Management Fund - Public Services - Pine Grove Landfill – State Mandated Waste Dump Fees; 0207-260-3560-PGRO-9208.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

B. Master Services and Purchasing Agreement for Body Cameras and Accessories for Muscogee County Sheriff's Office

Columbus Consolidated Government
Council Meeting

June 15, 2021

Agenda Report #_____

TO: Mayor and Councilors

SUBJECT: Purchase Authorizations

INITIATED BY: Finance Department

(B) MASTER SERVICES AND PURCHASING AGREEMENT FOR BODY CAMERAS AND ACCESSORIES FOR MUSCOGEE COUNTY SHERIFF'S OFFICE

It is requested that Council approve the Master Services and Purchasing Agreement for Body Cameras and Accessories from Axon Enterprises (Scottsdale, AZ), in the amount of \$58,890.12. The agreement will cover the period from June 15, 2021 – February 14, 2026.

Body cameras play an important role in providing for the protection of deputies, the public, and the agency as it relates to interactions between law enforcement and the public. The Sheriff's Office has been offered a Master Services and Purchasing Agreement from Axon which will provide a total of nineteen (19) body cameras with the Sheriff's Office also purchasing accessories to include: docking stations, license fees, assurance plan (maintenance), and data storage. In addition, the plan provides an extended warranty, and replacement of all cameras in thirty months.

These new Body Cameras will integrate with the Axon Tasers currently used by the Sheriff's Office. Under this agreement, the Taser becomes a Taser Smart Weapon which can wirelessly report its status, such as being armed or a trigger pull, so the body camera can sense specific events and begin recording during critical situations. Consequently, the vendor is considered the only known source for the agreement per the City's Procurement Ordinance, Article 3-114.

Funds are available in the FY21 Budget as follows: Funding in the amount of \$25,076.42 is available in Multi-Government Project Fund – Finance – 18 EBM Justice Assistance Grant – Operating Materials; 0216 – 200 – 4122 – LLEG – 6728.

Funding in the amount of \$33,813.70 is available in Multi-Government Project Fund – Finance – 20 EBM Justice Assistance Grant – Operating Materials; 0216 – 200 – 4125 – LLEG – 6728.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE MASTER SERVICES AND PURCHASING AGREEMENT FOR BODY CAMERAS AND ACCESSORIES FROM AXON ENTERPRISES (SCOTTSDALE, AZ), IN THE AMOUNT OF \$58,890.12. THE AGREEMENT WILL COVER THE PERIOD FROM JUNE 15, 2021 – FEBRUARY 14, 2026.

WHEREAS, body cameras play an important role in providing for the protection of deputies, the public, and the agency as it relates to interactions between law enforcement and the public. The Sheriff’s Office has been offered a Master Services and Purchasing Agreement from Axon which will provide a total of nineteen (19) body cameras with the Sheriff’s Office also purchasing accessories to include: docking stations, license fees, assurance plan (maintenance), and data storage. In addition, the plan provides an extended warranty, and replacement of all cameras in thirty months; and,

WHEREAS, these new Body Cameras will integrate with the Axon Tasers currently used by the Sheriff’s Office. Under this agreement, the Taser becomes a Taser Smart Weapon which can wirelessly report its status, such as being armed or a trigger pull, so the body camera can sense specific events and begin recording during critical situations. Consequently, the vendor is considered the only known source for the agreement per the City’s Procurement Ordinance, Article 3-114.

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

That the City Manager is hereby authorized to enter into the Master Services and Purchasing Agreement for Body Cameras and Accessories from Axon Enterprises (Scottsdale, AZ), in the amount of \$58,890.12. The agreement will cover the period from June 15, 2021 – February 14, 2026. Funds are available in the FY21 Budget as follows:

Funding in the amount of \$25,076.42 is available in Multi-Government Project Fund – Finance – 18 EBM Justice Assistance Grant – Operating Materials; 0216 – 200 – 4122 – LLEG – 6728.

Funding in the amount of \$33,813.70 is available in Multi-Government Project Fund – Finance – 20 EBM Justice Assistance Grant – Operating Materials; 0216 – 200 – 4125 – LLEG – 6728.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

 Sandra T. Davis, Clerk of Council

 B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

C. Mold Removal Services

Columbus Consolidated Government
Council Meeting

June 15, 2021

Agenda Report #_____

TO: Mayor and Councilors
SUBJECT: Purchase Authorizations
INITIATED BY: Finance Department

(C) MOLD REMOVAL SERVICES

It is requested that Council approve payment to MLB Envirohealth & Safety, LLC (Columbus, GA) in the amount of \$26,403.34 for mold removal services.

The services were required in the Columbus Lions' locker rooms and offices at the Civic Center and at Golden Park. Visible mold and odor were detected at both sites. Consequently, air quality tests, inspections and mitigation services were performed to remove the mold due to the health and safety concerns for teams using both facilities.

The Facilities Maintenance Division of Public Works documents that MLB Envirohealth & Safety was the only vendor they could find to perform the air testing and clean up in a timely manner. Consequently, the vendor is deemed the only known source for the services, per the Procurement Ordinance Article 3-114.

Funds are available in the FY21 Budget: LOST/Infrastructure – Public Works – Infrastructure/LOST – General Construction – Golden Park Refurbishment; 0109 – 260 – 9901 – MNTN – 7661 – 96047 – 20170.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PAYMENT TO MLB ENVIROHEALTH & SAFETY, LLC (COLUMBUS, GA) IN THE AMOUNT OF \$26,403.34 FOR MOLD REMOVAL SERVICES.

WHEREAS, the services were required in the Columbus Lions locker rooms and offices at the Civic Center and at Golden Park. Visible mold and odor were detected at both sites. Consequently, air quality tests, inspections and mitigation services were performed to remove the mold due to the health and safety concerns for teams using both facilities; and,

WHEREAS, the Facilities Maintenance Division of Public Works documents that MLB Envirohealth & Safety was the only vendor they could find to perform the air testing and clean up in a timely manner. Consequently, the vendor is deemed the only known source for the services, per the Procurement Ordinance Article 3-114.

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

That the City Manager is hereby authorized to render payment to MLB Envirohealth & Safety, LLC (Columbus, GA) in the amount of \$26,403.34 for mold removal services. Funds are available in the FY21 Budget: LOST/Infrastructure – Public Works – Infrastructure/LOST – General Construction – Golden Park Refurbishment; 0109 – 260 – 9901 – MNTN – 7661 – 96047 – 20170.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

D. Scoreboards with Accessories for Parks and Recreation – Cooperative Purchase

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Scoreboards with Accessories for Parks and Recreation – Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of eight (8) scoreboards with accessories from Electro-Mech Scoreboard Company (Wrightsville, GA) in the amount of \$28,064.00 by Cooperative Purchase via BuyBoard National Cooperative Contract #583-19.

The scoreboards will be used at various recreations centers. The current scoreboards at the recreation centers are approximately 20 years old and constantly fail to work. Games cannot be played without the current scoreboards malfunctioning. Without working scoreboards, the Department cannot program Columbus Youth Basketball, Adult Basketball or other timed or scored activities in the gyms.

The purchase will be accomplished by Cooperative Purchase via RFP/Bid Contract # 583-19 for Athletic, Physical Education, Gymnasium Supplies and Equipment and Heavy-Duty Exercise Equipment and Related Accessories initiated by the BuyBoard National Cooperative, whereby Electro-Mech Scoreboard Company was one of the successful vendors. The contract, which commenced April 1, 2019, is good through March 31, 2022. The BuyBoard National Purchasing Cooperative is a cooperative formed between the National School Boards Association (NSBA) and several state school board associations to streamline the buying process for schools, municipalities, and other public entities. Developed to comply with state laws that require governmental entities to make purchases from an approved list of vendors who have gone through a competitive procurement process, BuyBoard gives members the advantage of leveraging the Cooperative's ability to obtain bulk discounts. The RFP process utilized by The BuyBoard National Cooperative meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance.

Funding is available in the FY21 Budget: General Fund – Parks and Recreation – Recreation Services – Other Equipment; 0101 – 270 – 2400 – RECR – 7762.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF EIGHT (8) SCOREBOARDS WITH ACCESSORIES FROM ELECTRO-MECH SCOREBOARD COMPANY (WRIGHTSVILLE, GA) IN THE AMOUNT OF \$28,064.00 BY COOPERATIVE PURCHASE VIA BUYBOARD NATIONAL COOPERATIVE CONTRACT #583-19.

WHEREAS, the scoreboards will be used at various recreations centers. The current scoreboards at the recreation centers are approximately 20 years old and constantly fail to work. Games cannot be played without the current scoreboards malfunctioning. Without working scoreboards, the Department cannot program Columbus Youth Basketball, Adult Basketball or other timed or scored activities in the gyms; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via RFP/Bid Contract # 583-19 for Athletic, Physical Education, Gymnasium Supplies and Equipment and Heavy-Duty Exercise Equipment and Related Accessories initiated by the BuyBoard National Cooperative, whereby Electro-Mech Scoreboard Company was one of the successful vendors. The contract, which commenced April 1, 2019, is good through March 31, 2022. The BuyBoard National Purchasing Cooperative is a cooperative formed between the National School Boards Association (NSBA) and several state school board associations to streamline the buying process for schools, municipalities, and other public entities. Developed to comply with state laws that require governmental entities to make purchases from an approved list of vendors who have gone through a competitive procurement process, BuyBoard gives members the advantage of leveraging the Cooperative's ability to obtain bulk discounts. The RFP process utilized by The BuyBoard National Cooperative meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Section 3-118 of the Procurement Ordinance.

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

That the City Manager is hereby authorized to purchase eight (8) scoreboards with accessories from Electro-Mech Scoreboard Company (Wrightsville, GA) in the amount of \$28,064.00 by Cooperative Purchase via BuyBoard National Cooperative Contract #583-19. Funding is available in the FY21 Budget: General Fund – Parks and Recreation – Recreation Services – Other Equipment; 0101 – 270 – 2400 – RECR – 7762.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

E. Uninterrupted Power Sources (UPS) Replacement at Mckee Road Radio Tower

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Uninterrupted Power Sources (UPS) Replacement at Mckee Road Radio Tower
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of an Uninterrupted Power Source (UPS) replacement at the Mckee Road Radio Tower Site from Motorola (Schaumburg, IL), in the amount of \$35,134.00.

The Engineering Department is recommending this purchase due to the approaching storm weather season. The current UPS handles half the load at the site allowing for redundancy to keep Public Safety radios operating. Replacement is needed due to the cabinet being damaged from previous lightning storms. The cabinet has had multiple assemblies replaced, which is not common for normal wear and tear. The purchase of the replacement UPS will ensure power for the Public Safety radio transmission is not lost during storms.

Motorola is the provider of the City's Radio System. Therefore, the vendor is considered the only known source to provide the replacement UPS, per the Procurement Ordinance Article 3-114.

Funds are available in the FY21 Budget: General Fund – Engineering – Radio Communications - Miscellaneous Equipment Maintenance; 0101 – 250 – 3110 – RADI – 6519.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF AN UNINTERRUPTED POWER SOURCE (UPS) REPLACEMENT AT THE MCKEE ROAD RADIO TOWER SITE FROM MOTOROLA (SCHAUMBURG, IL), IN THE AMOUNT OF \$35,134.00.

