

Council Members

R. Gary Allen
Charmaine Crabb

District 1 Seat - Vacant
Glenn Davis

Tyson Begly
Bruce Huff

R. Walker Garrett
Toyia Tucker

Judy W. Thomas
Joanne Cogle

Clerk of Council
Sandra T. Davis



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

April 30, 2024
9:00 AM
Consent Agenda / Work Session

CONSENT AGENDA/WORK SESSION

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

INVOCATION: Offered by Pastor Wayne Anthony, Saint Peter United Methodist Church of Columbus, Georgia

PLEDGE OF ALLEGIANCE: Led by Mayor Henderson

CONSENT AGENDA

MINUTES

- 1.** Approval of minutes for the April 23, 2024 Council Meeting and Executive Session.

ORDINANCES

- 2.** **2nd Reading-** REZN-02-24-0344: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **1615 Wynnton Road** (parcel # 026-021-004) from Neighborhood Commercial (NC) Zoning District to Residential Multifamily - 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)
- 3.** **2nd Reading-** REZN-03-24-0502: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **904 Fort Benning Road** (parcel # 064-029-021) from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval) (Councilor Huff)

- 4. 2nd Reading-** An ordinance to expand the current boundaries of the Enterprise Zone to include areas as noted in the attached map. (Mayor Pro-Tem)

PROCLAMATIONS:

- 5. Proclamation:** Public Service Recognition Week
Receiving: Sheila Risper, Assistant Human Resources Director, and Laddia King, Human Resources Technician
- 6. Proclamation:** Professional Municipal Clerks Week
Receiving: Sandra T. Davis, Clerk of Council

PRESENTATION:

- 7. MAYOR'S FY2025 BUDGET PRESENTATION:** Mayor Henderson presents the Recommended FY2025 Budget for the fiscal year beginning July 1, 2024 through June 30, 2025.

WORK SESSION AGENDA

- I.** Early Education System - Dr. David Lewis, Superintendent, Muscogee County School District
- II.** Tax Allocation Update - Pam Hodge, Deputy City Manager, Finance Planning & Development
- III.** Blight Ordinances - Councilor Tyson Begly

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

File Attachments for Item:

1. Approval of minutes for the April 23, 2024 Council Meeting and Executive Session.

COUNCIL OF COLUMBUS, GEORGIA

CITY COUNCIL MEETING MINUTES

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

April 23, 2024
5:30 PM
Regular Meeting

MAYOR'S AGENDA

PRESENT: Mayor B. H. "Skip" Henderson, III and Mayor Pro Tem R. Gary Allen (via teleconference) (*Councilor District 1 Seat – Vacant*) and Councilors Tyson Begly, Joanne Cogle, Charmaine Crabb, Glenn Davis, R. Walker Garrett (via teleconference), Bruce Huff and Judy W. Thomas. City Manager Isaiah Hugley, City Attorney Clifton Fay, Clerk of Council Sandra T. Davis, and Deputy Clerk of Council Lindsey G. McLemore were present.

The following documents have been included as a part of the electronic Agenda Packet: (1) Georgia Cities Week – CCG Showcase of Activities Presentation; (2) Columbus Airport Presentation; (3) Parks & Recreation 2024 Summer Fun Presentation; (4) Rigdon Park, Shirley Winston, and Psalmond Road Pool Update Presentation; (5) Columbus Infrastructure Update Presentation

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

INVOCATION: Offered by Zion Daise, Student at Columbus High School

PLEDGE OF ALLEGIANCE: Led by Columbus Georgia Chapter of Jack & Jill of America, Inc.

PASSING OF COUNCILOR JERRY "POPS" BARNES- DISTRICT 1:

Mayor B. H. "Skip" Henderson spoke on the recent passing of District 1 City Councilor Jerry "Pops" Barnes. He shared information on the Celebration of Life public event that will be held.

Councilor Cogle made a motion to delay the naming of a successor for 30 days in remembrance and reverence of respect for Councilor Barnes, and carried unanimously by the eight members present, with Councilor Tucker being absent for the vote.

Councilor Bruce Huff stated for the record, he has no issue with the delay and there is a lot of false information in the public. He stated all the conversations that began last week have been in reference to the passing of Councilor Barnes and the father of State Representative Calvin Smyre, the families, and arrangements.

Bradley Center Executive Director Brittany Luther approached the rostrum to share that the Psychiatric Graduate Education Learning Lab at the Bradley Center will be named in honor of Councilor Jerry "Pops" Barnes.

NOTE: Councilor Tucker arrived at 6:06 p.m.

CSU Assistant Professor of Nursing Chandler Padgett approached the rostrum to share her experience with Pops being a mentor to her and his servant leadership.

Director Tamara Condrey, CSU School of Nursing came forward to share the Columbus State University School of Nursing will miss Pops, but that his spirit will live on through them with their servant leadership.

Dr. Pamela Shaw, New Horizons Behavioral Health, came forward to share that Pops was their mentor and helped with many events to bring awareness to healthcare.

Nurse Practitioner Da Monica Alethea Cannon, Piedmont, came forward to share the efforts of Councilor Barnes in supporting healthcare and the Kappa Chi Chapter, Inc. of Chi Eta Phi Sorority, Inc.

At this time, several members of Council expressed their condolences to the family of Councilor Jerry “Pops” Barnes and shared their memories of his faithful years of public service. Also, Clerk of Council Davis read statements from the virtual attendees Mayor Pro Tem Allen and Councilor Garrett of their respective remembrances of Councilor Jerry “Pops” Barnes and shared stories of his support and guidance.

CITY MANAGER'S AGENDA

9. PURCHASES

H. Underserved and Inmate Healthcare Consultant Indigent Care - RFP No. 24-0009

Resolution (145-24): A resolution authorizing the execution of a contract with PYA, P.C. (Atlanta, GA) for consulting services related to the development of a healthcare program for underserved and inmates’ indigent care. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

State Representative Teddy Reese approached the rostrum to recognize the commitment of Councilor Jerry “Pops” Barnes to the citizens of Columbus, Georgia and the surrounding counties.

MINUTES

1. Approval of minutes for the April 9, 2024 Council Meeting and Executive Session. Councilor Tucker made a motion to approve the minutes, seconded by Councilor Cogle and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

PROCLAMATION:

2. **Proclamation:** Georgia Cities Week

Receiving: Lisa Goodwin, Deputy City Manager

Councilor Tyson Begly read the proclamation into the record, proclaiming the week of April 21-27, 2024, as *Georgia Cities Week*, recognizing local governments in the State of Georgia.

Deputy City Manager Lisa Goodwin approached the rostrum to introduce a presentation that shared all the events various departments have planned to reach out to the citizens in the community in celebration of Georgia Cities Week.

3. **Proclamation:** National Correctional Officers Week

Receiving: Warden Herbert Walker

Councilor Bruce Huff read the proclamation into the record, proclaiming the week of May 5-11, 2024, as *National Correctional Officers Week*, recognizing correctional officers as an essential part of the criminal justice system.

PRESENTATION:

4. Columbus Airport Runway Closures and TSPLOST Plan (Presented by Amber Clark, Director of the Columbus Airport)

Airport Director Amber Clark approached the rostrum to provide an update on the runway closures at the Columbus Airport and the plan for maintenance utilizing designated TSPLOST funds. She shared information on the reconstruction of Runway 6-24 which shows signs of cracking, depressions, upheaval, and the failure of two horizontally placed storm drains located under the runway.

ADD-ON RESOLUTION:

Resolution (146-24): A resolution expressing support for the request made by the Airport Commission through Senator Jon Ossoff's Office for Congressional Directed Spending for the CSG Runway 6-24 Reconstruction Project. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Tucker and opened for discussion. Councilor Thomas made a substitute motion to delay this item until the April 30, 2024 Consent Agenda, seconded by Councilor Huff and resulted in an inconclusive four-to-five vote, with Mayor Pro Tem Allen and Councilors Garrett, Huff and Thomas voting in favor, and Councilors Begly, Cogle, Crabb, Davis and Tucker voting in opposition. The original motion for approval made by Councilor Crabb and seconded by Councilor Tucker was brought forward for a vote, and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

Deputy City Manager Pam Hodge came forward to explain the process in allocating TSPLOST Discretionary Funds.

CLERK OF COUNCIL'S AGENDA

ENCLOSURES - ACTION REQUESTED

2. Honorary Designation Application submitted by the Columbus, Georgia Alumnae Chapter of Delta Sigma Theta Sorority, Inc. to rename Carver Park in honor of Former Mayor Pro Tem Evelyn Turner Pugh. *(The Council may vote to forward the application to the Board of Honor.) (NOTE: This item was called up as the next order of business as listed on the Clerk of Council's Agenda Item 2)* Councilor Crabb made a motion to forward the application to the Board of Honor, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

CITY ATTORNEY'S AGENDA

ORDINANCES

1. **Ordinance (24-016) - 2nd Reading-** REZN-02-24-0242: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **6943 Flat Rock Road** (parcel # 109-001-109) from Light Manufacturing/Industrial (LMI) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem) Councilor Crabb made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

2. **Ordinance (24-017) - 2nd Reading-** REZN-02-24-0345: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **1000 Wynnton Road** (parcel # 018-018-004/5 and 019-004-001) from Light Manufacturing/Industrial (LMI) Zoning District to General Commercial (GC) and Residential Multifamily - 2 (RMF2) Zoning Districts (Planning Department and PAC recommend approval.) (Councilor Cogle) Councilor Thomas made a motion to adopt the ordinance, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

3. **Ordinance (24-018) - 2nd Reading-** REZN-02-24-0347: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4834 Warm Springs Road** (parcel # 082-044-007/8/8H/9, 083-012-002/4/5) from Single Family Residential -1 (SFR1) and Neighborhood Commercial (NC) Zoning Districts to Residential Multifamily - 2 (RMF2) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Crabb) Councilor Crabb made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

4. **Ordinance (24-019) - 2nd Reading-** REZN-02-24-0349: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2911/3005/3007 3rd Avenue** (parcel # 007-003-007/012/013) from Light Manufacturing/Industrial (LMI) Zoning District to Residential Multifamily - 2 (RMF2) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Garrett) Councilor Crabb made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

5. **Ordinance (24-020) - 2nd Reading-** REZN-03-24-0476: An Ordinance amending the text of Chapters 7, 9, and 13 of the Unified Development Ordinance (UDO) of the Columbus Code. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem) Councilor Thomas made a motion to adopt the ordinance, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

6. **Ordinance (24-021) - 2nd Reading-** An ordinance providing for the demolition of various structures located at:

- 1) **1655 Elvan Avenue** (Murtuza Ali Khan, Owner);
- 2) **2545 Pye Avenue** (Clark Property Management LLC, Owner);
- 3) **32 Woodland Circle** (Edna Anderson, Owner);
- 4) **2903 10th Avenue** (Dustin Cooper, Owner);
- and 5) **2409 Heard Street** (Estate of Catherine Greene, Owner);

and for demolition services for the Inspections and Code Department in accordance with the attached Tabulation of Bid sheet. (Mayor Pro-Tem) Councilor Crabb made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

7. **2nd Reading-** An ordinance providing for the demolition of various structures located at:

- 1) **1118 Broadway** (Mary C Wohlwender, Owner)
- 2) **1120 Broadway** (Mary C Wohlwender, Owner)

and for demolition services for the Inspections and Code Department in accordance with the attached Tabulation of Bid sheet. (Mayor Pro-Tem) Councilor Thomas made a motion for adoption, seconded by Councilor Huff. After some additional discussion, Councilor Cogle made a motion to delay for 30 days, seconded by Councilor Tucker and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

Inspections & Code Director Ryan Pruett approached the rostrum to respond to questions from Councilor Davis regarding what options are available for the City of Columbus to recoup the cost of demolition.

City Attorney Clifton Fay stated it is beneficial for there to be a lien on the books when negotiating with developers.

Councilor Joanne Cogle stated she wishes to delay the adoption of this ordinance for 30 days to attempt to identify other options to lessen the cost to CCG for demolition of this property.

8. **1st Reading-** REZN-02-24-0344: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **1615 Wynnton Road** (parcel # 026-021-004) from Neighborhood Commercial (NC) Zoning District to Residential Multifamily - 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Continued on 1st Reading from 4-9-24) (Councilor Cogle) (**Public Hearing Held**)

Planning Director Will Johnson approached the rostrum to explain the property was previously a business and Residential Multifamily – 1 (RMF1) allows for single families as well.

Mr. Rooney Griffeth (Applicant) came forward responding to questions from Councilor Thomas, stating he would be residing on the property proposed for rezoning.

9. **1st Reading-** REZN-03-24-0502: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at 904 Fort Benning Road (parcel # 064-029-021) from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval) (Councilor Huff) (**Public Hearing Held**)

10. 1st Reading- An ordinance to expand the current boundaries of the Enterprise Zone to include areas as noted in the attached map. **(Public Hearing Held)**

Planning Director Will Johnson approached the rostrum to respond to questions from Councilor Davis, stating a Tax Allocation District (TAD) and Enterprise Zone assigned to the same area would cancel each other out, as you can use one or the other and not both.

PUBLIC AGENDA

- 1. Mr. Marvin Broadwater, Sr., Re: Change to Agenda Format.
- 2. Miss Cenda See, Re: Christmas lighting on the Riverwalk.
- 3. Mr. Carlos Coleman, representing Emanuel Prep, Re: Crime Prevention Grant proposal. *Not Present*
- 4. Ms. Amy Spencer, Re: The potential development of South Commons.

Councilors Glenn Davis and **Joanne Cogle** commented on the information provided by Ms. Spencer, stating the original deed for the property states it is required to be used for a public park and playground, and the restriction can only be lifted if a special election is held without purpose and voted upon by two-thirds of the qualified voters.