WHEREAS, the Engineering Department is recommending this purchase due to the approaching storm weather season. The current UPS handles half the load at the site allowing for redundancy to keep Public Safety radios operating. Replacement is needed due to the cabinet being damaged from previous lightning storms. The cabinet has had multiple assemblies replaced, which is not common for normal wear and tear. The purchase of the replacement UPS will ensure power for the Public Safety radio transmission is not lost during storms; and,

WHEREAS, Motorola is the provider of the City's Radio System. Therefore, the vendor is considered the only known source to provide the replacement UPS, per the Procurement Ordinance Article 3-114.

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

That the City Manager is hereby authorized to purchase an Uninterrupted Power Source (UPS) replacement at the Mckee Road Radio Tower Site from Motorola (Schaumburg, IL), in the amount of \$35,134.00. Funds are available in the FY21 Budget: General Fund – Engineering – Radio Communications - Miscellaneous Equipment Maintenance; 0101 – 250 – 3110 – RADI – 6519.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

F. Body Cameras and Services for the Police Department – Cooperative Purchase

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Body Cameras and Services for the Police Department – Cooperative Purchase
INITIATED BY:	Finance Department

It is requested that Council approve the purchase of Body Cameras and services from Prologic ITS (Acworth, GA) by Cooperative Purchase via Federal GSA Contract #A7QSWA19D001P. The purchase amount for the Body cameras and services is as follows: Year 1 (FY21) - \$527,584.20 for the Equipment purchase, Cloud Storage for one year, training and Deployment; Year 2 (FY22) through Year 5 (FY25) - \$144,613.32, per year, for Licensing and Data Storage.

The Police Department is requesting this purchase in order to provide replacement body cameras for 240 patrol officers.

Funds are available in the FY21 Budget for the Year 1 cost: Other Local Option Sales Tax Fund – Public Safety – Police – Public Safety LOST- Capital Expenditures – Over \$5,000; 0102-400-9900-LOST-7763.

Funding will be budgeted in subsequent fiscal years for the annual Licensing and Data Storage for Year 2 – Year 5.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF BODY CAMERAS AND SERVICES FROM PROLOGIC ITS (ACWORTH, GA) BY COOPERATIVE PURCHASE VIA FEDERAL GSA CONTRACT #A7QSWA19D001P. THE PURCHASE AMOUNT FOR THE BODY CAMERAS AND SERVICES IS AS FOLLOWS: YEAR 1 (FY21) - \$527,584.20 FOR THE EQUIPMENT PURCHASE, CLOUD STORAGE FOR ONE YEAR, TRAINING AND DEPLOYMENT; YEAR 2 (FY22) THROUGH YEAR 5 (FY25) - \$144,613.32, PER YEAR, FOR LICENSING AND DATA STORAGE.

WHEREAS, the Police Department is requesting this purchase in order to provide replacement body cameras for 240 patrol officers.

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

That the City Manager is hereby authorized to purchase Body Cameras and services from Prologic ITS (Acworth, GA) by Cooperative Purchase via Federal GSA Contract #A7QSWA19D001P. The purchase amount for the Body cameras and services is as follows: Year 1 (FY21) - \$527,584.20 for the Equipment purchase, Cloud Storage for one year, training and Deployment; Year 2 (FY22) through Year 5 (FY25) - \$144,613.32, per year, for Licensing and Data Storage. Funds are available in the FY21 Budget for the Year 1 cost: Other Local Option Sales Tax Fund – Public Safety – Police – Public Safety LOST- Capital Expenditures – Over \$5,000; 0102-400-9900-LOST-7763.

Funding will be budgeted in subsequent fiscal years for the annual Licensing and Data Storage for Year 2 – Year 5.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

. DATE: June 15, 2021

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFOs

June 18, 2021

Anchor Tenants for Concession & Retail Services/Columbus Civic Center (Annual Contract) – RFP No. 21-0007

Scope of RFP

The Consolidated Government of Columbus, Georgia (the City) invites qualified offerors to submit proposals for anchor tenants for concession and retail services at the Columbus Civic Center.

June 30, 2021

Protective Fire Clothing and Accessories (Annual Contract) – RFB No. 21-0035

Scope of Bid

Provide firefighters with body protection against extreme temperature, sharp objects, steam water penetration, hot particles, and other hazards encountered during structural firefighting. These items will be procured on an “as needed” basis and are to be utilized by the Columbus Fire & EMS Department. The contract term will be for two years with the option to renew for three additional twelve-month periods.

July 9, 2021

Treatment Providers for Mental Health Court and Veterans Treatment Court (Annual Contract) – RFP No. 21-0031

Scope of RFP

Columbus Consolidated Government, on behalf of the Mental Health Court and Veterans Treatment Court, is soliciting proposals to provide treatment to participants in PTSD Counseling and Psychological Assessment. Offerors may submit proposals to provide either or both areas of treatment.

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

July 14, 2021**Mott's Green Plaza P. I. #0015287 (Re-Bid) – RFB No. 21-0037****Scope of Bid**

The Consolidated Government of Columbus, Georgia (the Owner) invites bids for construction of the proposed trail and landscape improvements along the Columbus Riverwalk. The work primarily involves installation of concrete paving and decorative planters and structures with landscaping, as depicted on the drawings. The DBE goal for this project is 8%.

Bidders are advised that the governing specifications for this project, including such items as bidding requirements, general conditions, technical specifications and related items, shall be in accordance with the State of Georgia, Department of Transportation Standard Specifications, 2013 Edition, and applicable Supplemental Specifications and Special Provisions. The Owner assumes the Bidder is a pre-qualified bidder with GDOT and therefore is familiar with the stated reference documents or has access to same.

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

DATE: June 15, 2021

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFQs

June 18, 2021

1. Anchor Tenants for Concession & Retail Services/Columbus Civic Center (Annual Contract) – RFP No. 21-0007

Scope of RFP

The Consolidated Government of Columbus, Georgia (the City) invites qualified offerors to submit proposals for anchor tenants for concession and retail services at the Columbus Civic Center.

June 30, 2021

1. Protective Fire Clothing and Accessories (Annual Contract) – RFB No. 21-0035

Scope of Bid

Provide firefighters with body protection against extreme temperature, sharp objects, steam water penetration, hot particles, and other hazards encountered during structural firefighting. These items will be procured on an “as needed” basis and are to be utilized by the Columbus Fire & EMS Department. The contract term will be for two years with the option to renew for three additional twelve-month periods.

July 9, 2021

1. Treatment Providers for Mental Health Court and Veterans Treatment Court (Annual Contract) – RFP No. 21-0031

Scope of RFP

Columbus Consolidated Government, on behalf of the Mental Health Court and Veterans Treatment Court, is soliciting proposals to provide treatment to participants in PTSD Counseling and Psychological Assessment. Offerors may submit proposals to provide either or both areas of treatment.

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

July 14, 2021

1. Mott’s Green Plaza P. I. #0015287 (Re-Bid) – RFB No. 21-0037

Scope of Bid

The Consolidated Government of Columbus, Georgia (the Owner) invites bids for construction of the proposed trail and landscape improvements along the Columbus

Riverwalk. The work primarily involves installation of concrete paving and decorative planters and structures with landscaping, as depicted on the drawings. The DBE goal for this project is 8%.

Bidders are advised that the governing specifications for this project, including such items as bidding requirements, general conditions, technical specifications and related items, shall be in accordance with the State of Georgia, Department of Transportation Standard Specifications, 2013 Edition, and applicable Supplemental Specifications and Special Provisions. The Owner assumes the Bidder is a pre-qualified bidder with GDOT and therefore is familiar with the stated reference documents or has access to same.

File Attachments for Item:

1. Minutes of the following boards:

Animal Control Advisory Board, March 9 and May 10, 2021

Board of Tax Assessors, #18-21

Budget Review Committee, May 11 and May 25, 2021

Development Authority, May 6, 2021

Hospital Authority of Columbus, April 27, 2021

Housing Authority Special Called Meeting, April 29, 2021

Planning Advisory Commission, May 5 and 19, 2021

Columbus Consolidated Government

Minutes of the Virtual Special Called Meeting of the Animal Control Advisory Board

March 9, 2021

5:00 pm

Location of Meeting:

Virtual Teams Meeting via Animal Care & Control Division Facebook

Columbus, GA, 31907

Present at Meeting:

Contreana Pearson

Jayne Dunn

Dr. Jean Waguespack

Lindsey Ellis

Sabine Stull

Kristi Ludy

Patricia Montgomery

Michael Criddle

Channon Emery

Absent from Meeting:

Julee Fryer

Christy Noullet

The special called virtual meeting of the Animal Control Advisory Board of Columbus Consolidated Government was called to order at 5:05 pm on Tuesday, March 9, 2021 by the chairperson Sabine Stull via the Animal Care & Control Center Facebook Page.

The meeting was opened by Sabine Stull with an roll call introduction of all the Animal Control Advisory Board Members present. All members were asked to introduce themselves by name and the organization they represent, if applicable.

Jayne Dunn made a motion to approve the minutes from the last board meeting on February 8, 2021 and Patricia Montgomery second the motion with the correction of board member Channon Emery's name be added. She was present at the meeting but name was not on the list.

*****ACTION TAKEN: ALL VOTING MEMBERS APPROVAL MINUTES FROM BOARD MEETING 02.08.21**

Agenda Items

1. Animal Control - Monthly Report – Monthly Revenue Report

Contreana Pearson directed the Board Members to their Animal Control packets to go over January 2021 monthly report and revenue. Jayne Dunn inquired about the euthanization report, Ms. Pearson explained all the numbers and directed her to a link on the Animal Control website. Sabine Stull asked about the National Shelter Count database, Ms. Pearson stated, yes Animal Control shares their numbers in this database monthly. Ms. Dunn discussed the euthanization report and inquired about the disposition of the owner surrenders. Ms. Pearson explained these are usually terminally ill or elderly owned animals. The Offsite Adoption report was discussed, locations and upcoming events given. Lindsey Ellis inquired about the hobby kennel permit, are for owned animals or breeding purposes. Ms. Pearson explained this permit is for pets and if they are breeding for sale those are considered commercial permits. Jayne Dunn inquired about a grant line item. Ms. Pearson explained the grants must be approved by Council for acceptance. Animal SOS is now spaying and neutering the animals through their 'Hip to Snip' program, grant funds depleted.

2. Ordinance Amendment and Standard Operating Procedures (SOP) Review

Sabine Stull discussed an ordinance amendment subcommittee be formed to work on changes. Ms. Pearson suggested one ordinance be worked on at a time because each has to have sponsorship. Subcommittee for ordinance changes are Patricia Montgomery, Jayne Dunn, and Sabine Stull. Lindsey Ellis will be an alternate. Sabine Stull asked for volunteers for the SOP subcommittee. This committee was formed with members Patricia Montgomery, Jayne Dunn and Sabine Stull. Ms. Pearson stated all these meetings are open to the public as well and must be transcribed. The subcommittee for SOP agreed to meet in the mornings.

3. Budget – Expenditures

Jayne Dunn stated as a Board member she would like to know about expenses within Animal Control. Ms. Dunn stated the ordinance states the Board is supposed to advise about the budget and are charged with this duty. Michael Criddle stated, the budget has already been submitted and will be presented in Council soon. Ms. Dunn inquired in knowing, how much does it cost to run Animal Control. She feels this will help the advisement criteria with where Animal Control stands with income and expenditures.

The meeting was adjourned at 6:11 pm. The next virtual quarterly meeting is Tuesday, June 8, 2021, 6:00 pm via Animal Care & Control Center Facebook page.

C: Clerk of Council, ACAB Members

**Columbus Consolidated Government
Minutes of the Meeting of the Animal Control**

Advisory Board

May 10, 2021

6:30 pm

Location of Meeting:

Public Works Building
Driver's Training Room
610 – 11th Avenue
Columbus, GA 31903

Present at Meeting:

Contreana Pearson
Jayne Dunn
Mike Criddle
Christy Noullet
Lindsey Ellis
Channon Emery
Sabine Stull
Julee Fryer
Kristi Ludy
Dr. Jean Waguespack
Tiffany Burns (Recording Clerk)

The meeting of the Animal Control Advisory Board of Columbus Consolidated Government was called to order at 6:34pm on May 10, 2021 in the Public Works Building by Sabine Stull.

Agenda Items

1. Dangerous Dog Classification Hearing

Contreana Pearson opened the discussion for the classification hearing referring to the bite case by the dog 'Moose'. All members asked to refer to their detailed packets for bite information, pictures, summaries, and citations for the dog. Ms. Pearson advised the Board, the animal bit Mrs. Edwards. Ms. Pearson advised that the victim (Mrs. Edwards) is present to speak to the Board.

The victim, Mrs. Edwards spoke to the board stating she arrived at Mrs. Montgomery's house to medically treat her and Moose lunged and bit her thigh after Mrs. Edwards had been at the house for 3 hours. The bite occurred as she went to pick up her equipment. Mrs. Edwards stated the dog had been walking around the house during the treatment. Mrs. Edwards stated that Moose has visited the clinic before a couple of times. According to Mrs. Edwards, Mrs. Montgomery told her she was not going to report the dog bite because then she could not euthanize Moose until after his 10-day quarantine hold. Mrs. Edwards reported the bite with her employer and sought medical treatment. Mrs. Edwards feels the dog is dangerous and she has had to see a licensed Psychologist to help with the mental trauma. Mrs. Edwards presented pictures of the bite to show the board members. The Board asked no further questions; Mrs. Edwards was dismissed.

The owner, Mrs. Montgomery read her statement to the board. Moose has traveled several times to the clinic that Mrs. Montgomery has received treatment. She stated Moose was sensitive to her condition. Mrs. Montgomery stated the day of the bite, Mrs. Edwards came to her home so that she could receive treatment. Mrs. Montgomery stated when Mrs. Edwards went to reach for her bags and an IV Pole Moose got scared and bit Mrs. Edwards. The treatment lasted for 2 ½ hours. Mrs. Montgomery told Mrs. Edwards that she would pay for her medical treatment, but it was covered under workmans comp. Mrs. Edwards started a lawsuit against Mrs. Montgomery, Morgan & Morgan law office contacted Mrs. Montgomery. Judge Henderson dismissed all charges except the bite charge. Mrs. Montgomery presented the board a diagram explaining what Moose could be feeling at the time of the visit/bite. Mrs. Montgomery stated Moose has bitten before only once. Contreana Pearson asked if a moving man was bitten when she first moved in. Mrs. Montgomery stated that no moving man was bitten. A board member asked if Moose bite because of the mask and Mrs. Montgomery stated that she thinks it was an unfortunate situation and the stars

happened to align. Dr. Jean Another board member asked what behaviorist she sought out. Mrs. Montgomery stated she spoke with 2 behaviorists over the phone (Steve Dale & Dr. John Ciribassi). The Board asked no further questions; Mrs. Montgomery was dismissed.

Courtney Pierce came forward as a witness to Moose's behavior. Courtney stated that she feels like if a dog bit inside his home than that is not a dangerous dog. Courtney stated Moose originated from Columbus Animal Control and he was not an aggressive dog. The Board asked no further questions; Mrs. Pierce was dismissed.

Kennedy Stone came forward as a witness to Moose's behavior. Kennedy stated she dog sits for Mrs. Montgomery when she is out of town and even takes Moose to her home. Kennedy states she even takes Moose to her family functions around kids, and he has never acted aggressive. Kennedy states she feels no fear for him even after the bite has occurred. A board member asked if she warns people of his previous bite and to be aware of him. Kennedy stated that she tells people to be cautious of any dog she has in her possession. The Board asked no further questions; Mrs. Stone was dismissed.

The Board voted at the end of the meeting to not classify Moose as a 'dangerous' dog.

*****ACTION TAKEN: DECLINED DOG CLASSIFICATION; OWNER TRICIA MONTGOMERY DOG 'MOOSE' 4 YES VOTES BY VOTING MEMBERS PRESENT AND 1 NO VOTE. VOTING MEMBER CHRISTY NOULLETT DID NOT VOTE, ARRIVED LATE TO CLASSIFICATION.**

Time of Next Meeting

The next quarterly scheduled meeting will be held at 6:00 pm on June 8, 2021, ;

Virtual Meeting via Teams through Animal Control Care & Control Center Facebook Page

Sabine Stull adjourned the meeting at 7:46 pm.

C: Clerk of Council

ACAB Members

The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes of the problem. Once the causes of the problem have been identified, the next step is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan and monitoring the progress of the implementation. Finally, the last step in the process is to evaluate the results of the implementation. This involves determining whether the problem has been solved and whether the resources have been used effectively.

The second step in the process of identifying a problem is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes of the problem. Once the causes of the problem have been identified, the next step is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan and monitoring the progress of the implementation. Finally, the last step in the process is to evaluate the results of the implementation. This involves determining whether the problem has been solved and whether the resources have been used effectively.

The third step in the process of identifying a problem is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan and monitoring the progress of the implementation. Finally, the last step in the process is to evaluate the results of the implementation. This involves determining whether the problem has been solved and whether the resources have been used effectively.

The fourth step in the process of identifying a problem is to implement the plan. This involves carrying out the steps that have been identified in the plan and monitoring the progress of the implementation. Finally, the last step in the process is to evaluate the results of the implementation. This involves determining whether the problem has been solved and whether the resources have been used effectively.



Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

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

Board Members

Chester Randolph
Chairman

Lanitra Sandifer Hicks
Assessor

Trey Carmack
Assessor

Todd A. Hammonds
Assessor

Jayne Govar
Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #18-21

CALL TO ORDER: Chairman Chester Randolph, calls the Columbus, Georgia Board of Assessors' meeting to order on Monday, May 24, 2021, at 9:00 AM.

PRESENT ARE:

Chairman Chester Randolph
Vice Chairman Jayne Govar
Assessor Lanitra Sandifer Hicks
Assessor Trey Carmack
Chief Appraiser Suzanne Widenhouse
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Carmack motions to accept Agenda. Vice Chairman Govar seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Carmack motions to accept Minutes #17-21. Assessor Sandifer Hicks seconds and the motion carries.

MISCELLANEOUS: Taxpayer @ 9:20, parcel #073 021 001. Requesting revaluation as residential rather than multi-use. Board will get back with them in few weeks' time. Taxpayer group left at 9:53. Discussion followed with request by Chairman Randolph for Commercial Manager to bring additional documents to BOA meeting in three weeks' time.

At 10:17, Administrative Manager Leilani Floyd presents to the Board:

- Homestead Exemption – #088049010 Assessor Sandifer Hicks motions to accept. Assessor Carmack seconds and the motion carries.
- Late VA & Retro - #08403701, 097050002, 089043001, 078006027, 099025007 – Signed & Approved.

At 10:25, Deputy Chief Appraiser Glen Thomason presents for Personal Property Division to the Board:

- Value Adjustments – Signed & Approved.
- Motor Vehicle Appeal – Signed & Approved.
- Boat Appeal – Signed & Approved.

At 10:28, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Non-Disclosure Request – Signed & Approved.

At 10:33, Chief Appraiser Suzanne Widenhouse presents to the Board:

- Mailed Notices – 4994 Personal Property notices mailed May 17th, 2021 and deadline is July 1, 2021. 70,352 Real Property notices were mailed May 18, 2021 and appeal period will end July 2, 2021.
- Appeal to Superior Court – Vice Chairman Govar motions to move to BOE. Assessor Carmack seconds and the motion carries.

Assessor Carmack motions to excuse Chairman Randolph absence for BOA meeting on June 7th and 14th, and also to excuse Vice Chairman Govar absence for the BOA meeting on June 14th. Assessor Sandifer Hicks seconds and the motion carries.

At 10:50, Chairman Chester Randolph adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED: _____

MIN# 19-21 JUN 14 2021

absent

C. RANDOLPH
CHAIRMAN

LSA
L. SANDIFER HICKS
ASSESSOR

T
T. CARMACK
ASSESSOR

T.A.H
T.A. HAMMONDS
ASSESSOR

JG
J. GOVAR
VICE CHAIRMAN

~~ MINUTES ~~

BUDGET REVIEW COMMITTEE



Councilor Judy W. Thomas- Chairperson

Mayor Pro Tem R. Gary Allen

Councilors: Jerry “Pops” Barnes, Charmaine Crabb, Glenn Davis,
R. Walker Garrett, John M. House, Bruce Huff, Valerie A. Thompson
and Evelyn ‘Mimi’ Woodson

May 11, 2021 / 12:00 PM /Call to Order at 1:48 PM
North Hall of Columbus Convention & Trade Center
801 Front Avenue
Columbus, GA 31901

I. CALL TO ORDER - Chairperson Judy W. Thomas

PRESENT: Chairperson Judy W. Thomas, Vice Chairperson John M. House and Mayor Pro Tem R. Gary Allen and Councilors Charmaine Crabb, R. Walker Garrett, Toyia Tucker and Evelyn ‘Mimi’ Woodson. Mayor B. H. “Skip” Henderson, III, City Manager Isaiah Hugley, Deputy City Managers Lisa Goodwin and Pamela Hodge, City Attorney Clifton Fay, Assistant City Attorney Lucy Sheftall, Finance Director Angelica Alexander, Clerk of Council Sandra T. Davis and Deputy Clerk Pro Tem Tameka Colbert.

ABSENT: Councilor Jerry ‘Pops’ Barnes, Glenn Davis and Bruce Huff

A G E N D A

PRESENTATIONS:

BUDGET REVIEW ITEM #1

1. Parks and Recreation – Holli Browder, Parks & Recreation Director

PARKS & RECREATION:

Parks & Recreation Director Holli Browder provided an overview of the power point presentation entitled *Columbus Parks and Recreation Budget Presentation*. *A copy is on file in the Clerk of Council's Office.

Request(s)

- Cost for Recreation Services Division
- Reopening Tillis Gym

City Manager Hugley said normally we would not recommend adding on-going operating expenses such as personnel. He said what he would recommend is looking at the current FY21 budget to see if there are enough funds available to purchase those needed items (*Digital Pottery Kilns, Scoreboards, Electric Pottery Kiln, Mid-size SUV totaling \$122,775*). He said after looking at the current budget, these items would be brought before Council as a part of the purchase agenda. He said the Finance Director has indicated that she is comfortable with allocating up to \$300,000 out of the current budget for Parks & Recreation capital.