REFERRAL(S):

FOR THE CITY ATTORNEY:

- Find out if this needs to go back to the General Assembly or if a special election can be held.
(Request of Councilor Davis)

CITY MANAGER'S AGENDA

1. FY25 HUD Annual Action Plan Submission to the U.S. Department of Housing and Urban Development (HUD)

Resolution (147-24): A resolution authorizing the filing of the FY24 Annual Action Plan with the U.S. Department of Housing and Urban Development (HUD). Councilor Tucker made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

3. Firehouse Subs Grant

Resolution (148-24): A resolution authorizing to apply for, and accept if awarded, a grant in the amount of \$27,015.00 or as otherwise awarded from the Firehouse Subs Public Safety Foundation with no matching funds required. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

4. FY25 Congressionally Directed Funding Grant

Resolution (149-24): A resolution authorizing the City Manager to apply for and accept if awarded a grant for a vehicle and equipment to implement a mobile integrated healthcare program within Columbus Fire and Emergency Medical Services in the amount of \$153,232.99, or as otherwise awarded, from the FY25 Congressionally Directed Spending Program with no matching funds required. The Multi-Governmental Fund will be amended by the amount of the award. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

5. 2021 Homeland Security Hazmat Grant

Resolution (150-24): A resolution authorizing the acceptance of a grant for equipment in the amount of \$28,992.00 or as otherwise awarded, from the Homeland Security Hazmat Grant Program. These funds will be utilized for the purchase of new hazardous materials equipment. The team responds to hazardous materials emergencies in Muscogee County as well as surrounding communities to provide hazardous material containment, including chemical, radiological, and biological incidents. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

6. Law Enforcement Mental Health and Wellness Act Grant

Resolution (151-24): A resolution authorizing the application and acceptance, if awarded, a grant of \$200,000.00, or as otherwise awarded, from the U.S. Department of Justice Office of Community Oriented Policing Services, FY24 Law Enforcement Mental Health and Wellness Act (LEMHWA) Implementation Projects, with no local match requirement, and to amend the Multi-Governmental Fund by the amount awarded. Funds will be utilized for the purchase of training equipment and conducting mental health classes for deputies and corrections officers to support the mental health and emotional support of the officers including such things as suicide prevention, peer mentoring, clinical support, and family support services. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

7. Juvenile Justice Incentive Grant Request

Resolution (152-24): A resolution authorizing the submission of an application to the Criminal Justice Coordinating Council for a grant to fund the Muscogee County Juvenile Court and, if awarded, accept the grant and amend the Multi-Governmental Fund by the amount of the grant award for the grant period is from July 1, 2024 to June 30, 2025. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

8. Department of Justice, Office of Community Oriented Policing Services (COPS) FY 2024 Grant

Resolution (153-24): A resolution authorizing the submission and acceptance, if awarded, Fiscal Year 2024 Funding from a U.S. Department of Justice Office Community Oriented Policing Services Grant, in the amount of \$908,000.00, or as otherwise awarded, with no local match required, and

amend the Multi-Governmental Fund by the amount awarded. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

2. Bulldog Bait and Tackle – Lease Amendment and Extension

Resolution (154-24): A resolution authorizing the execution of a lease amendment and extension through December 31, 2024, with Bulldog Bait and Tackle for the purpose of leasing space at 1300 Victory Drive. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

9. PURCHASES

A. One (1) Articulating Lift for Public Works Department – Sourcewell Cooperative Purchase

Resolution (155-24): A resolution authorizing the purchase of one (1) articulating lift (2024 Caterpillar JLG T-350 Gas Engine) for the Public Works Department from Yancey Brothers (Fortson, GA) in the amount of \$39,954.00. The purchase will be accomplished by cooperative purchase via Sourcewell Contract #062320-CAT. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

B. One (1) Ditch Witch for Public Works Department – Sourcewell Cooperative Purchase

Resolution (156-24): A resolution authorizing the purchase of one (1) Ditch Witch (Charles Machine Works, Ditch Witch ST37XA Footings Trencher) for the Public Works Department from the Charles Machine Works, Inc. (Perry, OK) in the amount of \$50,982.64. The purchase will be accomplished by cooperative purchase via Sourcewell Contract #110421-CMW. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

C. One (1) Mini Excavator for Public Works Department – Sourcewell Cooperative Purchase

Resolution (157-24): A resolution authorizing the purchase of one (1) Mini Excavator (Caterpillar Model 303.5 OS Hydraulic Excavator) for the Public Works Department form Yancey Brothers (Fortson, GA) in the amount of \$54,178.00. The purchase will be accomplished by cooperative purchase via Sourcewell Contract #092222-CAT. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

D. One (1) Grapple Truck for Parks and Recreation Department – Georgia Statewide Contract Cooperative Purchase

Resolution (158-24): A resolution authorizing the purchase of one (1) Petersen TL-3 Grapple Truck for the Parks and Recreation Department from Environmental Products Group, Inc. (Atlanta, GA) in the amount of \$207,800.00. The purchase will be accomplished by cooperative purchase via Georgia

State Contract #99999-001-SPD0000177. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

- E. On-Call Services for Installation or Replacement of Sidewalks and ADA Ramps (Annual Contract) - RFP No. 23-0038

Resolution (159-24): A resolution authorizing the execution of annual contracts with Alexander Contracting Company, Inc. (Fortson, GA), JHC Corporation (Newnan, GA), Southeastern Site Development, Inc. (Newnan, GA), and the M. Mitchell Group (Carrollton, GA) for services to install or replace sidewalks and ADA ramps, as well as minor concrete work, on an as-needed basis. For each project, the Engineering Department will obtain written quotes from the awarded contractors. The estimated annual usage for the services is approximately \$1,256,140.89. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

- F. Replacement Cubicles for the Police Department - Georgia Statewide Contract Cooperative Purchase

Resolution (160-24): A resolution authorizing the purchase of cubicles for the Police Department from the Hon Company (Muscatine, IA)/Malone Office Environments (Columbus, GA) in the amount of \$291,705.53. The purchase will be accomplished by cooperative purchase via Georgia Statewide Contract #99999-001-SPD0000198-0019. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

- G. Two (2) All Terrain Vehicles (ATV) for Fire and EMS - Florida Sheriffs Association Cooperative Purchasing Program Contract Purchase

Resolution (161-24): A resolution authorizing the purchase of two (2) All Terrain Vehicles (ATVs), for the Fire and EMS Department, from McKibben Powersports of Lake Wales (Lake Wales, FL) in the total amount of \$25,899.00 (one unit @ \$8,380.00 and one unit @ \$17,519.00). The purchase will be accomplished by cooperative purchase via Florida Sheriffs Association Cooperative Purchasing Program Contract #FSA23-EQU21.0. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

- H. Underserved and Inmate Healthcare Consultant Indigent Care - RFP No. 24-0009

(NOTE: This item was called upon earlier in the meeting during the Mayor's Agenda.)

- I. Level III Body Armor and Ballistic Helmets for Homeland Security and Public Safety Departments - Sourcewell Cooperative Contract Purchase

Resolution (162-24): A resolution authorizing the purchase of Ballistic Helmets, in the amount of \$201,280.00; and Level III Body Armor, in the amount of \$239,446.43, for a grand total amount of \$440,726.43, from Atlantic Diving Supply/ADS, Inc. (Virginia Beach, VA). The purchase will be accomplished by cooperative purchase via Sourcewell Contract #011221-ADS. Councilor Huff made

a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

J. Servers and Storage Devices for Information Technology - Georgia Statewide Contract Cooperative Purchase

Resolution (163-24): A resolution authorizing the purchase of servers and storage devices from C-PAK Technology Solutions, (LaGrange, GA) in the amount of \$302,000.00. The purchase will be accomplished by Cooperative Purchase via Georgia Statewide Contract #99999-001-SPD0000139-0002. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

INFORMATION ONLY: EXIGENT “OFF THE LOT” VEHICLE PURCHASE:

1. ONE (1) 2024 FORD EXPLORER FOR THE INFORMATION TECHNOLOGY DEPARTMENT

On April 8, 2024, a purchase order was executed for one (1) 2024 Ford Explorer for the Information Technology Department due to exigent circumstances, as approved by Council per Resolution No. 106-24.

The vehicle will be purchased from Rivertown Ford (Columbus, GA) at a unit price of \$46,231.43. The vehicle will be used by Technical Operations staff to transport staff and equipment to various locations throughout the City. This is a replacement vehicle.

Funds are budgeted in the FY24 Budget: General Fund – Information Technology – Information Technology – Light Trucks; 0101-210-1000-ISS-7722.

2. ONE (1) 2024 FORD EXPLORER FOR THE CITY MANAGER/PRINT SHOP

On April 8, 2024, a purchase order was executed for one (1) 2024 Ford Explorer truck for the City Manager/Print Shop due to exigent circumstances, as approved by Council per Resolution No. 106-24.

The vehicle will be purchased from Rivertown Ford (Columbus, GA) at a unit price of \$40,157.43. The vehicle will be used for delivering Print Shop materials/publications to various Columbus Consolidated Government Departments when needed. This is a replacement vehicle.

Funds are budgeted in the FY24 Budget: General Fund – Chief Administrator – Print Shop – Light Trucks; 0101-130-2550-PRNT-7722.

3. TWO (2) 2024 CHEVROLET EQUINOX LS VEHICLES FOR THE TAX ASSESSOR’S OFFICE

On April 8, 2024, a purchase order was executed for two (2) 2024 Chevrolet Equinox LS w/1LS 4-dr Front Wheel Drive for the Tax Assessor’s Office due to exigent circumstances, as approved by Council per Resolution No. 106-24.

The vehicles will be purchased from Sons Chevrolet (Columbus, GA) at a unit price of \$27,243.00 and an extended cost of \$54,486.00. The vehicles are replacements for two (2) 2023 Ford Escapes that were ordered as “emergency purchases” from Alan Vigil Ford. The vendor has informed Fleet Management the vehicles will not be available this year. Therefore, the purchase order issued to Alan Vigil Ford was cancelled.

Funds are budgeted in the FY24 Budget: General Fund – Boards and Commissions – Tax Assessor – Automobiles; 0101-290-1000-TAXA-7721.

4. THREE (3) 2024 FORD BRONCOS FOR THE COLUMBUS FIRE & EMS DEPARTMENT

On April 17, 2024, a purchase order was executed for three (3) 2024 Ford Broncos (Sport Big Bend 4dr 4x4) for the Columbus Fire & EMS Department due to exigent circumstances, as approved by Council per Resolution No. 106-24.

The vehicle was purchased from Rivertown Ford (Columbus, GA) at a unit price each of \$31,063.00, \$31,223.00, and \$32,413.00, respectively, for a grand total of \$94,699.00. The vehicles will be used by Community Risk Reduction Lieutenant Inspectors. These are replacement vehicles.

Funds are budgeted in the FY24 Budget:

2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Public Safety – Light Trucks - Heavy Equipment/Vehicles Public Works; 0567 – 696 – 3111 – STPS – 7722 – 54152 – 20230. – [\$31,063.00]

2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Public Safety – Light Trucks - Heavy Equipment/Vehicles Public Works; 0567 – 696 – 3111 – STPS – 7722 – 54152 – 20230. – [\$31,223.00]

2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Public Safety – Light Trucks - Heavy Equipment/Vehicles Public Works; 0567 – 696 – 3111 – STPS – 7722 – 54152 – 20240. – [\$29,263.00] and 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Public Safety – Light Trucks - Heavy Equipment/Vehicles Public Works; 0567 – 696 – 3111 – STPS – 7722 – 54152 – 20230. – [\$3,150.00]

5. ONE (1) 2024 FORD TRANSIT-350 PASSENGER VAN FOR THE ENGINEERING DEPARTMENT

On April 17, 2024, a purchase order was executed for one (1) 2024 Ford Transit-350 Passenger Van for the Engineering Department, Stormwater Division, due to exigent circumstances, as approved by Council per Resolution No. 106-24.

The vehicle was purchased from Rivertown Ford (Columbus, GA) at a unit price of \$60,248.25. The vehicle will be used by Stormwater Division employees to facilitate some requirements set out by the EPD MS4 Phase 1 Medium Permit for the Columbus Consolidated Government, primarily during creek walking season along with providing transportation for City VIPs or other guests coming to the City. This is a new vehicle.

Funds are budgeted in the FY24 Budget: Sewer (Stormwater) Fund – Engineering – Stormwater – Light Trucks; 0202 – 250 – 2600 – STRM – 7722.

6. ONE (1) 2024 FORD TRANSIT-250 CARGO VAN FOR THE COLUMBUS POLICE DEPARTMENT

On April 17, 2024, a purchase order was executed for one (1) 2024 Ford Transit-250 Cargo Van for the Columbus Police Department, due to exigent circumstances, as approved by Council per Resolution No. 106-24.

The vehicle was purchased from Rivertown Ford (Columbus, GA) at a unit price of \$52,058.00. The vehicle will be used by the CPD hazardous device response team (HDRT) members. The vehicle will be used to transport multiple pieces of large/bulky equipment needed by HDRT when they respond to calls. The vehicle will only be driven on calls, training, etc., but not by anyone for day-to-day use. This is a replacement vehicle.

Funds are budgeted in the FY24 Budget: LOST-Public Safety Fund – Police – Public Safety-LOST – Heavy Trucks; 0102 – 400 – 9900 – LOST – 7723.

7. ONE (1) 2024 FORD F-250 PICKUP TRUCK FOR THE PUBLIC WORKS DEPARTMENT

On April 17, 2024, a purchase order was executed for one (1) 2024 Ford F-250 Pickup Truck for the Public Works Department, Animal Control Division, due to exigent circumstances, as approved by Council per Resolution No. 106-24.

The vehicle was purchased from Rivertown Ford (Columbus, GA) at a unit price of \$55,318.53. The vehicle will be used by staff to pull the animal control adoption trailer and horse trailer. This is a new vehicle.

Funds are budgeted in the FY24 Budget: General Fund – Public Works – Animal Control – Light Trucks; 0101 – 260 – 2400 – SPCL – 7722.

10. UPDATES AND PRESENTATIONS

A. Summer Activities – Holli Browder, Director, Parks & Recreation

Parks & Recreation Director Holli Browder approached the rostrum to provide a presentation on the recreation programs, activities, and events being held for the community this summer. She also shared information on the 2024 Summer Fun Passes that will be available for pickup at various locations at the beginning of May for citizens to enjoy discount opportunities and other offers from the many partners of Columbus Parks & Recreation.

REFERRAL(S):

FOR THE CITY MANAGER:

- Address the calls received regarding the lack of access to drinking water at Cooper Creek Park.
(*Request of Councilor Davis*)

B. Pool Update – Ryan Pruett, Director, Inspections & Code

Inspections & Code Director Ryan Pruett approached the rostrum to provide an update Rigdon Park, Shirley Winston, and Psalmond Road Pools. During the presentation conceptual renderings and a timeline for the pool construction and explained the delays due to required changes to obtain permits from the Health Department. He explained the pool at Rigdon Park is expected to be complete July 2024, Shirley Winston in August 2024, and Psalmond Road in September 2024.