After Finance Director Alexander asked for clarification, it was determined that the request for the cost for Recreation Services Division in the amount of \$122,775 and the reopening of the Tillis Gym in the amount of \$123,433.60 made by Councilor Tucker was to be removed.

REFERRAL(S):

- A request was made to revisit adding the extra requested employees during midyear. (Woodson)

BUDGET REVIEW ITEM #2

2. Internal Audit - John Redmond, Internal Auditor

INTERNAL AUDIT:

Internal Auditor John Redmond provided an overview of the power point presentation entitled *Internal Audit Budget Presentation* *A copy is on file in the Clerk of Council's Office.

Request(s)

- Additional Forensic Auditor position

City Manager Hugley advised Internal Auditor Redmond that the requested Forensic Auditor position has already been included in the budget.

BUDGET REVIEW ITEM #3

3. Probate Court - Marc D'Antonio, Probate Court Judge

PROBATE COURT:

Probate Court Judge Marc D'Antonio, provided an overview of the power point presentation entitled *Muscogee County Probate Court**A copy is on file in the Clerk of Council's Office.

Request(s)

- Reclassification of Senior Clerk's position from a G-14 B to a G-15B.

ADD LIST: Request for the reclassification of a Senior Clerk from G14B to G15B in the amount of \$2,189. (*Councilor Garrett placed on the Add List.*)

BUDGET REVIEW ITEM #4

4. Public Works - Mike Criddle, Public Works Director

PUBLIC WORKS:

Public Work Director Mike Criddle provided an overview of the power point presentation entitled *Public Works Budget Add Request*. *A copy is on file in the Clerk of Council's Office

Request(s)

- General Fund capital needs
- Integrated Waste Fund capital needs
- FT Car Shop Supervisor position G17
- Reclassify Assistant Fleet Manager G19E to Financial Operations Administrator G20E

ADD LIST: Request to add full-time Car Shop Supervisor position G17 in the amount of \$54,802 and reclassify Assistant Fleet Manager G19E to Financial Operations Administrator G20E in the amount of \$3,019. (*Councilor Garrett placed on the Add List.*)

DELETE LIST: Delete three Fleet Maintenance Tech I position and Fleet Maintenance Tech III position for a total cost of \$87,128. (*Councilor Garrett placed on the Delete List.*)

City Manager Hugley said after speaking with the Mayor and Finance Director regarding what could be available in the Public Works budget for FY21 based on the current spending, the Finance Director has indicated that she is comfortable with allocating up to \$250,000 out of the current budget for Public Works. City Manager Hugley proposed that the Public Works Director be allowed to use \$250,000 out of the current budget to purchase the items that are high priority.

BUDGET REVIEW ITEM #5

5. Finance - Angelica Alexander, Finance Director

FINANCE DEPARTMENT:

Finance Director Angelica Alexander, provided an overview of the power point presentation entitled *Finance Department Budget Request*. **A copy is on file in the Clerk of Council's Office*

Request(s)

- One Full-Time Payroll Specialist G16

ADD LIST: Request for one full-time Payroll Specialist G16 in the amount of \$54,802 (*Councilor Crabb placed on the Add List.*)

BUDGET REVIEW ITEM #6

6. Coroner - Buddy Bryan, Coroner

CORONER'S OFFICE:

Chief Deputy Coroner Freeman Worley & Administrative Assistant Malika Hampton provided an overview of the power point presentation entitled *Budget Requests Muscogee County Coroner's Office*. **A copy is on file in the Clerk of Council's Office*

Request(s)

- Reclassify Deputy Coroner 16A to Deputy Coroner 16E
- Reclassify Coroner \$66,140 to \$82,140
- Reclassify Deputy Coroner 16A to Deputy Coroner 16I
- Reclassify Administrative Assistant G12 to Executive Assistant G14

ADD LIST: Request to reclassify the Administrative Assistant G12 to Executive Assistant G14 in the amount of \$3,013. (*Councilor House placed on the Add List.*)

BUDGET REVIEW ITEM #7

7. Elections - Nancy Boren, Elections & Registration Director

ELECTIONS & REGISTRATION:

Elections & Registration Director Nancy Boren came forward with the following request.

Request(s)

- Reclassify Elections Technician II G13 to Election Operations Manager G17

ADD LIST: Request to reclassify an Election Technician II from G13 to Election Operations Manager G17 in the amount of \$7,767. (. (*Councilor Tucker placed on the Add List.*)

With there being no further business to discuss, Chairperson Thomas declared the adjournment of the May 11, 2021 Budget Review Committee Meeting, with the time being 3:52 p.m.

Tameka Colbert
Deputy Clerk Pro Tem

~~ MINUTES ~~

BUDGET REVIEW COMMITTEE



Councilor Judy W. Thomas- Chairperson

Mayor Pro Tem R. Gary Allen

Councilors: Jerry “Pops” Barnes, Charmaine Crabb, Glenn Davis,
R. Walker Garrett, John M. House, Bruce Huff, Toyia Tucker
and Evelyn ‘Mimi’ Woodson

May 25, 2021 / 3:30 PM / Call to Order at 3:35 PM
South Hall of Columbus Convention & Trade Center
801 Front Avenue
Columbus, GA 31901

I. CALL TO ORDER - Chairperson Judy W. Thomas

PRESENT: Chairperson Judy W. Thomas, Vice Chairperson John M. House and Mayor Pro Tem R. Gary Allen (arrived 3:36 p.m.) and Councilors Charmaine Crabb, R. Walker Garrett, Bruce Huff (arrived 3:48 p.m.), Toyia Tucker and Evelyn ‘Mimi’ Woodson (via teleconference). Mayor B. H. “Skip” Henderson, III, City Manager Isaiah Hugley, Deputy City Managers Lisa Goodwin and Pamela Hodge, City Attorney Clifton Fay, Assistant City Attorney Lucy Sheftall, Finance Director Angelica Alexander, Clerk of Council Sandra T. Davis and Deputy Clerk Pro Tem Tameka Colbert.

ABSENT: Councilors Jerry ‘Pops’ Barnes and Glenn Davis.

City Manager Hugley informed the Committee that the state provides pay raises to the Public Defender’s Office. He said when they provide those pay raises, the cost for the city further increases to cover employee benefits. He said some years the state will get a 2% pay increase and the city employees get no pay increase. He said if the state and the city were to give a pay raise, the state employees would get the local pay raise and the state pay raise.

Finance Director Alexander further explained that the city pays the salary for some state employees and the benefits associated with those salaries. She said there are certain county paid positions in

the Public Defender's Office and there are also state paid positions. She said they are requesting adjustments to the county paid positions.

A G E N D A

1. ADD/DELETE List

PAGE ONE (GENERAL FUND):

ADD/DELETE LIST Item #1: VOTE RESULT: Councilor Crabb made a motion to approve Clerk of Superior - Addition of one (1) Full-time Deputy Clerk II in the amount of \$44,096. Seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #2: VOTE RESULT: Councilor Tucker made a motion to approve Sheriff - Reclassify Health Services Administrator G21 to License Clinical Social Worker / License Practicing Counselor G20. Seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #3: VOTE RESULT: Councilor Woodson made a motion to approve Tax Commissioner - Reclassify nineteen (19) Tax Clerk I G10 and Tax Clerk II G11 to Tax Clerk I G12 and Tax Clerk II G13 in the amount of \$48,661. Seconded by Councilor Tucker and carried by a vote of seven to one, with Mayor Pro Tem Allen and Councilors Garrett, House, Huff, Thomas, Tucker and Woodson voting yes and Councilor Crabb voting no, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #4: VOTE RESULT: Councilor Woodson made a motion to approve Tax Commissioner - Reclassify Tax Specialist G16 to Financial Analyst G19 in the amount of \$6,275. Seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #5: VOTE RESULT: Mayor Pro Tem Allen made a motion to approve Tax Commissioner - Postage Increase in the amount of \$16,000. Seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #6: VOTE RESULT: Councilor Woodson made a motion to approve Tax Commissioner - Contractual Services Increase in the amount of \$9,000. Seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #7: VOTE RESULT: Councilor Woodson made a motion to approve Tax Commissioner - Reclassify Chief Deputy Tax Commissioner G21D to G23B in the amount of \$10,772. Seconded by Councilor Garrett and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #8: VOTE RESULT: Councilor Tucker made a motion to approve Tax Commissioner - Office Supplies Increase in the amount of \$12,500. Seconded by Councilor Garrett and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

Mayor Pro Tem Allen then made a motion to table the following items until the end of the discussion: Public Defender - Item #9 (General Fund) 3% Pay Raise for State Paid Attorneys and Supplements for Chief and Assistant Chief Public Defender plus Administrative fees in the amount of \$41,978, Item #10 (General Fund) addition of one (1) new State Paid Attorney at \$52,000 salary plus Administrative fees in the amount of \$88,901 and Item #1 (OLOST FUND) 3% Pay Raise for State Paid Attorneys and Supplements for Chief and Assistant Chief Public Defender plus Administrative fees in the amount of \$4,765. Seconded by Councilor Crabb and carried unanimously by the eight members of present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #11: VOTE RESULT: Councilor Garrett made a motion to approve Probate Court - Reclassify Senior Deputy Clerk G14B to License Clerk Supervisor G15B in the amount of \$2,189. Seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #12: VOTE RESULT: Councilor House made a motion to approve Public Works - Delete Fleet Maintenance Tech I Pos# 0512 and Delete Fleet Maintenance Tech III Pos# 0437 in the amount of (\$87,128.) Seconded by Councilor Huff and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #13: VOTE RESULT: Councilor House made a motion to approve Public Works – Addition of one (1) Full-time Car Shop Supervisor G17 and Reclassify Assistant Fleet Manager G19E to Financial Operations Administrator G20E in the amount of \$57,821. Seconded by Councilor Huff and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #14: VOTE RESULT: Councilor Crabb made a motion to approve Finance Department - Addition one (1) Full-time Payroll Specialist G16 in the amount of \$54,802. Seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST Item #15: VOTE RESULT: Councilor House made a motion to approve Coroner's Office - Reclassify Administrative Assistant G12B to Administrative Coordinator G14A in the amount of \$3,013. Seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

PAGE FOUR (OTHER FUNDS):

ADD/DELETE LIST Item #1: VOTE RESULT: Councilor Woodson made a motion to approve Public Works - Increase Overtime / FICA in the amount of \$19,840. Seconded by Mayor Pro Tem Allen and carried unanimously by the eight members present, with Councilors Barnes and Davis being absent from the meeting.

ADD/DELETE LIST ITEMS DELAYED UNTIL SEPTEMBER 2021 BUDGET REVIEW MEETING:

Finance Director Alexander advised that the last items remaining are from the Public Defender's Office that were deferred until the end of this meeting and are provided as follows:

PAGE ONE (GENERAL FUND):

ITEM #9: Public Defender - 3% Pay Raise for State Paid Attorneys and Supplements for Chief and Assistant Chief Public Defender plus Administrative fees in the amount of \$41,978. (General Fund)

ITEM #10: Public Defender - Add one (1) new State Paid Attorney at \$52,000 salary plus Administrative fees in the amount of \$88,901 (General Fund)

PAGE THREE OLOST FUND:

ITEM #1: Public Defender: 3% Pay Raise for State Paid Attorneys and Supplements for Chief and Assistant Chief Public Defender plus Administrative fees in the amount of \$4,765 (OLOST Fund)

Mayor Pro Tem Allen then made a motion to delay these three items on the ADD/DELETE list until midyear. Seconded by Councilor Crabb and carried unanimously by the eight members of present.

REFERRAL(S):

- A request was made to look at putting the Public Defender's requested pay raises at 2% instead of 3%. (*Councilor Huff*)
- A request was made for the Finance Director to break down the information to show how the employees get paid and how the pay raise would affect the budget. (*Councilor Huff*)

Finance Director Angelica Alexander provided the Committee with a calendar update, which is as follows:

- 1st Taxpayer Bill of Rights Hearing – June 8, 2021 @ 9:00 a.m.
- 2nd Taxpayer Bill of Rights Hearing – June 8, 2021 @ 6:00 p.m.
- Special Called Meeting – June 15, 2021 @ 9:00 a.m.
- 3rd Taxpayer Bill of Rights Hearing – June 15, 2021
- 2nd Reading of the Budget Ordinance – June 15, 2021
- 1st Reading of the Millage Ordinance – June 15, 2021
- 2nd Reading of the Millage Ordinance – June 22, 2021 @ 9:00 a.m.

With there being no further business to discuss, Mayor Pro Tem Allen made a motion for the adjournment of the May 25, 2021, Budget Review Committee Meeting, seconded by Councilor Garrett and carried unanimously by the eight members present with Councilors Barnes and Davis being absent from the meeting with the time being 4:29 p.m.

Tameka Colbert
Deputy Clerk Pro Tem

MINUTES OF THE MEETING OF THE
DEVELOPMENT AUTHORITY OF COLUMBUS GEORGIA
May 6 , 2021
Via Zoom

MEMBERS PRESENT:

Alfred Blackmar, Russ Carreker, Selvin Hollingsworth, Jacki Lowe, Heath Schondelmayer, Lisa Smith, Chris Wightman

ALSO PRESENT:

Peter Bowden, Steve Davis, Austin Gibson, Pam Hodge, Tom Horn, Sendreka Lakes, Jamie Loyd, Rob McKenna, Jerald Mitchell, Joe Sanders, Brian Sillitto, Katherine Kelly

Russ Carreker, Chairman, noting that a quorum was present and proper notice had been given in accordance with the requirements of Georgia law, called the May 6, 2021 meeting to order.

MINUTES

Upon motion made by Chris Wightman and seconded by Jacki Lowe, the Authority unanimously approved the minutes of the April 8, 2021 meeting attached as Exhibit "A".

FINANCIAL REPORT

Heath Schondelmayer reviewed the revenues and expenses and explained some variances. Year-to-date net income is ahead of budget. The Highland Terrace project should close in July. He reported that the proposed budget for next year is being developed and will be presented at the July meeting. Brian Sillitto reported on the variance in the MTP line item. Joe Sanders spoke about slides which presented the comparison of the millage fund 2021 versus 2020, the YTD revenue by categories, the YTD expenses by categories and the YTD net income. He reported other development authorities are being contacted to get a comparison as requested.

Upon motion made by Jacki Lowe and seconded by Alfred Blackmar, the Authority unanimously approved the April 2021 Financial Report attached as Exhibit "B".

ECONOMIC DEVELOPMENT REPORT

- Brian Sillitto reported on global business attraction. He reviewed the 3 leads in April, 4 projects, 13 prospects and 19 suspects. He gave an update on the Healthcare Council meeting and probable next steps. Jerald Mitchell commented on the meeting and goals. Brian Sillitto reported that the results from the Mass Economics session last month are expected in late May. Jerald Mitchell also commented on the session and expectation of getting strategies for next direction in economic development. Brian Sillitto reported that Columbus Airport announced last week the return of American Airlines service to Dallas and Charlotte. The airport renovations are scheduled to be completed in July. These items fit well in the Industrial Mobility Study area. He reported that consultant visits have been scheduled in-person meetings with CBRE, Ernst & Young and Navigator Consulting in Atlanta. Jerald Mitchell added that he and Brian have met with Life Science and Digital Media teams of GDEcD. Plans are being made to get Pat Wilson and his team to visit Columbus.
- Sendreka Lakes gave update on the unemployment data where the data from some areas are not the last numbers. She gave an update on the Construction Ready program of Construction Education Foundation of Georgia which is working to have a bootcamp here this summer. Conversations are taking place with Mayor Henderson about using workforce investment dollars to continue program with two cohorts. The ED² program end May 26. She reported on efforts to help small businesses like connecting with SBA, SCORE, StartUP Columbus, and SBDC. She talked about Equity Atlas and how racial disparities may negatively affect future prosperity.
- Jerald Mitchell reported that the Savannah Economic Development Authority has more assets than we do. Efforts are underway to get information about Augusta, Charleston and Chattanooga for comparisons. He is continuing with regional chamber is having pop-up membership events. He

reported the following in area of Government Affairs: small business update to City Council, \$5.3M in operating funds for Mercer University, engaging with Senator Ossoff and Senator Warnock's local staff, and local NDO delayed for further study. Russ Carreker talked about possible upcoming areas where the Authority may need to provide funding such as the Columbus 2025 capital fundraising campaign.

TOURISM RECOVERY PROGRAM

Peter Bowden gave a slide presentation about Tourism is Economic Development. He talked about how the pandemic affected tourism in area, continuing marketing through pandemic by using various social media and virtual methods and providing information to the local community, tourism recovery plan, and the strategy of how to restart tourism after pandemic. He talked about the data indicating positive responses from planners to bring meetings and conventions back to Columbus.

CITY OF COLUMBUS REPORT

Pam Hodge reported that the proposed is \$296.2M which is being reviewed by the Council. She stated that FY 20 ended favorable with over 100 reserve days and sales tax continues to increase. City is still waiting for guidelines from American Rescue Plan but do anticipate revenue recovery. The T-SPOST project priority list expected to go to Council next week which will be forwarded to Regional Committee for their consideration. The SPLOST list will go to Council in May with public meetings in June for vote in November 2022.

OLD BUSINESS

None

NEW BUSINESS

Done earlier

LEGAL ISSUES

- **Upon motion made by Heath Schondelmayer and seconded by Lisa Smith, the Authority unanimously approved the Termination of Land Use Restriction (LUR) Agreement for Victory Crossing Apartments.** Documents are on file.

EXECUTIVE SESSION

None

OTHER ITEMS

Jamie Loyd announced a pilot program called Mayor's Summer Youth Internship Program where 40 students from Jordan Career Academy and/or Carver will have classes for six weeks in morning and work with an employer in afternoon. At end of camp the students will earn Certified Maintenance Apartment Technician or Certified Logistics Technician.

MEETING ADJOURNED

Upon motion made by Heath Schondelmayer and seconded by Jacki Lowe, the Authority meeting was adjourned.

By: _____
Jacki W. Lowe, Secretary

Approved by:

Russell D. Carreker, Chair

NOTE: These minutes were approved at the June 3, 2021 but have not been signed since meeting was via Zoom.

MINUTES OF MEETING
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
April 27, 2021

A regularly scheduled meeting of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 a.m. on Tuesday, April 27, 2021. The meeting was held by conference call and Zoom due to the COVID-19 Pandemic. A notice was emailed to each member. A copy of the notice was posted more than 24 hours before the meeting on the door of the building in which the meeting was held on Monday, April 26, 2021.

Participating in the conference call meeting were Chairman Ernie Smallman, Betty Tatum, Warner Kennon, Mike Welch, Jennings Chester and Dr. John Kingsbury. Vice Chairman Sarah Lang, Susan McKnight and Cynthia Jordan were excused.

Frank Morast, President, Britt Hayes, Vice President and Rick Alibozek, CFO and Kenneth M. Henson, Jr., Secretary/Attorney also participated in the conference call meeting.

INVOCATION AND WELCOME

Secretary Kenneth M. Henson, Jr. called the meeting to order. He welcomed everyone to the meeting. Britt Hayes gave an invocation.

DETERMINATION OF QUORUM

It was determined that there was a quorum.

MINUTES

The Board Minutes from the March 30, 2021 Board Meeting were reviewed and on motion made by Dr. John Kingsbury and seconded by Mike Welch the March 30, 2021 Minutes were unanimously approved by the Board.

BOARD BUSINESS

There was no Board business.

PRESIDENT'S REPORT

Frank Morast gave the President's Report.

Construction Report / Ridgecrest: Frank reported the Ridgecrest nursing home is open with 25% occupancy. They need COVID-19 to end and surgeries to be performed so there is a need for rehabilitation at Ridgecrest.

Survey: Orchard View had a complaint survey. A POC/2567 was submitted on April 1 and POC was accepted on April 19. Surveyors were in the building today so hopefully the correction plan will get approved.

Insurance Renewal: Liability and Property Insurance will renew in October and HAC may see an increase.

COVID-19: Britt Hayes gave the COVID-19 report. Visitation has resumed. The CDC has rules and DPH has rules. Visits are in the common areas. Visitors with the vaccine can have physical contact with a mask and hand washing. Once a resident has a positive test, there is no visitation.

Covid activity within our facilities continues to remain under control. Currently, we have one positive resident Company wide. The resident tested positive in the hospital and remains there at this time.

Britt reported DHHS will continue supplying antigen 'quick swab' tests through early June 2021.

DPH showed that Muscogee County's Positivity Rate has begun to rise and stands at 8.3 for the last two weeks (6.8 at last Board meeting). We were concerned about a spike in Covid-19 cases following spring break and Easter. Georgia's positivity rate is 5.4% for the last two weeks.

CVS has agreed to return for a fourth time to administer vaccines to those residents and staff who had previously received a Pfizer vaccine but subsequently had received the Bamlanivimab IV antibody infusion therapy. Individuals that have received the Bamlanivimab treatment cannot receive their vaccine for a period of 90 days. 51 will receive their second dose at OV (4/29) and 19 at MM (5/6).

Internally, we will administer 42 Moderna vaccines on 4/28.

Vaccines-To date, 271 residents have received vaccines and 225 staff have received vaccines company-wide. Muscogee County has administered 58k vaccines (43k at last Board meeting). Georgia has administered 5.8MM vaccines (3.5MM at last Board meeting).

On April 23, following the guidance of the FDA and CDC, DPH resumed J&J vaccinations in Georgia.

CFO REPORT

Rick Alibozek gave the Statistical Report and the Financial Report. A copy of the Statistical Report and Financial Report was emailed to each Board Member.

Rick report that long-term occupancy is at a record low. He reported the census is up 4%. The Medicare percentage is higher and there is a higher reimbursement rate.

Rick reported that Medicare and Medicaid will have new rates beginning July 1. The Medicare rate will go up 1.7% and the Medicaid rate will go up to 2019 expenses (previous 2013). HAC projects all three facilities will see an increase.

Rick reported the CARES Package has provided reimbursement of \$600,000 in identified additional expenses due to COVID-19.

STATISCAL REPORT

Attached to these Minutes is the FY 2020 YTD Statistical Report Year Ended June 30, 2021.

FINANCIAL REPORT

Attached to these Minutes is the Hospital Authority of Columbus Consolidated Summary Report Month Ended March 31, 2021.

NEXT MEETING

The next meeting will be Tuesday, May 25, 2021.

There being no further business the meeting was adjourned.



KENNETH M. HENSON, JR.