Councilor Joanne Cogle explained since the pools have been closed, the splash pad in Uptown has been shouldering a lot of the activity for families. She stated Uptown Columbus has been campaigning to raise funds for the resurfacing of the playground and sunshades for the splash pad. She stated it would be a good gesture for the Council to take the \$250,000.00 Uptown Columbus is seeking out of the Uptown Tax Allocation District (TAD) funds.

City Manager Isaiah Hugley stated the TAD is a very good funding source for that project but requested the Council to allow staff to check on pending allocations out of this fund and other information before taking action to allocate \$250,000.00.

Deputy City Manager Pam Hodge came forward to share policies and procedures in the allocation of TAD funding that was approved by Council.

Councilor Cogle made a motion to begin the process of allocating \$250,000.00 of Uptown TAD funds for this project, seconded by Councilor Crabb and carried by an eight-to-one vote, with Councilors

Begly, Cogle, Crabb, Davis, Garrett, Huff, Thomas and Tucker voting in favor, and Mayor Pro Tem Allen voting in opposition.

REFERRAL(S):

FOR THE CITY MANAGER:

- Provide a funding source for the Uptown Splash Pad project either from the TAD or another source by the April 30, 2024 Consent Agenda/Work Session. *(Request of Councilor Cogle)*
- Begin the set policies and procedures as quickly as possible to handle this project ASAP. Get in touch with the Muscogee County School District and set up meetings for this process ASAP. *(Request of Councilor Thomas)*
- Come up with ideas on what can be done with the A.J. McClung Stadium utilizing TAD funds. *(Request of Councilor Tucker)*

C. Infrastructure Update – Pam Hodge, Deputy City Manager, Finance, Planning & Development

Deputy City Manager Pam Hodge approached the rostrum to provide an update on infrastructure. She provided a summary on the infrastructure investments and projects from 2010 to April 2024 for a cost of \$1,173,979,972.00.

REFERRAL(S):

FOR THE CITY MANAGER:

- Bring back an update on the road project at 13th Street and 13th Avenue. *(Request of Councilor Thomas)*

D. Engineering FY24 Budget Update – Donna Newman, Director, Engineering

Finance Director Angelica Alexander approached the rostrum to explain Engineering Director Donna Newman is appearing before Council pursuant to Ordinance 13-39, requiring departments expected to go over budget to request additional funding from Council. She stated the Engineering Department is expected to exceed their budget for FY2024 in the amount of \$120,000.00 which should be offset by salary savings.

Councilor Crabb made a motion to approve the request for an additional \$120,000.00 in the FY2024 Budget for the Engineering Department, seconded by Councilor Tucker and carried unanimously by the nine members present. Councilor Huff made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

E. Juvenile Court FY24 Budget Update – Samantha Cannon, Juvenile Court Director & Clerk

Finance Director Angelica Alexander approached the rostrum to explain Juvenile Court Director & Clerk Samantha Cannon is appearing before Council pursuant to Ordinance 13-39, requiring departments expected to go over budget to request additional funding from Council. She stated the Juvenile Court is expected to exceed their budget for FY2024 in the amount of \$98,000.00.

Councilor Huff made a motion to approve the request for an additional \$98,000.00 in the FY2024 Budget for Juvenile Court, seconded by Councilor Crabb and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

REFERRAL(S):

FOR THE CITY MANAGER:

- Limit the number of presentations/updates at the May 14, 2024 Council Meeting if there are many department presentations planned for the Budget Review Meeting that afternoon. *(Request of Councilor Thomas)*

BID ADVERTISEMENT

DATE: April 23, 2024

May 1, 2024

1. Bus Route Signs & Poles (Annual Contract) – RFB No. 24-0036

Scope of Bid

The Consolidated Government of Columbus, Georgia is requesting bids for bus route signs and poles. METRA Transit System will purchase the signs and poles on an as-needed basis.

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

2. Public Safety Uniforms (Annual Contract) – RFB No. 24-0023

Scope of Bid

Provide uniforms for Columbus Consolidated Government Public Safety Departments on an “as needed” basis.

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

3. Swim Gear and Lifeguard Accessories (Re-Bid) (Annual Contract) – RFB No. 24-0035

Scope of Bid

Provide swim gear and lifeguard accessories on an “as needed” basis for the Columbus Consolidated Government (the City) Department of Parks and Recreation, Aquatics Division.

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

4. Transmissions & Transmission Services for Public Work (Re-Bid) (Annual Contract) – RFB No. 24-0028

Scope of Bid

The Columbus Consolidated Government (the City) invites qualified vendors to submit bids to provide repair/rebuild services for various types of transmissions for the Public Works Department – Fleet Maintenance Shop on an “as needed” basis.

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

May 3, 2024

1. Waste Collection Services (Annual Contract) – RFP No. 24-0017

Scope of RFP

The Consolidated Government of Columbus GA (the City) invites qualified offerors to submit proposals to provide weekly waste collection and disposal services, including all the necessary equipment and labor needed to collect and dispose of the following options:

Option A: Household Waste Option D: Bulk Waste Only

Option B: Yard Waste Only Option E: All Collection and Disposal Services

Option C: Recycling Collection

2. Alcohol Management Services for Columbus Civic Center Locations (Annual Contract) – RFP No. 24-0005

Scope of RFP

The Consolidated Government of Columbus, Georgia (the City) is seeking proposals from qualified vendors to provide alcohol (beer/wine/liquor) management services for Columbus Civic Center locations. The contract shall commence on July 1, 2024 (date subject to change).

May 8, 2024

1. PI 0011436 Muscogee County Buena Vista Road Improvements at Spiderweb Phase II (Re-Bid) – RFB No. 24-0029

Scope of Bid

Phase II of the Buena Vista Road Improvements at the Spiderweb includes the construction of two (2) bridges, one (1) of which requires Norfolk Southern permitting; construction of a roundabout at Illges Road and Aceway Drive; construction of Buena Vista Road east of the intersection with Annette Avenue, Martin Luther King Boulevard north of Brewer Elementary School, Illges Road, Lindsay Drive, Andrews Road, Morris Road and Ace Way Drive, as well as the installation of traffic signals. This Re-Bid includes an alternative for maintaining traffic throughout construction and an alternative for complete closure.

Utilities were relocated in Phase I of the project. The Annette Ave. roundabout at MLK and Annette Ave. were constructed in Phase I.

REFERRALS:

Referrals 4.23.24

CLERK OF COUNCIL’S AGENDA

ENCLOSURES - ACTION REQUESTED

- 1. Email Correspondence from Mr. Eddie Florence resigning from his seat on the Keep Columbus Beautiful Commission due to no longer being a resident of Muscogee County. Councilor Crabb made a motion to receive the resignation with regret, seconded by Councilor Thomas and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

3. Minutes of the following boards:

Board of Tax Assessors, # 11-24, and # 12-24

Development Authority, March 7, 2024

Land Bank Authority, March 13, 2024

Planning Advisory Commission, March 6 & 20, 2024

Councilor Crabb made a motion to receive the minutes of various boards, seconded by Councilor Huff and carried unanimously by the nine members present. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

BOARD APPOINTMENTS - ACTION REQUESTED

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

A. YOUTH ADVISORY COUNCIL:

A nominee for a seat on the Youth Advisory Council for the 2024-2025 School Year (*Mayor's Appointment*). There were none.

5. COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:

A. DEVELOPMENT AUTHORITY OF COLUMBUS: Mr. Will White was nominated to succeed Mr. Heath Schondelmayer. (*Councilor Davis' nominee*) Term expires: April 30, 2028. Councilor Davis made a motion for confirmation, seconded by Councilor Crabb and carried unanimously by the nine members present. (*Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.*)

B. KEEP COLUMBUS BEAUTIFUL COMMISSION: Ms. Taylor G. Martin was nominated to fill the expired term of Mr. Lee Jordan. (*Councilor Huff's nominee*) Term expires: June 30, 2026. Councilor Cogle made a motion for confirmation, seconded by Councilor Crabb and carried unanimously by the nine members present. (*Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.*)

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

A. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:

A nominee for the vacant seat of the District 2 Representative for a term expiring on March 27, 2024, on the Community Development Advisory Council (*Council District 2- Davis*). Councilor Davis nominated Marty O. Wynn to serve in the seat vacated by Christopher Poirer. Councilor Davis made a motion for confirmation, seconded by Councilor Crabb and carried unanimously by the nine members present. (*Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.*)

A nominee for the seat of Virginia Dickerson (*Not Eligible to succeed*) for a term expiring on March 27, 2024, as the District 3 Representative on the Community Development Advisory Council (*Council District 3- Huff*). There were none.

B. YOUTH ADVISORY COUNCIL:

A nominee for a seat on the Youth Advisory Council as the District 1 Representative for the 2024-2025 School Year (*Council District 1*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 2 Representative for the 2024-2025 School Year (*Council District 2- Davis*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 3 Representative for the 2024-2025 School Year (*Council District 3- Huff*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 4 Representative for the 2024-2025 School Year (*Council District 4- Tucker*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 5 Representative for the 2024-2025 School Year (*Council District 5- Crabb*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 6 Representative for the 2024-2025 School Year (*Council District 6- Allen*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 7 Representative for the 2024-2025 School Year (*Council District 7- Cogle*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 8 Representative for the 2024-2025 School Year (*Council District 8- Garrett*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 9 Representative for the 2024-2025 School Year (*Council District 9- Thomas*). There were none.

A nominee for a seat on the Youth Advisory Council as the District 10 Representative for the 2024-2025 School Year (*Council District 10- Begly*). There were none.

Clerk of Council Sandra T. Davis explained the deadline for members of Council to submit their nominee for the Youth Advisory Council is June 15, 2024.

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

A. HISTORIC & ARCHITECTURAL REVIEW BOARD:

A nominee for the seat of Jack Hayes (*Resigned*) for a term expiring on January 31, 2025, as the Columbus Builders Association Representative on the Historic & Architectural Review Board (*Council's Appointment*). There were none.

A nominee for the seat of Libby Smith (*Not eligible to succeed*) for a term expiring on January 31, 2025, in a seat designated for a Historic District Resident on the Historic & Architectural Review Board (*Council's Appointment*). There were none. Clerk of Council Davis explained that Michael Moore was confirmed to serve in the Historic District Resident seat; however, he is a not a registered voter of Muscogee County.

B. KEEP COLUMBUS BEAUTIFUL COMMISSION:

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

UPCOMING BOARD APPOINTMENTS:

- A. Board of Family & Children Services - (Council's Appointment)
- B. Columbus Aquatics Commission - (Council's Appointment)
- C. Columbus Golf Course Authority - (Council's Appointment)

- D. Keep Columbus Beautiful Commission - (Council's Appointment)
- E. Pension Fund, Employees' Board of Trustees - (Mayor's Appointment)
- F. Region Six Regional Advisory Council for Department of Behavioral Health and Developmental Disabilities - (Council's Appointment)

REFERRAL(S):

FOR THE CITY MANAGER:

- Have the Development Authority of Columbus come to Council to provide an update as required by resolution. *(Request of Councilor Davis)*
- Resolution excusing absence at the April 30, 2024 Consent Agenda/Work Session. *(Request of Councilor Tucker)*

EXECUTIVE SESSION:

Mayor Henderson entertained a motion to go into executive session to discuss matters of acquisition and disposal of real estate and potential litigation as requested by City Attorney Fay earlier in the meeting. Councilor Crabb made a motion to go into Executive Session, seconded by Councilor Davis and carried unanimously by the nine members present, with the time being 9:41 p.m. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

The Regular Meeting reconvened at 10:43 p.m., at which time, Mayor Henderson announced that the Council did meet in executive session to discuss matters of acquisition and disposal of real estate and potential litigation; however, there were no votes taken.

NOTE: Councilor Davis exited the meeting at 10:43 p.m.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Councilor Tucker to adjourn the April 23, 2024 Regular Council Meeting, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and the time being 10:43 p.m. *(Clerk of Council Davis confirmed and announced the affirmative vote of Mayor Pro Tem Allen and Councilor Garrett.)*

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

File Attachments for Item:

2. 2nd Reading- REZN-02-24-0344: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **1615 Wynnton Road** (parcel # 026-021-004) from Neighborhood Commercial (NC) Zoning District to Residential Multifamily - 1 (RMF1) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **1615 Wynnton Road** (parcel # 026-021-004) from Neighborhood Commercial (NC) Zoning District to Residential Multifamily - 1 (RMF1) Zoning District.

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

Section 1.

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

“All that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia and being known and designated as ALL OF LOT NUMBERED THREE (3), AND PART OF LOT NUMBERED TWO (2), OF LITTLE'S WYNNTON SURVEY, said survey being recorded in Deed Book GG, Page 44 in the office of the Clerk of Superior Court of Muscogee County, Georgia, being more particularly described as follows:

Beginning at an iron pin on the northerly margin of Wynnton Road, said iron pin being located a distance of 155.50 feet easterly, as measured along said margin of Wynnton Road, from the intersection of said margin of Wynnton Road with the easterly margin of 16th Avenue and from said Point of Beginning running thence north 17 degrees 10 minutes west, a distance of 96.85 feet to an iron pin; running thence north 14 degrees 43 minutes west a distance of 18.95 feet to a point; running thence north 75 degrees 39 and 1/2 minutes east a distance of 6.94 feet to a point; running thence north 14 degrees 48 minutes west, a distance of 54.33 feet to a 15 foot alley; running thence north 76 degrees 17 minutes east along the southerly margin of said alley a distance of 82.94 feet to an iron pin; running thence south 14 degrees 36 minutes east along the line dividing Lot 3 from Lot 4 in said survey a distance of 163.16 feet to an iron pin; running thence south 71 degrees 42 and 1/2 minutes west along said margin of Wynnton Road a distance of 85.55 feet to the Point of Beginning.

Together with all that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia being described as follows: Beginning at an iron pin on the northerly margin of Wynnton Road, said iron pin being located a distance of 155.50 feet easterly, as measured along said margin of Wynnton Road, from the intersection of said margin of Wynnton Road with the easterly margin of 16th Avenue and from said Point of Beginning running thence north 71 degrees 42 and 1/2 minutes east a distance of 85.55 feet to an iron pin; running thence south 14 degrees 36 minutes east a distance of 19.50 feet to an iron pin; running thence south 71 degrees 41 and 1/2 minutes west a distance of 84.68

feet to an iron pin; running thence north 17 degrees 10 minutes west a distance of 19 .49 feet to the Point of Beginning.