Secretary



ERNEST SMALLMAN, IV.

Chairman

HOSPITAL AUTHORITY OF COLUMBUS
FY 2021 YTD Statistical Report
Year Ended June 30, 2021

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	57.97%	57.93%	57.39%	74.35%	74.35%	74.20%	66.89%	78.25%	68.30%	67.65%	68.35%	65.89%	65.89%	82.91%
Medicaid%	73.82%	62.48%	60.17%	78.44%	78.44%	78.64%	78.25%	78.25%	76.79%	77.49%	81.97%	74.23%	74.23%	72.34%
Medicare%	12.80%	28.05%	30.04%	10.52%	10.52%	8.63%	11.60%	11.60%	12.38%	9.44%	9.34%	14.76%	14.76%	12.64%
Private %	8.93%	7.40%	6.35%	9.39%	9.39%	9.97%	6.68%	6.68%	8.22%	9.13%	5.57%	7.96%	7.96%	9.24%
Hospice %	3.06%	1.88%	1.38%	1.58%	1.58%	2.13%	3.28%	3.28%	2.24%	2.22%	2.60%	2.26%	2.26%	3.80%
ADV %	1.39%	0.15%	2.05%	0.07%	0.07%	0.63%	0.19%	0.19%	0.37%	1.72%	0.52%	0.79%	0.79%	1.98%
Daily Medicare and ADV Census	16.45	32.72	37.06	15.75	15.75	13.73	15.78	15.78	17.40	15.09	13.48	19.72	19.72	24.41
Employment (Full Time Equivalents)	206.35	208.04	227.88	236.77	236.77	214.90	207.49	209.85	213.65	232.81	217.53	238.30	238.30	
Ridgcrest														
% Occupancy	14.46%	8.56%	0.00%	0.00%	0.00%	5.42%	52.99%	56.15%	60.94%	62.35%	62.35%	28.99%	28.99%	77.71%
Medicaid%	6.29%	4.64%	0.00%	0.00%	0.00%	97.21%	94.80%	97.28%	93.17%	94.83%	94.83%	53.69%	53.69%	92.05%
Medicare%	72.41%	83.44%	0.00%	0.00%	0.00%	1.68%	2.43%	4.21%	5.05%	3.71%	3.71%	19.21%	19.21%	5.54%
Private %	4.46%	0.00%	0.00%	0.00%	0.00%	1.11%	1.72%	1.94%	1.49%	1.46%	1.46%	1.35%	1.35%	0.18%
Hospice %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.05%	1.57%	0.29%	0.00%	0.00%	0.32%	0.32%	2.11%
ADV %	16.84%	11.92%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.20%	3.20%	0.11%
Daily Medicare and ADV Census	14.20	6.86	15.80	16.26	16.26	34.31	56.78	64.49	63.02	73.84	73.84	39.42	39.42	80.89
Employment (Full Time Equivalents)	17.67	12.61	15.80	16.26	16.26	34.31	56.78	64.49	63.02	73.84	73.84	39.42	39.42	
Muscooke Manor														
% Occupancy	64.63%	63.63%	81.21%	73.43%	73.43%	70.29%	55.60%	53.20%	53.53%	55.29%	55.29%	63.42%	63.42%	64.58%
Medicaid%	84.67%	74.78%	69.53%	84.26%	84.26%	87.00%	84.40%	91.30%	86.07%	75.19%	75.19%	81.91%	81.91%	83.01%
Medicare%	10.10%	21.33%	24.51%	11.37%	11.37%	9.54%	11.74%	6.34%	10.49%	19.90%	19.90%	13.92%	13.92%	7.96%
Private %	1.53%	0.59%	1.00%	0.80%	0.80%	0.78%	0.00%	0.00%	0.00%	0.93%	0.93%	0.63%	0.63%	1.65%
Hospice %	2.52%	2.11%	2.80%	1.34%	1.34%	1.90%	1.64%	1.22%	2.41%	3.23%	3.23%	2.13%	2.13%	5.50%
ADV %	1.18%	1.19%	2.16%	2.22%	2.22%	0.78%	1.14%	1.03%	1.03%	0.75%	0.75%	1.41%	1.41%	1.88%
Daily Medicare and ADV Census	12.39	24.36	36.81	16.96	16.96	12.33	13.20	6.76	10.49	19.42	16.97	138.90	138.90	10.55
Employment (Full Time Equivalents)	124.35	132.64	152.09	157.53	157.53	138.30	126.83	138.14	136.26	143.95	143.95	10.63	10.63	153.86
Muscooke Home Health														
Employment (Full Time Equivalents)	10.11	10.12	10.26	10.57	10.57	10.21	10.54	9.95	10.07	10.05	10.05	10.71	10.71	

HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED MARCH 31, 2021

BALANCE SHEET

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
Cash	\$ 6,411,930	\$ -	\$ 7,375,530	\$ 7,905,297	\$ 21,692,757	\$ 1,001	\$ 54,778	\$ 579,332	\$ 22,327,868
Other Current Assets	3,174,492	-	1,930,989	2,670,110	7,775,591	1,861	202,422	\$ -	7,979,879
Intercompany Balances	22,864,208	-	2,115,194	(13,418,697)	11,560,705	(6,329,469)	(1,858,998)	(3,372,238)	-
Noncurrent Assets	36,008,203	-	38,560,863	7,649,990	82,219,056	165,076	123,890	3,634,933	86,142,955
	<u>\$ 68,458,833</u>	<u>\$ -</u>	<u>\$ 49,982,576</u>	<u>\$ 4,806,700</u>	<u>\$ 123,248,109</u>	<u>\$ (6,161,531)</u>	<u>\$ (1,477,908)</u>	<u>\$ 842,032</u>	<u>\$ 116,450,702</u>
Total Assets									
Current Liabilities	\$ 2,415,752	\$ -	\$ 1,098,655	\$ 1,401,238	\$ 4,915,645	\$ 4,253	\$ 162,413	\$ -	\$ 5,082,311
Non-current Liabilities (excluding bonds)	8,744,049	-	3,679,830	5,377,152	17,801,031	360,100	546,428	-	18,707,559
Bonds Payable	26,766,402	-	31,206,872	-	57,973,274	-	-	-	57,973,274
	<u>37,926,203</u>	<u>-</u>	<u>35,985,357</u>	<u>6,778,390</u>	<u>80,689,950</u>	<u>364,353</u>	<u>708,841</u>	<u>-</u>	<u>81,763,144</u>
Total Liabilities									
Fund Balance	30,532,630	-	13,987,219	(1,971,690)	42,558,159	(6,575,884)	(2,186,749)	842,032	34,687,558
	<u>\$ 68,458,833</u>	<u>\$ -</u>	<u>\$ 49,982,576</u>	<u>\$ 4,806,700</u>	<u>\$ 123,248,109</u>	<u>\$ (6,161,531)</u>	<u>\$ (1,477,908)</u>	<u>\$ 842,032</u>	<u>\$ 116,450,702</u>
Total Liabilities and Fund Balance									
INCOME STATEMENT									
Revenue	\$ 1,325,617	\$ 41,195	\$ 405,432	\$ 1,318,513	\$ 3,090,757	\$ -	\$ 78,875	\$ 23,845	\$ 3,193,477
Operating Expenses	1,109,865	159,745	322,009	1,019,914	2,611,533	7,470	92,361	1,760	2,712,624
	<u>215,752</u>	<u>(118,550)</u>	<u>83,423</u>	<u>298,599</u>	<u>479,224</u>	<u>(7,470)</u>	<u>(13,486)</u>	<u>22,585</u>	<u>480,853</u>
Net Profit (Loss) before Noncash expense									
Provision for bad debts	(54,277)	-	(565)	(13,445)	(68,237)	-	-	-	(68,237)
Interest expense	(68,239)	-	(84,232)	-	(152,471)	-	-	(7,620)	(152,471)
Depreciation and Amortization	(86,800)	-	(729)	(14,775)	(101,804)	(377)	-	-	(109,801)
	<u>\$ 6,486</u>	<u>\$ (118,550)</u>	<u>\$ (1,603)</u>	<u>\$ 270,379</u>	<u>\$ 156,712</u>	<u>\$ (7,847)</u>	<u>\$ (13,486)</u>	<u>\$ 14,965</u>	<u>\$ 150,344</u>
Current Month Income (loss)									
YTD Income (loss)	<u>\$ 489,395</u>	<u>\$ (890,308)</u>	<u>\$ 272,022</u>	<u>\$ 925,197</u>	<u>\$ 796,306</u>	<u>\$ (59,857)</u>	<u>\$ (201,271)</u>	<u>\$ 133,618</u>	<u>\$ 668,796</u>

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Special Meeting

April 29, 2021

11:00 AM

Columbus, Georgia

**Meeting was Held by Both Telephone Conferencing and In-Person
Due to the COVID-19 Virus**

The Commissioners of the Housing Authority of Columbus, Georgia met in a special session in Columbus, Georgia.

Chairman Cardin called the meeting to order and on roll call the following Commissioners answered present:

**Jeanella Pendleton
Tiffani Stacy
John Sheftall
John Greenman**

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, John Casteel, Chief Assisted Housing Officer, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, Carla Godwin, MTW Coordinator and Resident Services Administrator, Amy Bergman, Executive Assistant, and Attorney William Pound and Attorney Chris Hornig.

ADOPTION OF AGENDA:

Commissioner Cardin called for approval of the amended agenda.

Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Stacy. Motion carried.

RESOLUTION AUTHORIZING ACTION NECESSARY FOR MILL VILLAGE CLOSING

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3383

A RESOLUTION AUTHORIZING ACTION NECESSARY FOR MILL VILLAGE CLOSING

NOW, THEREFORE, BE IT RESOLVED by HACG that the person hereinafter named be authorized and instructed to take all steps necessary and appropriate to cause HACG to grant and convey a first lien and security title interest in and to the Property in favor of Bank OZK to secure the repayment of the Loan.

AND BE IT FURTHER RESOLVED that Lisa L. Walters, in her capacity as the Chief Executive Officer of HACG, acting singly and without the attestation of any other officer, is hereby authorized, empowered, and instructed to enter into, acknowledge, furnish and/or deliver on behalf of HACG any and all affidavits, certificates, joinder agreements, security deeds, deeds to secure debt and all other instruments and documents necessary or reasonably requested in order to cause the action described above to be taken by HACG, and to take any other action as may be necessary or appropriate, in her sole and continuing discretion, in order to effect the consummation of the above-described action, and any actions taken by Lisa L. Walters on behalf of HACG in connection with such action is hereby authorized, confirmed, and ratified.

Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Stacy. Motion carried.

APPROVAL FOR TWO COMMUNITY RESOURCES COORDINATOR POSITIONS

These positions were originally discussed in the March 17, 2021 Board meeting. Since that meeting joint calls with Sheriff Countryman and Police Chief Blackmon were held and the position was also discussed with Fire Chief Scarpa.

6522

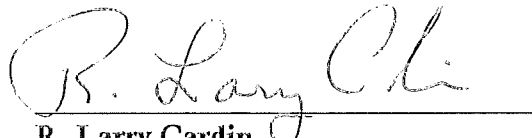
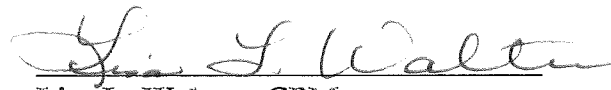
The position descriptions and titles have since been updated. In addition, metrics have been added that will measure the success of the positions.