The above property is shown upon a map or pint of said property dated September 23, 1982, made by Moon, Meeks & Patrick, Inc. and recorded in PLAT BOOK 96, FOLIO 25, of the records in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is hereby made for a more particular description of the real property herein described.

Said property is presently assigned the street address of 1617 Wynnton Road, Columbus, Georgia 31906 (and also being from time to time referred to as 1615 Wynnton Road) according to the present system of assigning street addresses in Muscogee County, Georgia.

Muscogee County Tax Parcel: 026-021-004.

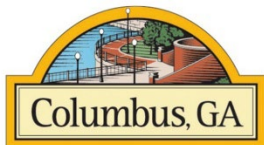
This is the identical real property conveyed by Warranty Deed from Joseph E. Taylor and Jeanette V. Merritt to ECR, LLC, dated November 15, 2005, recorded in Deed Book 8178, Page 294, of the records in the Office of the Clerk of Superior Court of Muscogee County, Georgia.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of April, 2024; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2024 and adopted at said meeting by the affirmative vote of ____ members of said Council.

- Councilor Allen voting _____
- Councilor Barnes voting _____
- Councilor Begly voting _____
- Councilor Cogle voting _____
- Councilor Crabb voting _____
- Councilor Davis voting _____
- Councilor Garrett voting _____
- Councilor Huff voting _____
- Councilor Thomas voting _____
- Councilor Tucker 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-02-24-0344

Applicant:	Roongsak Griffeth
Owner:	Roongsak Griffeth
Location:	1615 Wynnton Road
Parcel:	026-021-004
Acreage:	0.34 Acres
Current Zoning Classification:	Neighborhood Commercial (NC)
Proposed Zoning Classification:	Residential Multifamily - 1 (RMF1)
Current Use of Property:	Last Certificate of Occupancy issued was for Retail use
Proposed Use of Property:	Residential (Single Family or Duplex)
Council District:	District 7 (Cogle)
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:	Inconsistent Planning Area D
Current Land Use Designation:	General Commercial (GC)

Future Land Use Designation: General Commercial (GC)

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: Not Available

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

Surrounding Zoning:	North	Residential Multifamily - 2 (RMF2)
	South	Neighborhood Commercial (NC)
	East	Neighborhood Commercial (NC)
	West	Neighborhood Commercial (NC)

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

School Impact: N/A

Buffer Requirement: The site shall include a Category A buffer along all property lines bordered by the NC zoning district. The 3 options under Category A are:

- 1) 5 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) 20 feet undisturbed natural buffer.

Attitude of Property Owners: **Thirty (30)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **no** calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information:

Existing house in Wynnton Village Historic District

Attachments:

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



Area To Be
Rezoned

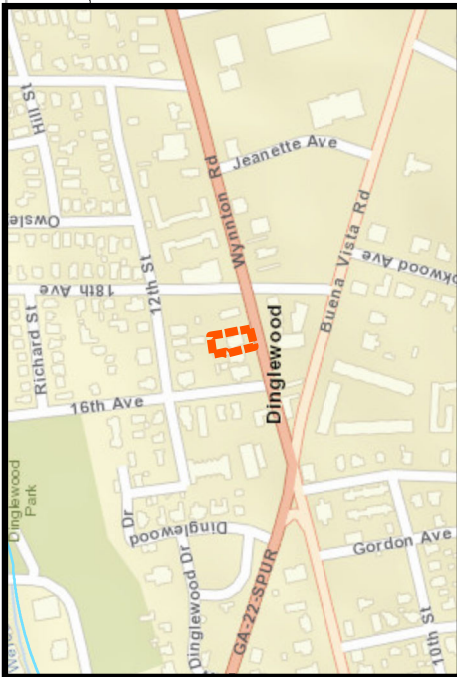


Item #2.
100 Feet
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1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

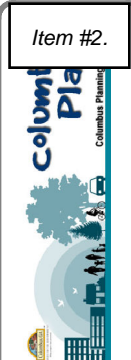
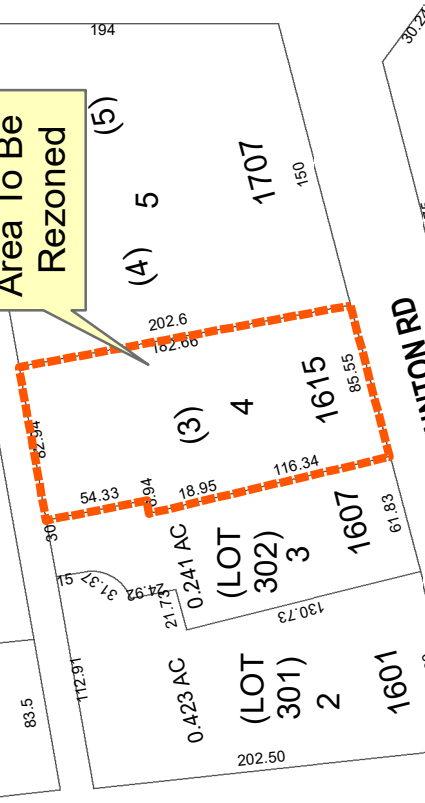
Aerial Map for REZN 02-24-0344
Map 026 Block 021 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

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

Date: 2/29/2024



Area To Be Rezoned

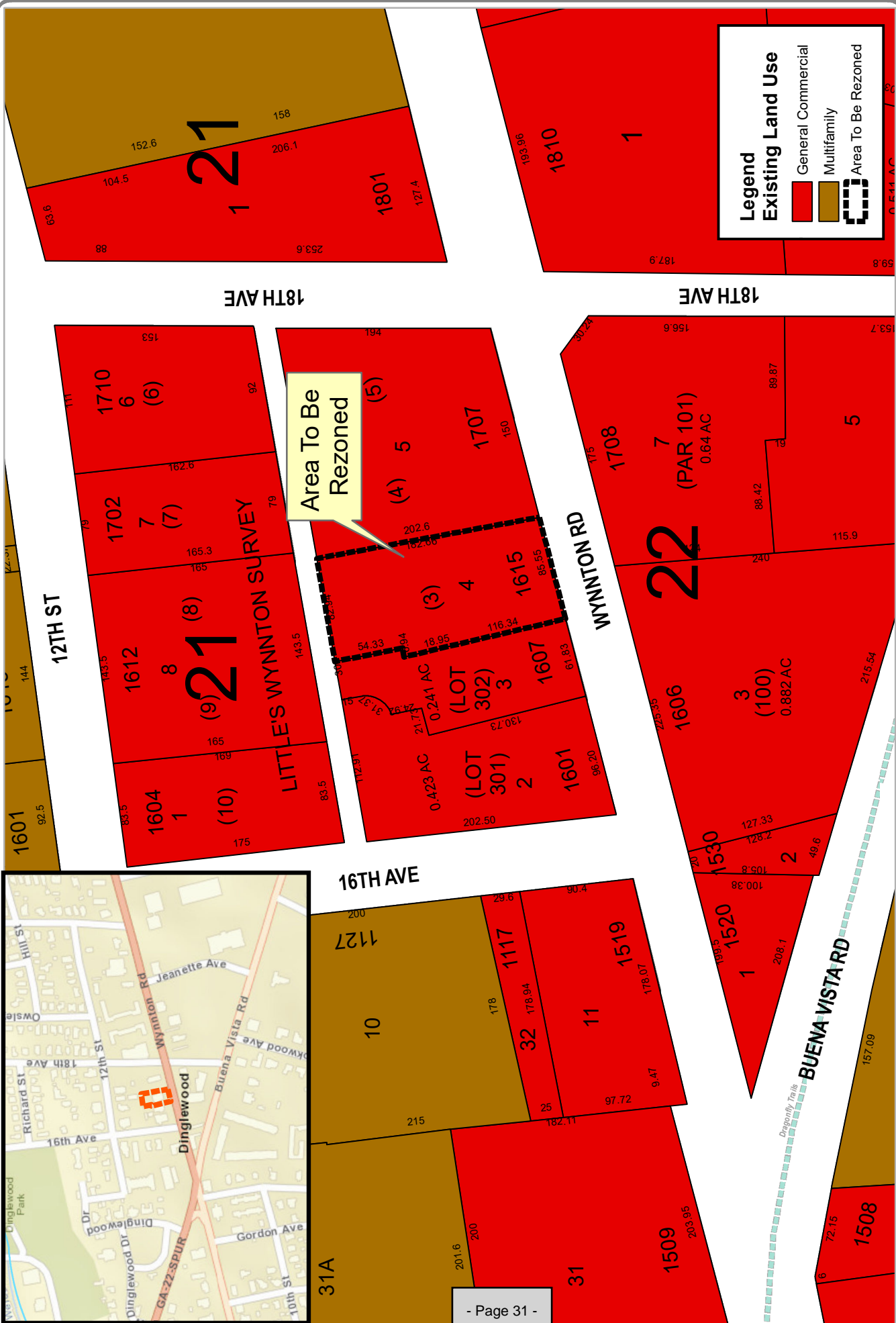
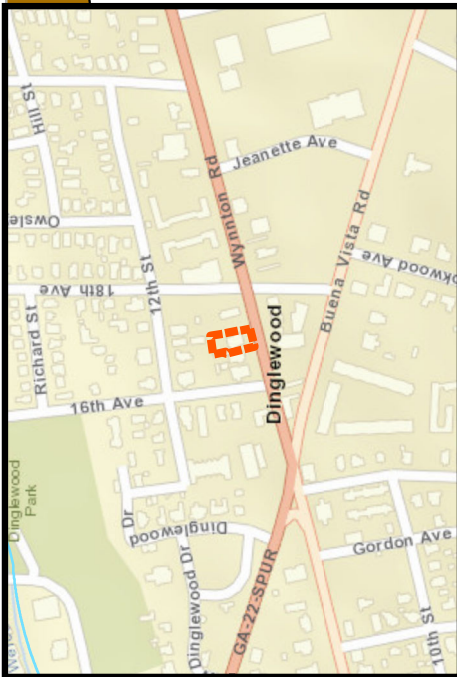


100 Feet
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1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

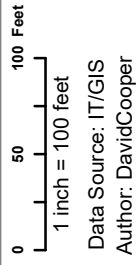
Location Map for REZN 02-24-0344
Map 026 Block 021 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 2/29/2024



Area To Be Rezoned



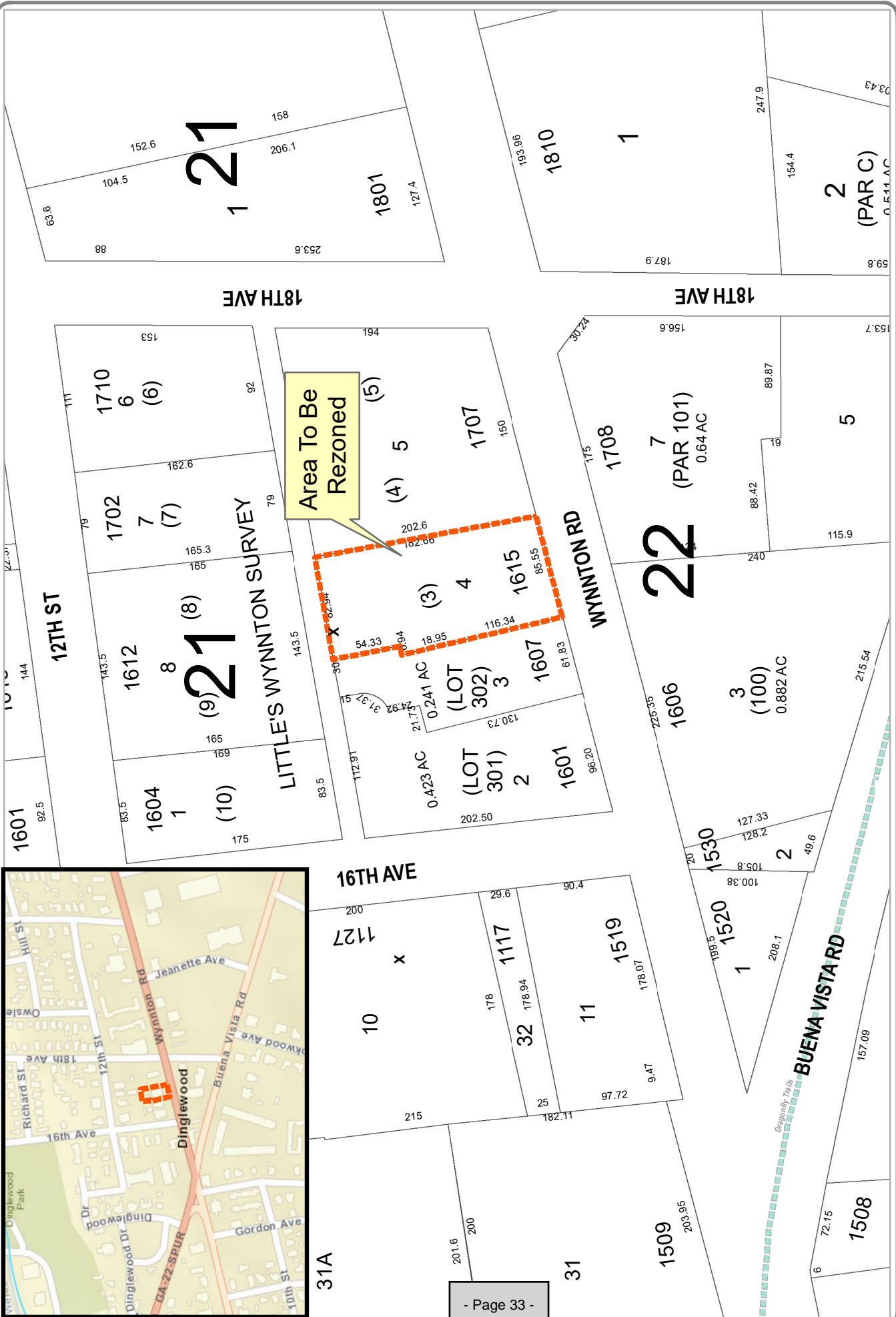
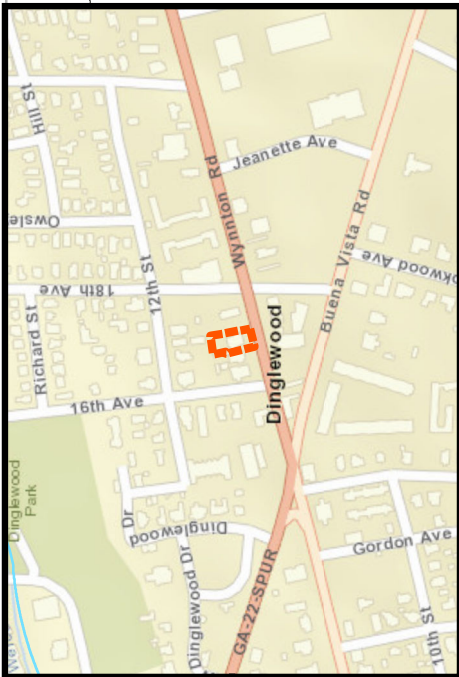
Data Source: IT/GIS
Author: DavidCooper

Existing Land Use Map for REZN 02-24-0344
Map 026 Block 021 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

Item #2.

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Date: 2/29/2024



Item #2.



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

Flood Hazard Map for REZN 02-24-0344
Map 026 Block 021 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Date: 2/29/2024

File Attachments for Item:

3. 2nd Reading- REZN-03-24-0502: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **904 Fort Benning Road** (parcel # 064-029-021) from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval)(Councilor Huff)

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located **at 904 Fort Benning Road** (parcel # 064-029-021) from General Commercial (GC) Zoning District to Residential Office (RO) Zoning District.

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

Section 1.

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

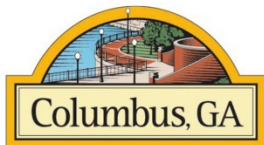
All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County and is shown up on a map or plat entitled "Replat of Part of Lot 2, Property of J & B Anker Real Estate, LLC Part of Land Lot 106, Coweta Reserve" prepared by Moon, Meeks, Mason & Vision, Inc, filed September 18, 2018 and recorded in Deed Book 165, Page 306 in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for a more particular description of said lot.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23rd day of April, 2024; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2024 and adopted at said meeting by the affirmative vote of ____ members of said Council.

- Councilor Allen voting _____
- Councilor Barnes voting _____
- Councilor Begly voting _____
- Councilor Cogle voting _____
- Councilor Crabb voting _____
- Councilor Davis voting _____
- Councilor Garrett voting _____
- Councilor Huff voting _____
- Councilor Thomas voting _____
- Councilor Tucker 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-03-24-0502

Applicant:	Olympia Development
Owner:	J & Banker Real Estate, LLC
Location:	904 Fort Benning Road
Parcel:	064-029-021
Acreage:	2.20 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential and Office
Planning Area	C
Council District:	District 3 (Huff)
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
Current Land Use Designation:	Light Manufacturing/Industrial

Future Land Use Designation: Public/Institutional

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: 10 Average Annual Daily Trips (AADT) will be generated by the proposed development.

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

Surrounding Zoning:

North	Light Manufacturing/Industrial (LMI)
South	General Commercial (GC)
East	Light Manufacturing/Industrial (LMI)
West	General Commercial (GC)

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

School Impact: N/A

Buffer Requirement: 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:

- 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: **Twenty-Four (24)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **one** calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 0 Responses

Additional Information:

Senior (55 and older) apartment with 52 units consisting of 2 bedrooms and office/amenity uses.

Attachments:

- Aerial Land Use Map
- Location Map
- Zoning Map
- Existing Land Use Map
- Future Land Use Map
- Traffic Report
- Flood Map
- Concept Plan



Item #3.



0 50 100 Feet
1 inch = 100 feet

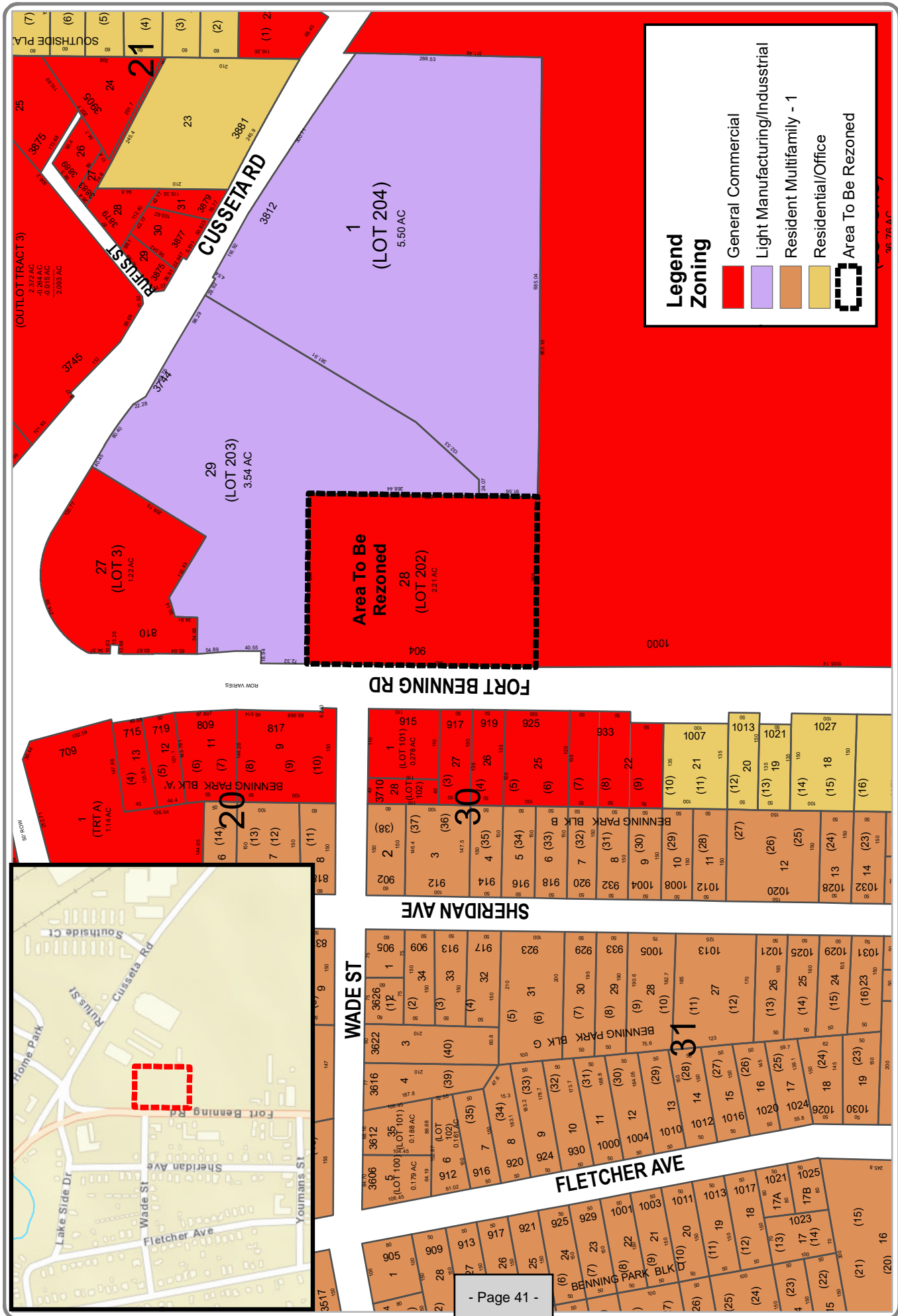
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 03-24-0502
Map 064 Block 029 Lot 028
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.

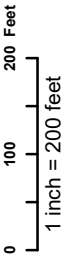


Date: 3/14/2024



Legend
Zoning

- General Commercial
- Light Manufacturing/Industrial
- Resident Multifamily - 1
- Residential/Office
- Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

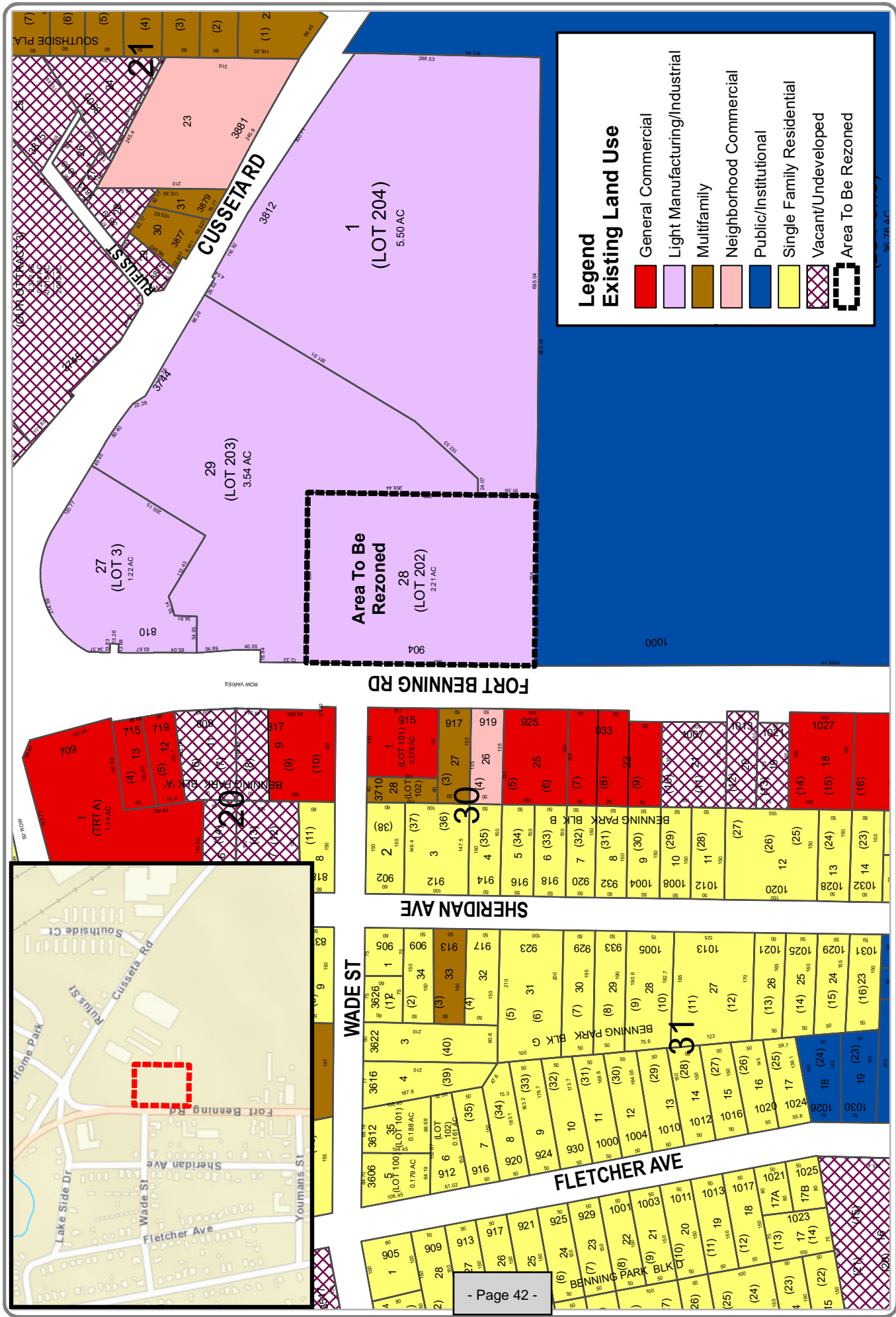
Zoning Map for REZN 03-24-0502
Map 064 Block 029 Lot 028
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 3/14/2024

Item #3.





Item #3.
 0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

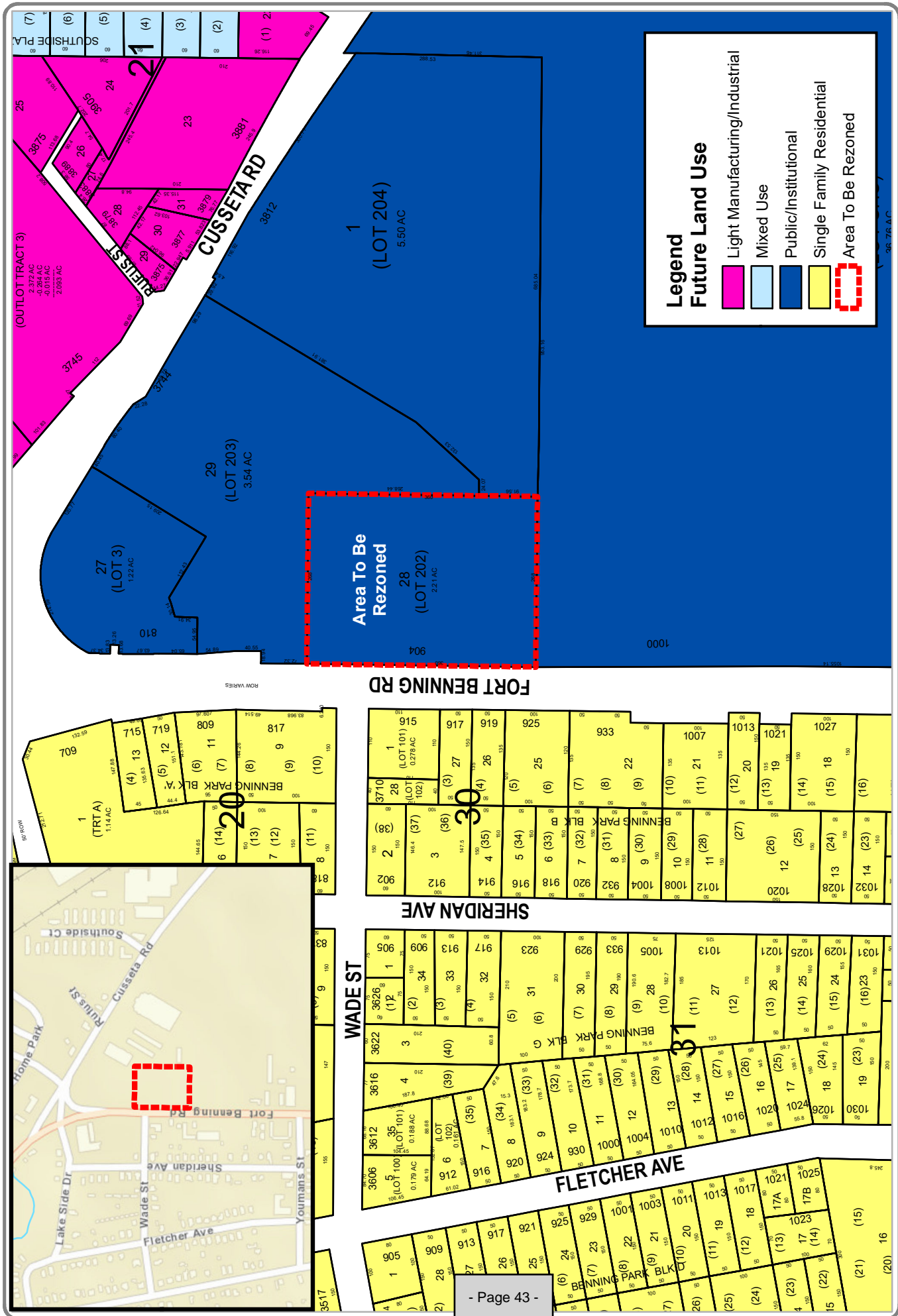
Existing Land Use Map for REZN 03-24-0502
 Map 064 Block 029 Lot 028

Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 3/14/2024



Legend
Future Land Use

- Light Manufacturing/Industrial
- Mixed Use
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned

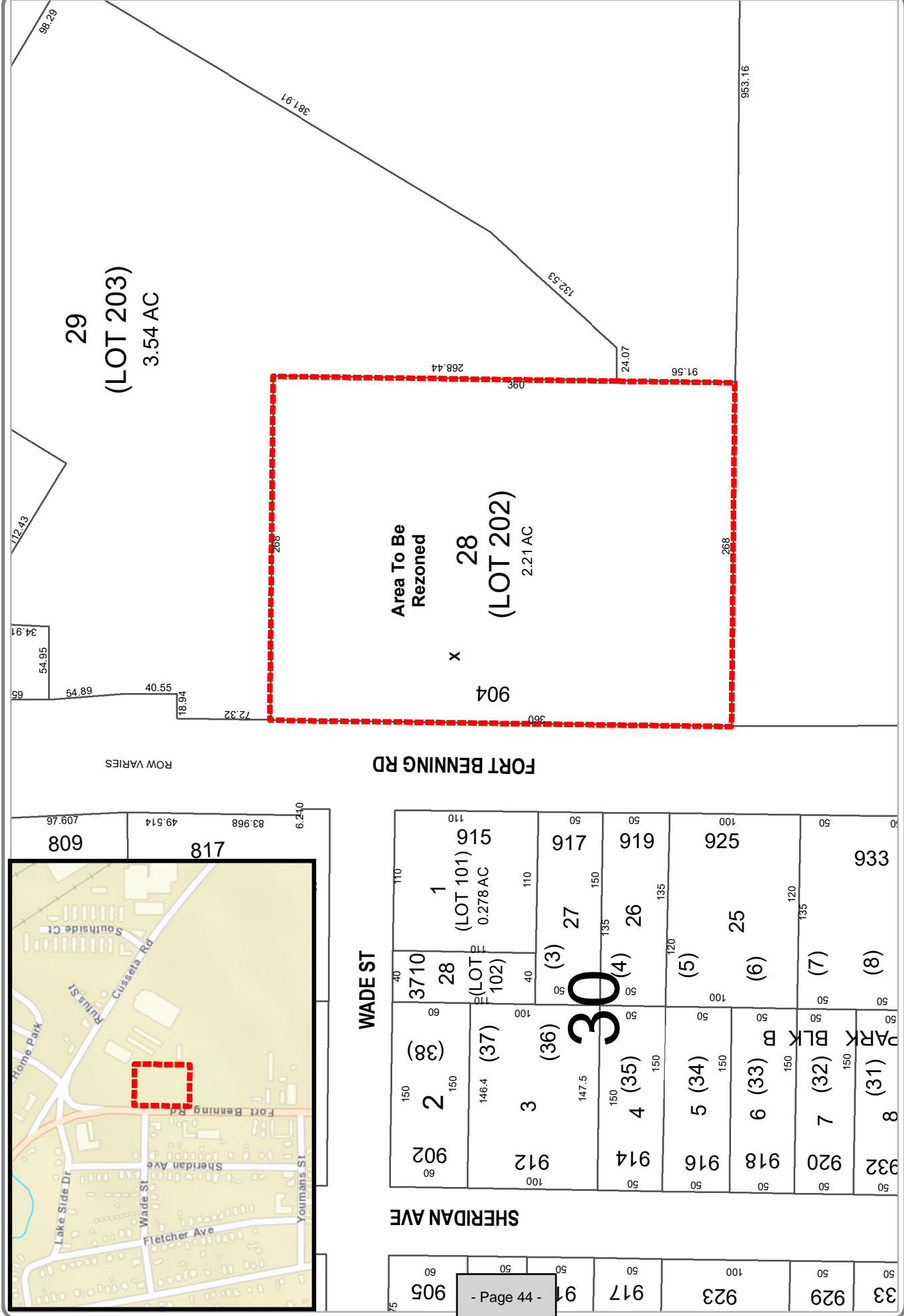
Item #3.

0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

Future Land Use Map for REZN 03-24-0502
 Map 064 Block 029 Lot 028
 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: 3/14/2024



905	917	923	929	33
60	50	100	50	50
91	917	923	929	33
50	50	50	50	50
905	917	923	929	33
75	50	50	50	50

902	912	914	916	918	920	932
60	100	50	50	50	50	50
2	3	4	5	6	7	8
150	146.4	150	150	150	150	150
(38)	(37)	(35)	(34)	(33)	(32)	(31)
3710	LOT 102	LOT 101	25	26	27	28
40	40	50	50	50	50	110
3710	LOT 102	LOT 101	25	26	27	28
110	110	150	135	120	135	110
516	517	519	525	526	533	536
50	50	50	100	50	50	50

FORT BENNING RD

WADE ST

SHERIDAN AVE

ROW VARIES

Area To Be
Rezoned

X

904

28

(LOT 202)

2.21 AC

29

(LOT 203)

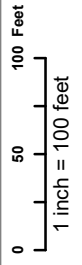
3.54 AC



Date: 3/14/2024

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.

Flood Hazard Map for REZN 03-24-0502
Map 064 Block 029 Lot 028
Planning Department-Planning Division
Prepared By Planning GIS Tech



Data Source: IT/GIS
Author: DavidCooper



Item #3.

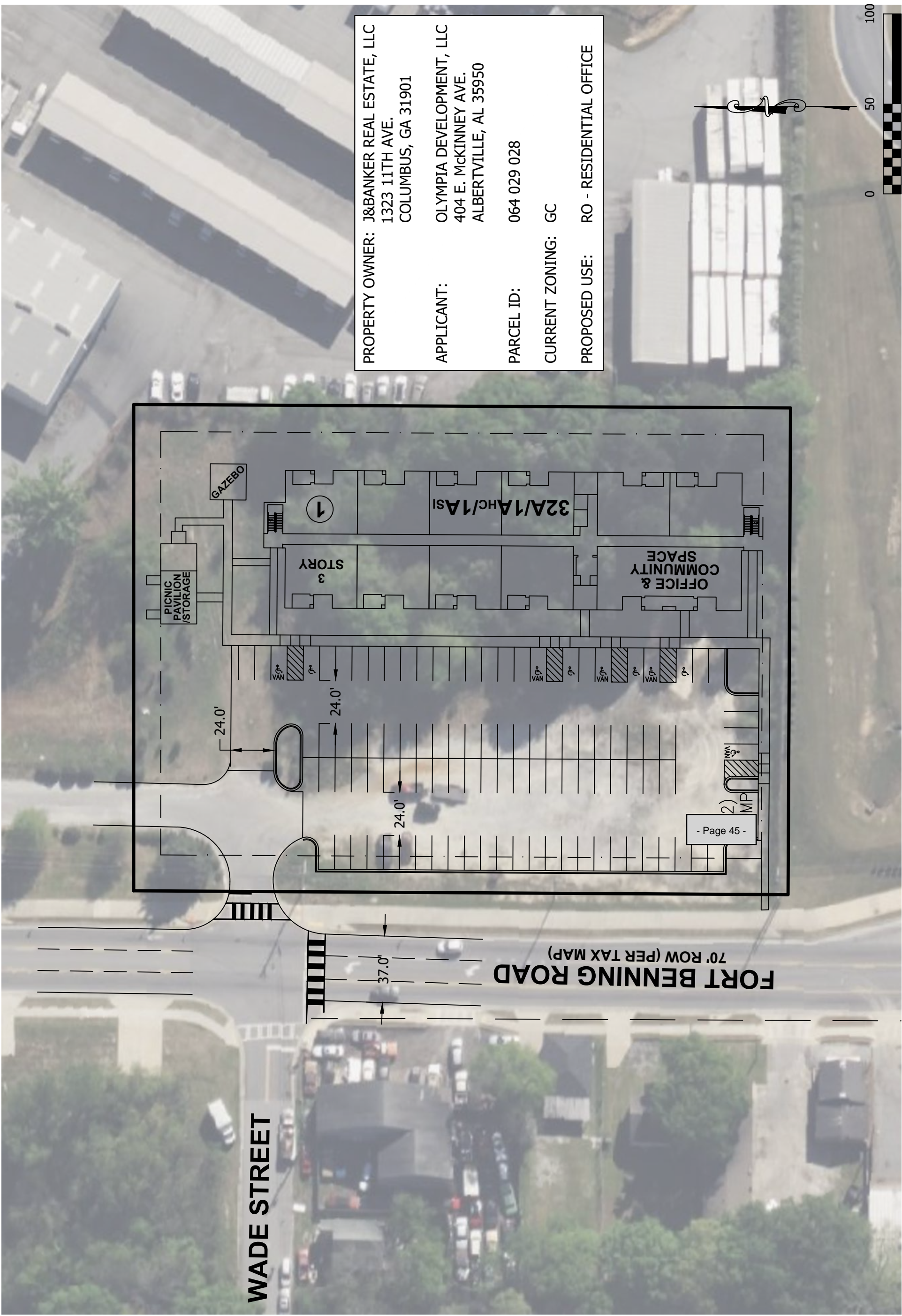
PROPERTY OWNER: J&BANKER REAL ESTATE, LLC
1323 11TH AVE.
COLUMBUS, GA 31901

APPLICANT: OLYMPIA DEVELOPMENT, LLC
404 E. MCKINNEY AVE.
ALBERTVILLE, AL 35950

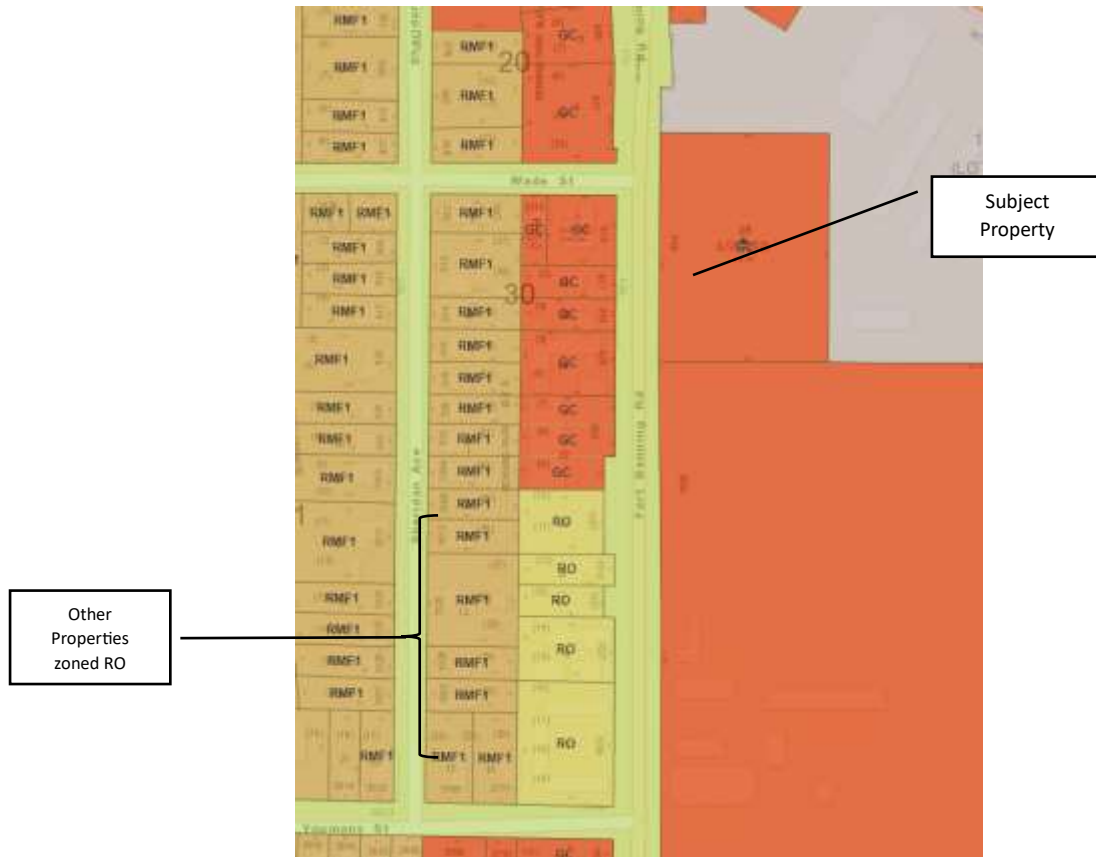
PARCEL ID: 064 029 028

CURRENT ZONING: GC

PROPOSED USE: RO - RESIDENTIAL OFFICE



The applicant is requesting a rezoning of the property identified with the parcel number 064 029 028, from GC to RO, to develop a multifamily community to be named Benning Commons, containing 52 units (1 & 2 Bedrooms only) in approximately 2.2 acres, with a Housing for Older People tenancy (HFOP or 55+). The development will include offices/commercial space for community room, on-site management, HFOP-oriented services and amenities such as laundry room. A preliminary conceptual site plan is attached to this application. The site is within a short distance of a Church, Restaurants, educational facilities, Pharmacy, Grocery, and Retail Shopping. It is within walking distance of several bus stops, inbound and outbound, with continuous service. There are several other properties with similar zoning designations along Fort Benning Rd.



Olympia Development is a part of the Olympia Construction Family, which allows for holistic participation and supervision of our communities, meaning that our group Develops (Olympia Development), Builds (Olympia Construction), and Manages (Olympia Management) all our properties more than 90 communities within 5 States, Olympia has earned-with hard effort-a place of recognition within the affordable housing community. Olympia Construction, Inc., the contractor for this proposal, is the owner and developer of over 2,000 affordable units and has constructed over 7,000 dwelling units, with approximately 6,000 of those units built utilizing Tax Credits as the primary source of financing. The Applicant will participate in a competitive process guided by the Georgia Department of Community Affairs, requesting funds in the form of Tax Credits (LIHTC) under the 2024-2025 Qualified Allocation Plan guidelines.