These positions are being brought before the Board by the Governance Committee for approval.

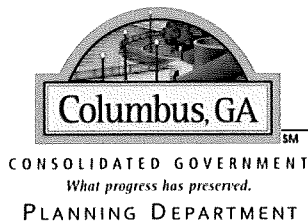
All approved and the motion carried to approve the two Community Resources Coordinator positions.

ADJOURN:

There being no further business, a motion to adjourn was made by Commissioner Pendleton and seconded by Commissioner Stacy. The motion to adjourn the meeting carried.


R. Larry Cardin
Chairman
Lisa L. Walters, CPM
Secretary-Treasurer

JUN - 9 2021



Planning Advisory Commission

May 05, 2021

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 05, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:**Chairperson:** Ralph King**Vice Chairperson:** Larry Derby**Commissioners:** Xavier McCaskey, James Dudley, Shelia Brown, Patricia Weekley and Gloria Thomas**Virtually:****Absent:** Brad Baker and Raul Esteras-Palos**Staff Members:** John Renfroe, Principal Planner / Will Johnson, Planning Manager**Others Present:**

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

APPROVAL OF MINUTES: No minutes available for this meeting.

1. **REZN-04-21-0660:** A request to rezone 1.08 acres of land located at 1500 12th Street. Current zoning is RMF2 (Residential Multifamily 2). Proposed zoning is RO (Residential Office). The proposed use is Apartments. Walker Reynolds Bickerstaff Jr. is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use: Consistent
Planning Area D

Current Land Use Designation: Multifamily

Future Land Use Designation: Mixed Use

Compatible with Existing Land-Uses: Yes

Environmental Impacts: The property does not lie within the floodway and floodplain area. The developer will need an

		approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:		N/A
Buffer Requirement:		<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"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North South East West	SFR3 (Single Family Residential 3) NC (Neighborhood Commercial) RMF2 (Residential Multifamily 2) SFR3 (Single Family Residential 3)
Attitude of Property Owners:		Forty-five (45) 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:		Portions of the existing apartments burned down. To be able to rebuild them at their previous numbers of units, they must rezone to meet UDO standards.

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley, this rezoning is necessary due to the existing apartments being grandfathered in and now need to have the correct zoning to be rebuilt. John Renfroe, that is correct.

Richard Mobley, properties owners from New York. Caught fire in July of 2020. In order to rebuild we must seek this rezoning. Chairperson, do you plan to add any additional units. Richard Mobley, we do not plan to add units or plan to add any additional height.

Chairperson, any questions of the applicant at this time?

Commissioner Thomas, what is the projected pricing for these units. Richard Mobley, we have not decided on that yet, but I would imagine rents would go up due to the cost of rebuilding these units.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Steve Gundy, 1110 Dinglewood Drive. Apartments back up to the rear of my property. If we can improve the complex then I am all for it. Wish the apartment complex would go away, it would make the neighborhood a better place. It was there when I bought my house but it has changed throughout the years. RO compared to RMF2 would allow a 10 story building and 100% buildout of the property. RO is intended as a transitional zoning. Everything around this apartment complex is all zoned residential. RO could potentially allow some commercial uses abutting residential uses.

Chairperson, we can place conditions on the proposal. Will Johnson, the fencing is already present at this time. Requesting a variance would be for double the units allowed in RMF2. RMF2 allows for 16, they need 31 units which is why RO is being presented. RO can be conditioned to limit the units, heights and use. This building being from 1969 it probably doesn't meet any of the regulations under RMF2 anymore. Prior to 2005, despite you zoning you could go get a variance for anything you wanted on your property.

Chairperson, Richard Mobley for any follow up comments. Richard Mobley, none at the moment.

Commissioner Brown, will you completely rebuild the apartment complex or just what has been burned? Richard Mobley, the goal is to repair what was destroyed in the fire. Will Johnson, we had a conference call with Mr. Bickerstaff and they plan to fill in what has burned. Some of it will completely new construction. Commissioner Brown, has there ever been a privacy fence? Will Johnson, it is burned over 50% so it triggered the ordinance and they will have to go back with a privacy to meet those standards.

Colonel Rob Choppa, 1112 Dinglewood Drive. Back of my house looks into the apartment complex. Homes for families and for honor. You do not want gun fire, loud music and nudity. All neighbors who abut this apartment complex have had to build their own fences. We want our

homes to be like your homes.

Commissioner Dudley made a motion to approve the rezoning with conditions. Commissioner Thomas seconded. Cases passes (5-1 (McCaskey))(Present).

2. REZN-04-21-0664: A request to rezone 0.23 acres of land located at 181 North Lumpkin Road. Current zoning is RMF1 (Residential Multifamily 1). Proposed zoning is GC (General Commercial). The proposed use is Auto/Truck Tire Sales & Installation. Blanca Rodriguez DeLaCruz is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

General Land Use:	Inconsistent Planning Area C
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	Average Annual Daily Trips (AADT) will increase by 62 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category C buffer along all property lines bordered by the RMF1 zoning district. The 3 options under Category C are: <ol style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a

- wood fence or masonry wall.
3) **30 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	RMF1 (Residential Multifamily 1)
	South	GC (General Commercial)
	East	RMF1 (Residential Multifamily 1)
	West	RMF1 (Residential Multifamily 1)

Attitude of Property Owners: **Fifty-five (55)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	1 Responses

Additional Information: N/A

Chairperson asked if the Commissioners have any questions.

Mr. Martinez, the plan is to make a home business as a tire shop at this location. To make a good life for my family. Chairperson, are you going to use an existing building? Mr. Martinez, we will be a new building at this location. Chairperson, how many bays? One bay at this location with all required parking by the UDO.

Chairperson, any questions of the applicant at this time?

Commissioner Thomas, does he have to submit his building plans to the city before we approve this rezoning? John Renfroe, he does not but we did include it in the staff report packet that is forwarded to the commission. The building is 25 x 50'. As far as the site plans, that is handled after the rezoning. Commissioner Dudley, the plans would have to be approved by Codes? John Renfroe, that is correct.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Jacqueline Moffett, 104 30th Avenue. I am against this proposed tire shop. I have signatures of residence in the that are also opposed to the rezoning. South Columbus already has enough tire shops. This location is already very tight, adding a tire shop will only cause additional problems for the neighborhood.

Shannon Hubbard, 1312 Hubbard Road. I am opposed to this rezoning. We have a number of better options along Victory Drive that they could use that would provide better access than this

location.

Commissioner Brown, was there a house at this location at one time? Mrs. Moffett, yes, this use to be a neighborhood. Mrs. Hubbard, if this is rezoned commercial what does that do to the property values? John Renfroe, GC is our most broad in nature zoning classification. I'm not a real estate agent but typically any time a commercial use is placed next to a residential use the property values go down.

Councilor Bruce Huff, District, PO Box 1340, 31902. This area is important to me, so I decided that I needed to be at this hearing. We need to be careful about how and what we place in neighborhoods when there is available commercial sites along Victory Drive. I am against this rezoning.

Commissioner Thomas are vacant properties in your district. Councilor Bruce Huff, that area splits 2 councilors so it depends on the locations they chose.

Commissioner Weekley made a motion to **deny** the rezoning. Commissioner McCaskey seconded. Cases passes unanimously (6-0 Present).

3. REZN -04-21-0697: A request to rezone 0.34 acres of land located at 641 Veterans Parkway. Current zoning is GC (General Commercial). Proposed zoning is SFR4 (Single Family Residential 4). The proposed use is Single Family Residential. Historic Columbus Foundation is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Vacant
Future Land Use Designation:	Mixed Use
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	Average Annual Daily Trips (AADT) will decrease by 19 trips if used for residential use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:	This site shall meet the Codes and regulations of the

Columbus Consolidated Government for residential usage.

School Impact:

N/A

Buffer Requirement:

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

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

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

GC (General Commercial)
GC (General Commercial)
GC (General Commercial)
HIST (Historic)

Attitude of Property Owners:

Forty (40) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

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

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Justin Kreig, 620 Front Avenue. We purchased this property over 2 decades ago in attempt to protect the entrance to the Historic District. Part of that effort is to control the use. We would like to change the zoning from GC to a residential use.

Chairperson, any questions of the applicant at this time?

Commissioner Dudley, the staff report is listed as an agent, is this for NeighborWorks or directly with Mrs. Cathy Williams? Justin, this particular case is directly with Mrs. Cathy Williams.

Chairperson requested anyone in the audience to speak for against this case please come forward.
No response.

Commissioner Brown made a motion to approve the rezoning. Commissioner Dudley seconded.
Cases passes unanimously (6-0 Present).

4. REZN -04-21-0750: A request to rezone 0.59 acres of land located at 502 15th Street. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is UPT (Uptown). The proposed use is Mixed Use. Parking Lots, LLC is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Mixed Use
Future Land Use Designation:	High Density Mixed Use
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	N/A
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
School Impact:	N/A
Buffer Requirement:	N/A
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	
North	UPT (Uptown)
South	UPT (Uptown)
East	LMI (Light Manufacturing / Industrial)
West	UPT (Uptown)

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:

N/A

Chairperson asked if the Commissioners have any questions.

Mrs. Haley Linemen, representing the Parking Lots, LLC. We are proposing to rezoning the parcels from LMI to UPT for the Fetch Dog Park. We will be redeveloping the block to support the new uses. Chairperson, are you planning to take all or some of the parking lot up? Haley, only some of the parking lot will be used for Fetch.

Chairperson, any questions of the applicant at this time?

Chairperson requested anyone in the audience to speak for against this case please come forward.

Chris Woodruff, 1201 Front Avenue. Speaker for this case. I am the adjacent property owner. Properties I own basically surround this particular property.

Commissioner McCaskey made a motion to approve the rezoning. Commissioner Dudley seconded. Cases passes unanimously (6-0 Present).

- 5. EXCP-04-21-0663:** A request for special exception use at 1342 17th Street. Current zoning is RMF1 (Residential Multifamily 1). The proposed use is church – day care, type III. Matt Stephens is the applicant. This property is located in Council District 7 (Woodson).

John Renfro reads the staff report:

Subject: (EXCP-04-21-0663) Special Exception Use request to allow for a Day Care, Type III located at 1342 17th Street, Columbus, Georgia 31901.

Day Care, Type III

Matt Stephens has submitted an application for the Special Exception Use cited above. The property is located in a RMF1 (Residential Multifamily) zoning district. The site for the proposed Day Care, Type III is located at 1342 17th Street. The purpose of the Special Exception Use is to allow for the operation of a Day Care, Type III located within the RMF1 (Residential Mutlifamily 1) 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?**

17th Street is a local road. Rhodes Street is a local road. These roads 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 GC (General Commercial) / RMF1 (Residential Multifamily 1). Noise, light, glare 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?

This structures height, size and location should match the uses found in other GC (General Commercial) / RMF1 (Residential Multifamily 1) properties.

Council District: District 7 (Woodson)

Ninety (90) 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

Chairperson asked if the Commissioners have any questions.

Matt Stevens, 1232 Double Churches. Pastor of the Fort Church. Originally had a day care but as the demographic the day care eventually closed. Now we are here to reopen this day care. We want to revive and restore this neighborhood.