Olympia Development and its partners anticipate Benning Commons to be a successful development and a positive asset to the community, continuing the city's (and other entities) efforts to improve and develop this neighborhood and joining arms to provide safe, high-quality, resilient housing to our future residents, creating a visible symbol of quality, inviting people to live, work, and thrive in Columbus.

File Attachments for Item:

4. 2nd Reading- An ordinance to expand the current boundaries of the Enterprise Zone to include areas as noted in the attached map.(Mayor Pro-Tem)

AN ORDINANCE

NO.

A ORDINANCE AMENDING ORDINANCE NO. 98-30, NO. 00-106, NO. 01-29 AND NO. 08-69 TO EXPAND THE EXISTING ENTERPRISE ZONE, KNOWN ALSO AS THE COLUMBUS BUSINESS DEVELOPMENT CENTER IN ACCORDANCE WITH THE 2020 US DECENNIAL CENSUS DATA

WHEREAS, the Council of Columbus, Georgia proposes to extend the existing boundaries of the enterprise zone to include the designated area (shown in a striped area on exhibit A) which is contiguous and meets the requirements of the Enterprise Zone Employment Act of 1997, O.C.G.A Section 36-88-1 et.seq.

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

That the Council has found that the area designated in Exhibit A attached hereto and incorporated herein meets the qualifications of the Enterprise Zone Employment Act of 1997 and hereto amends to the existing boundaries of the enterprise zone to include this area as part of the “Columbus Business Development Center.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____day of _____, 2024 and adopted at said meeting by the affirmative vote of ten members of said Council.

- Councilor Allen voting _____
- Councilor Barnes voting _____
- Councilor Begly voting _____
- Councilor Cogle voting _____
- Councilor Crabb voting _____
- Councilor Davis voting _____
- Councilor Garrett voting _____
- Councilor Huff voting _____
- Councilor Thomas voting _____
- Councilor Tucker voting _____

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson, Mayor

Exhibit A



**Columbus Consolidated Government
Council Meeting Agenda Report**

TO:	Mayor and Council
AGENDA SUBJECT:	Enterprise Zone Expansion
AGENDA SUMMARY:	Approval is requested to expand the current boundaries of the Enterprise Zone to include areas as noted in the attached map
INITIATED BY:	Planning Department

Recommendation: Expand the current boundaries of the Enterprise Zone to include areas as noted in the attached map

Background: In 1997, the Georgia legislature adopted the "Enterprise Zone Employment Act." The Act is intended to encourage revitalization in areas within cities that are suffering from disinvestment, underdevelopment and economic decline by offering "Job Tax Credits" . To qualify as a locally-designated Enterprise Zone, the area must demonstrate three of the following four criteria: pervasive poverty, unemployment that is 10% greater than the state average, general distress/underdevelopment or blight. In 1998, CCG Council adopted our original Enterprise Zone and named it the "Columbus Business Development Center."

Analysis: The current geographic boundary of the Columbus Enterprise Zone was re-adopted in 2008. Since the 2010 and 2020 US Decennial Census have been undertaken, new demographic data has become available for analysis of our current Enterprise Zone. Based on current data, more areas are eligible for inclusion in the Columbus Enterprise Zone.

Financial Considerations: The Act states that a tax abatement may not exceed 10% of the overall tax digest. Beyond that, compatibility with overall City goals must be measured against future benefits gained from business location decisions. For example, the Enterprise Zone allows abatement of ad valorem taxes (not including school taxes nor for taxes collected to retire general obligation debt) for a period of ten years, offering 100% abatement for the first 5 years, 80% abatement for the 6th & 7th years, 60% abatement for the 8th year, 40% abatement for the 9th year and a 20% abatement for the 10th year. Therefore, if very little ad valorem tax and no retail sales taxes are being collected on a vacant lot (just for example), then a qualifying business brings immediate economic benefit with the creation of 5 new jobs, and begins to produce additional tax revenues on a higher value of land and property after 5 years. Businesses must maintain the 5 jobs each year in order to continue to receive the Enterprise Zone tax abatement. Additionally, any residential development which increases the tax value of the land or home by 500% qualifies for the Enterprise Zone tax abatement.

Legal Considerations: The Columbus Business Development Center, a.k.a. Enterprise Zone will stay in effect for a minimum of ten (10) years. Qualifying businesses or residential taxpayers who are approved to receive Enterprise Zone benefits in the tenth year are eligible for the full ten-year exemption in taxes.

Recommendation: Adopt the ordinance to amend the current boundaries of the Columbus Enterprise Zone to include the areas noted in the attached map.

File Attachments for Item:

I. Early Education System - Dr. David Lewis, Superintendent, Muscogee County School District

SCHOOL BUS

**MCS
Pre K – 2
Early Literacy
& Numeracy
Initiative**



**Coming to
T.H. Brewer
Elementary
in August
2024**

Muscogee County School District

Item #/.



Our Mission is to inspire and equip
all students to achieve unlimited
potential.

Vision: The MCSD is a beacon of
educational excellence where all are
known, valued, and inspired.





- On February 20, 2024 the MCSD School Board made history by approving the Superintendent's recommendation to create Georgia's first Pre K – 2nd grade Early Literacy & Numeracy Acceleration Center.
- As a result, T.H. Brewer Elementary will be repurposed beginning with the 2024-25 school year and will be home to the Early Literacy and Numeracy Acceleration Center.



WHY?



The Data: GMAS, CCRPI, student screening scores (STAR)

- There is a disproportionately large number of children entering school below grade level attending Brewer, MLK, Jr., J.D. Davis and Dorothy Height Elementary Schools.
- Critical areas of literacy and numeracy.
- This leads to predictable frustration, low educational attainment, reduced opportunities, and limited upward mobility.



WHY?

WE HAVE AN ETHICAL, MORAL, AND ECONOMIC RESPONSIBILITY TO:

- Provide meaningful and systemic early intervention.
- Address the needs of individual students and the community as a whole.
- Employ intentional models of scientific, evidence-based, proven strategies.
- Close the gap and raise the bar.
- Equip students for the realities of an ever-changing world via a ***world-class education.***

WHY?

Research says...

- There's a nation-wide need to reform practice, particularly in early literacy and numeracy.
- Every child is capable of learning when taught and supported effectively.
- Change in practice stems from extensive **brain research** in ***Structured Literacy and the Science of Reading*** as well as ***Mathematical Modeling***.



What Will the Acceleration Center Offer?

Personalized learning in a smaller setting:

14:1

student to teacher ratio

To include additional support staff



What Will the Acceleration Center Offer?

- Access to highly qualified teachers trained to deliver research-based and classroom-proven, high-yield strategies.
- Improved performance as a result of accelerated intensive literacy and numeracy instruction.
- Whole child supports (wrap around services).
- Foster a love for reading.

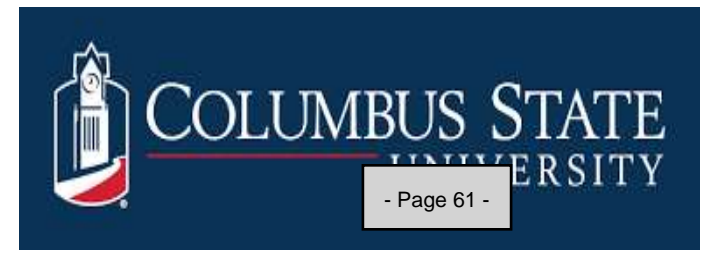
What Will the Acceleration Center Offer?

- High-quality instructional materials.
- *Professional Learning partnerships:*
 - *Rollins Center Navigation Cohort for structured literacy and science of reading.*
 - *GADOE - Georgia Literacy Council*
 - *Georgia Numeracy Project*
 - *Columbus State University*

Rollins Center
for Language & Literacy

COX Campus

A Program of the Atlanta Speech School



BREWER ACCELERATION CENTER SELECTED TO JOIN

2024 Rollins Center Navigation Cohort

Item #/.

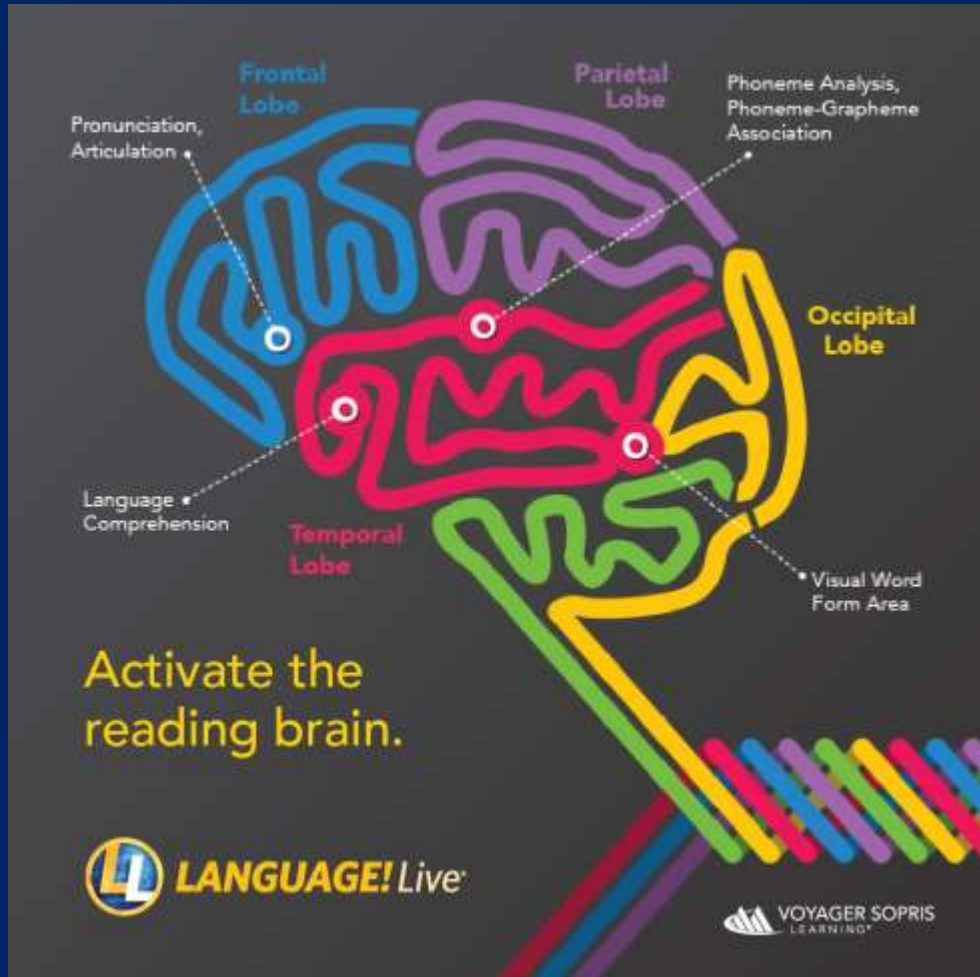
Professional Learning – Atlanta Speech School



Rollins Center
for Language & Literacy
COX Campus
A Program of the Atlanta Speech School



ROLLINS CENTER – THE SCIENCE BEHIND DEVELOPING THE READING BRAIN



When teachers can understand the human brain, they can better understand the science behind reading. This will inform educational practices and interventions to support literacy development and reading comprehension skills.

During early childhood, brain development is a dynamic process characterized by rapid growth and structural changes.

Early intervention is the key to future reading success.

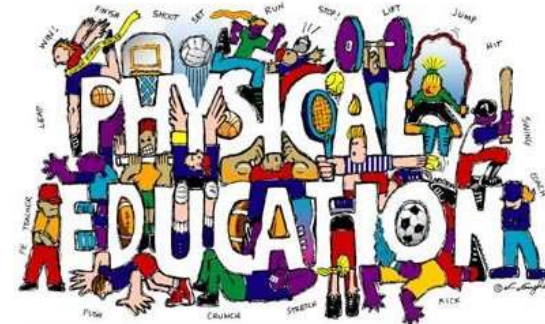


What will the Acceleration Center Will Offer?

ART



YOGA



WHOLE CHILD SUPPORTS



COMMUNITY SCHOOLS UNITED



WHAT DOES THIS REQUIRE?

In order to accommodate the Pre K-2 program, Brewer will no longer have an attendance zone.



Brewer students will be geographically reassigned among three partner schools.

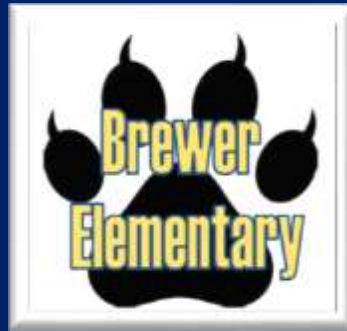
1. J.D. Davis
2. Dorothy Height
3. Martin Luther King, Jr.



31903 PROXIMITY



1.2 MILES



1.4 M



2.5 MILES



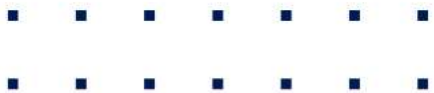
MULTILINGUAL LEARNERS ESOL

Kindergarten – 2nd grade ESOL scholars will attend the Pre K – 2 Acceleration Center at Brewer.



MULTILINGUAL LEARNERS ESOL

3rd – 5th grade ESOL scholars will attend Martin Luther King, Jr. Elementary.



MULTILINGUAL LEARNERS ESOL

Early Literacy and Numeracy Acceleration for multilingual learners is paramount. Our teachers will complete extensive training in ways to support dual language learners. One example is the HABLA (TALK) strategy.

- H:** HONOR the child’s first language.
- A:** ASK questions to give ample time for a response.
- B:** BUILD on the child’s responses.
- L:** LINK first language to English
- A:** ADD visuals, gestures, and props as you talk.