Chairperson, any questions of the applicant at this time?

Chairperson requested anyone in the audience to speak for against this case please come forward.

Will Burgin, 2120 Country Club road but my office is adjacent of this church. I am in favor of this church and the special exception for a day care at this location.

Carol Beasley, 1431 16th Avenue. My son and I own rental property along this road. We want to make sure our investments are not harmed by either traffic for drop off and pick up time as well as noise issues during outdoor play time. Will parents park and take children in or will there be a line along the road.

John Renfro, I just wanted to comment the church itself is going to generate 230 trips while the day care will generate 530 trips. This is projects from having 300 students which the church will have way less than that initially. Will Johnson, they will not be able to use roads for stacking for pickup or drop off.

Matt Stevens, we anticipate the size of the parking lot will be sufficient. We want to be good neighbors so we will do our best to direct everyone into the parking lot. We are also exploring a privacy fence or some type of green wall to limit the noise from the playground area. We want to be very good neighbors.

Commissioner Weekley made a motion to approve the rezoning. Commissioner Dudley seconded. Cases passes unanimously (6-0 Present).

6. EXCP-04-21-0766: A request for special exception use at 375 Farr Road. Current zoning is GC (General Commercial). The proposed use is church – greater than 250 seats. Mt. Pilgrim Baptist Church is the applicant. This property is located in Council District 3 (Huff).

John Renfro reads the staff report:

Subject: (EXCP-04-21-0766) Special Exception Use request to allow for a church – greater than 250 seats located at 375 Farr Road, Columbus, Georgia 31907.

Church – Greater than 250 Seats

Mt. Pilgrim Baptist Church has submitted an application for the Special Exception Use cited above. The property is located in a GC (General Commercial) zoning district. The site for the proposed church – greater than 250 seats located at 375 Farr Road. The purpose of the Special Exception Use is to allow for the operation of a church located within the GC (General Commercial) 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?

Farr Drive is a local road. Farr Road is a local road. These roads 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 GC (General Commercial) / RMF2 (Residential Multifamily 2). Noise, light, glare 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?

This structures height, size and location should match the uses found in other GC (General Commercial) / RMF2 (Residential Multifamily 2) properties.

Council District: District 3 (Huff)

Thirty (30) 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

Chairperson asked if the Commissioners have any questions.

David Stallion, Pastor of Mt Pilgrim Baptist Church. Trying to help the city to better our community. Currently located on Old Cusseta Road. The city and the state approached us with a plan to place an interchange at the Old Cusseta Road meaning the church would have to be relocated for this to become reality. Part of us going through this process the current zoning only

allows 250 or less as far as seating capacity. We would like to have in access of that, roughly 500 seats.

Chairperson, any questions of the applicant at this time?

Commissioner Thomas, you are right there on the corner of Farr and Moon Road. Will there be some type of red light at this intersection?

Councilor Bruce Huff, PO Box 1340, 31902. There will be talks and plans to place a traffic light at this location. Mt Pilgrim was approached around 2005 the first time to start this process but it did not happen at that time. This is a \$58 million project. All business in the Farr Road area will be grandfathered in. It will not affect any of those businesses at all. No new business that doesn't meet our UDO pertaining to proximately to churches will be allowed.

Chairperson, what is GDOT's timeline on this intersection. Councilor Huff, they are working on ROW current. The church will have to be out by May 2022.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Teresa Richards, 409 Farr Avenue. We will be the neighbors of the church once they move. We approve of this rezoning and can't wait for the church to move so close to our community. Please take a look at the traffic and safety concerns.

Will Johnson, Farr Road will get a new intersection and it will greatly change the way it currently looks and flows.

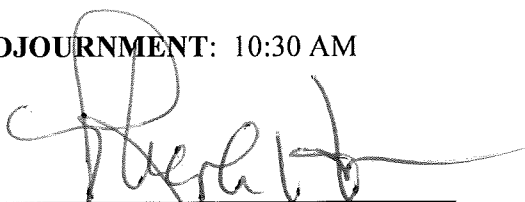
Mr. Washington, 4041 Farr Drive. I own the night club close to the church location. If I chose to sell this club will the new owner be able to use the business as a night club? John Renfroe, as councilor Huff stated, that property will be grandfathered in. As long as there is a business license on the property, and it doesn't go delinquent for 6 months it can remain a night club.

Commissioner McCaskey made a motion to approve the rezoning. Commissioner Derby seconded. Cases passes unanimously (6-0 Present).

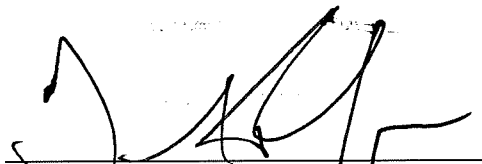
NEW BUSINESS: 3 cases scheduled for May 19, 2021.

OLD BUSINESS: None

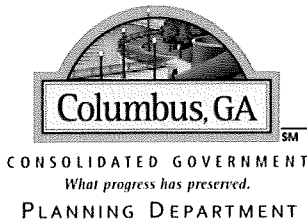
ADJOURNMENT: 10:30 AM



Ralph King, Chairperson



John Renfroe, Principal Planner



Planning Advisory Commission

JUN - 9 2021

May 19, 2021

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 19, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King
Vice Chairperson: Larry Derby
Commissioners: Brad Baker, Gloria Thomas, Shelia Brown, James Dudley, Raul Esteras-Palos, Shelia Brown and Patricia Weekley

Virtually:

Absent: Xavier McCaskey

Staff Members: John Renfroe, Principal Planner / Will Johnson, Planning Manager

Others Present:

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

APPROVAL OF MINUTES: No minutes available for this meeting.

1. **REZN-04-21-0662:** A request to rezone 0.45 acres of land located at 8238 Cooper Creek Road. Current zoning is RO (Residential Office). Proposed zoning is NC (Neighborhood Commercial). The proposed use is Retail. Suresh Kumar is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	General Commercial
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an

approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

City Services:

Property is served by all city services.

Traffic Impact:

Average Annual Daily Trips (AADT) will increase by 261 trips if used for commercial use. The Level of Service (LOS) will remain at level B.

Traffic Engineering:

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

School Impact:

N/A

Buffer Requirement:

The site shall include a Category C buffer along all property lines bordered by the SFR1 zoning district. The 3 options under Category C are:

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

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

GC (General Commercial)
SFR1 (Single Family Residential 1)
RO (Residential Office)
NC (Neighborhood Commercial)

Attitude of Property Owners:

Twenty (20) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
0 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Scott Boyce, 5767 Roaring Branch Road, Columbus, Georgia representing Suresh Kumar. Local citizens of Columbus. Developed many projects throughout Columbus. Property abuts the Maple Ridge Golf Community with 575 single family homes and golf course. We are compatible with existing uses. We are compatible with the future land use which is commercial.

Chairperson, any questions of the applicant at this time?

Commissioner Esteras-Palos, what exactly is the plan for this location. Scott Boyce, we need this area mainly for the parking spaces with a 1,000 ft² building. That is all the property will allow. We will have room for the required retention pond and the required setbacks.

Chairperson requested any one in the audience to speak for against this case please come forward. No response.

Commissioner Esteras-Palos made a motion to approve the rezoning. Commissioner Derby seconded. Cases passes unanimously (7-0 Present).

2. REZN-04-21-0799: A request to rezone 10.88 acres of land located at 8300 Fortson Road. Current zoning is RE1 (Residential Estate 1). Proposed zoning is LMI (Light Manufacturing / Industrial). The proposed use is Manufacturing (Exterior Finish Systems). Flat Rock Property Management, LLC is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	Light Manufacturing / Industrial
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	Average Annual Daily Trips (AADT) will increase by 374 trips if used for industrial use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial

usage.

School Impact:

N/A

Buffer Requirement:

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

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

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

RE1 (Residential Estate 1)
GC (General Commercial)
PMUD (Planned Mixed Use Development)
GC (General Commercial)

Attitude of Property Owners:

Twenty-five (25) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
0 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Chairperson asked what the level of service A means? John Renfroe, A is the best, it is free flowing with very little problems. F would be the worse with constant problems and standstills due to high traffic.

Commissioner Dudley, you received a call about the case, what information did they want? John Renfroe, the citizens was interested in what type of manufacturing would be done at this location.

Austin Gibson, 1111 Bay Avenue. Attorney with Page Scrantom that is representing the client.

Plan to develop this location to manufacturing. This business is Master Wall Inc, which will be relocating from Midland to this location. Property is serviced by all utilities and infrastructure. New construction jobs as well as additional new permanent jobs at this location once opened. Substantial tax increase in tax receipts. Projected 6500% increase in tax receipts. Zoning is consistent with other parcels around the property. Meets all requirements to be rezoned. Respectfully request this be approved.

Commissioner Esteras-Palos, who is the manufacturer? Austin Gibson, it is Master Wall Inc, they have a local presence but are a national brand. Commissioner Esteras-Palos, is there a certain distance requirement from a residential area for this type of manufacturing? No hazardous materials or other materials that would be used at this location.

Commissioner Thomas, the other location will close once this new one opens? Austin Gibson, that is correct.

Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner Weekley made a motion to approve the rezoning. Commissioner Thomas seconded. Cases passes unanimously (6-1 (Esteras-Palos)(Present).

3. EXCP-04-21-0800: A request to rezone 3.65 acres of land located at 3290 Williams Road. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is GC (General Commercial). The proposed use is Retail. Sung Kim is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	General Commercial
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	Average Annual Daily Trips (AADT) will increase by 694 trips if used for commercial use. The Level of Service (LOS) will remain at level C.

Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.	
School Impact:	N/A	
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer. 	
Fort Benning's Recommendation:	N/A	
DRI Recommendation:	N/A	
Surrounding Zoning:	North South East West	GC (General Commercial) LMI (Light Manufacturing / Industrial) LMI (Light Manufacturing / Industrial) SFR1 (Single Family Residential 1)
Attitude of Property Owners:	Fifteen (15) 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:	N/A	

Chairperson asked if the Commissioners have any questions.

Jeannie Hasty, Coldwell Banker Commercial representing the applicant. 7233 Stillwater drive Columbus, Georgia. Kim Boots has been operating out of lands for 28 years. Currently has 4,200 ft² building, he needs to double that. The new building will be 13,000 ft² next to Sunbelt. Site plan was included and there is 54 parking spaces as required.

Will Johnson, Williams Road is limited access. They cannot have their own access and will be required to share their access with Sunbelt.

Jeannie Hasty, 2 spaces will be available to lease at about 1,400 ft² each.

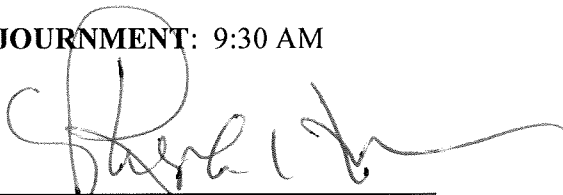
Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.


Commissioner Baker made a motion to approve the rezoning. Commissioner Thomas seconded. Cases passes unanimously (7-0 Present).

NEW BUSINESS: 1 case scheduled for June 02, 2021.

OLD BUSINESS: None

ADJOURNMENT: 9:30 AM



Ralph King, Chairperson

John Renfroe, Principal Planner