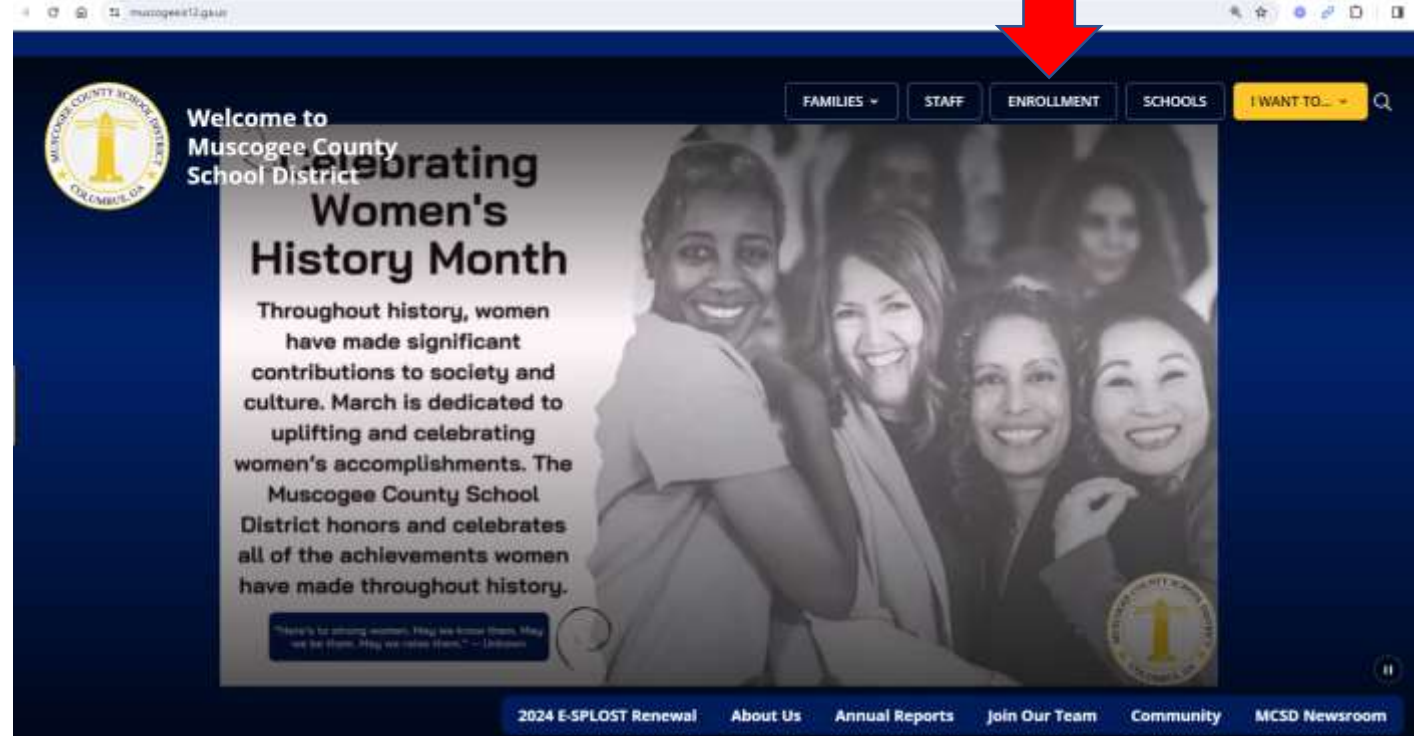


Online Registration Opens April 8, 2024



www.muscogee.k12.ga.us

Item #/.



Transportation



Apply for Transportation when you complete Online Registration. Click the Transportation App Link.

Bus route details will be available during Verification (August 2-7).

Buses will deliver scholars to their home school as well as Brewer. Siblings will ride same bus.

Brewer Acceleration Center Principal, Karprice Bentley-Brown

(and current MLK, Jr Principal)



“My educational philosophy is to cultivate a nurturing learning environment where diverse children and passionate adults feel known, valued, and inspired. I am committed to providing the necessary support and professional learning opportunities for teachers to implement personalized learning, student agency, and high-quality literacy and numeracy instruction for our diverse learners. I firmly believe that by offering these opportunities, every student can achieve and reach their highest level of growth.”

Bentley.Karprice.R@muscogee.k12.ga.us



Dorothy I. Height Principal, Meredith Adams



- I believe that all educators should strive for excellence in everything!
- I believe that all students can achieve academically through high expectations for all.
- I believe in providing a safe and welcoming learning environment.
- I believe in building trusting relationships with students, staff, and parents to foster academic success.
- I believe in working as a team through collaboration in order to have a positive impact on all students.

Adams.Meredith.M@muscogee.k12.ga.us



J.D. Davis Principal, Dr. Aetavia Williams



“As a principal, I firmly believe that education transcends the boundaries of a mere career path; it represents a profound, lifelong commitment to teaching and learning. This philosophy underpins every facet of our educational environment, fostering a culture where teaching extends beyond the conventional forty-hour work week. Our educators are not just disseminators of information but are dedicated to nurturing the academic, personal, and ethical growth of every student entrusted to our care. By delivering quality education tailored to each individual, our teachers empower students with the essential tools for success in life.”

Williams.Aetavia.B@muscogee.k12.ga.us



Martin Luther King, Jr. Principal (2024-25), Felicia Thompson

(currently serving as Allen Principal)



“Quality education is fundamental to a progressive community. To educate our youth is to empower them. As educators, we are responsible for serving our students by continually looking for new solutions to our challenges. Through powerful collaboration and careful planning of solid and effective school programs, we aspire to teach creatively and motivate students to engage deeply in learning.

A quality education grows from a positive school environment. Nurturing a collaborative culture grounded in common goals and relational trust will enable our school to reach beyond complying with state mandates and search for what our students need and deserve. This safe environment is one in which our teachers become risk-takers, allowing us to be innovative while looking for continuous opportunities to meet the needs and challenges of our students in the 21st century. “

Thompson.Felicia.D@muscogee.k12.ga.us



Brewer Acceleration Center Enrollment Process

- Over the next month, we will continue to evaluate student achievement data and qualify (current Pre K, Kindergarten, and 1st grade) scholars from partner schools for acceptance into the Pre K-2 Acceleration Center at Brewer.
- Informational meetings conducted at partner schools **(April 8-30)**.
- Scholars who are awarded an assignment at Brewer will be notified beginning **May 1, 2024**.



TIMELINE OVERVIEW



Item #/.

May 6-17: New School Open House

June 3-27: Summer Learning @ Rigdon Rd

August 2-7: 2024-25 School Verification (Bus pass pickup).

August 7: First Day of School: Pre K-2

August 8: First Day of School: 3 – 5

www.muscogee.k12.ga.us

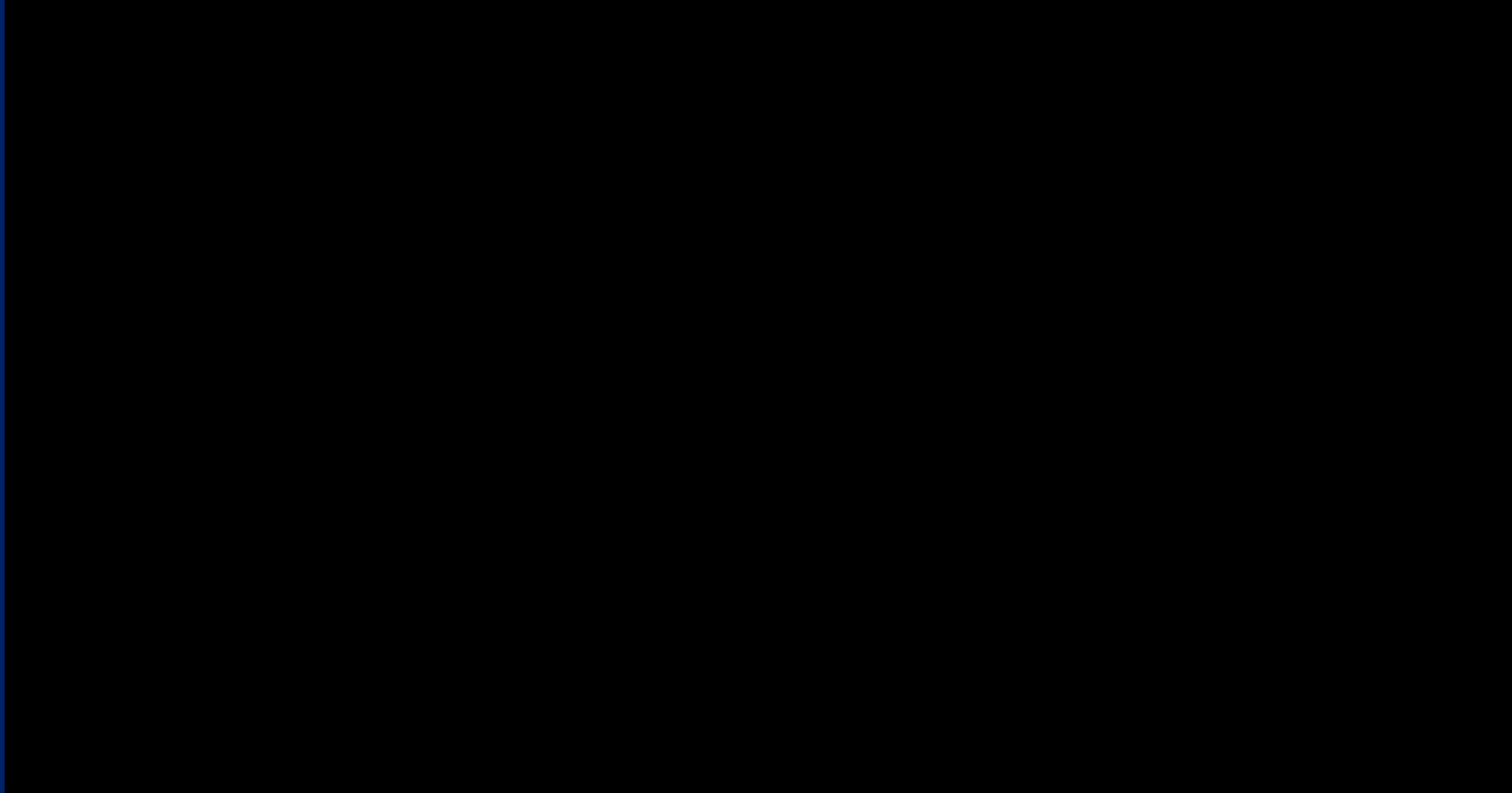
STATUS QUO with PREDICTABLE VARIABILITY VS. COMMITMENT with BOLD ACTION

The only issue now is whether WE have the collective will to implement the changes necessary to honor each child’s right to determine their own future.

- Dr. David F. Lewis



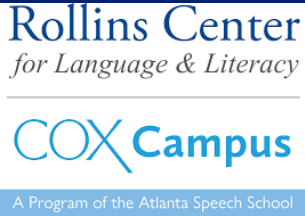
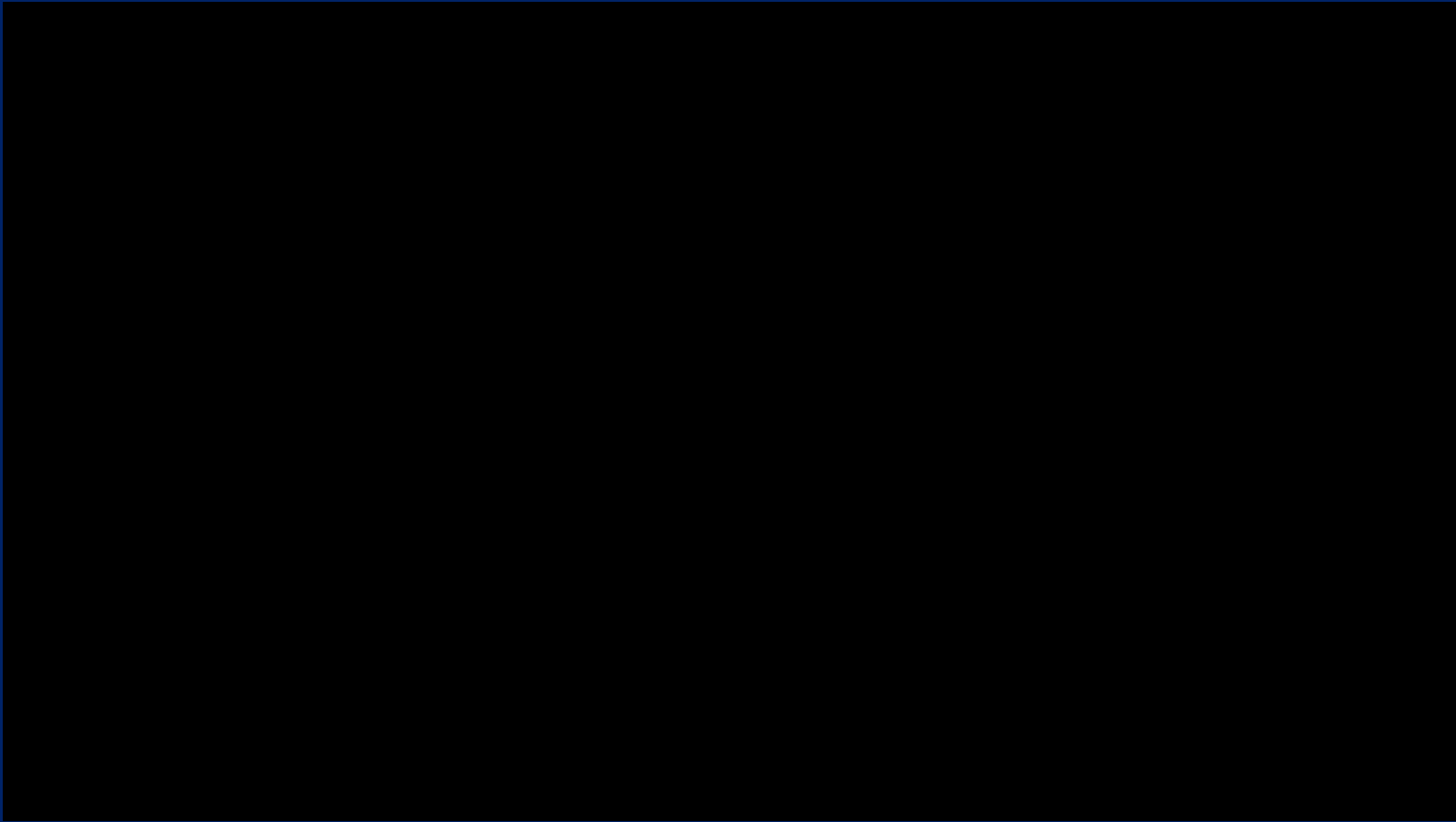
What do our community leaders think?



Dr. Ralph Huling, Pastor - St. James Missionary Baptist



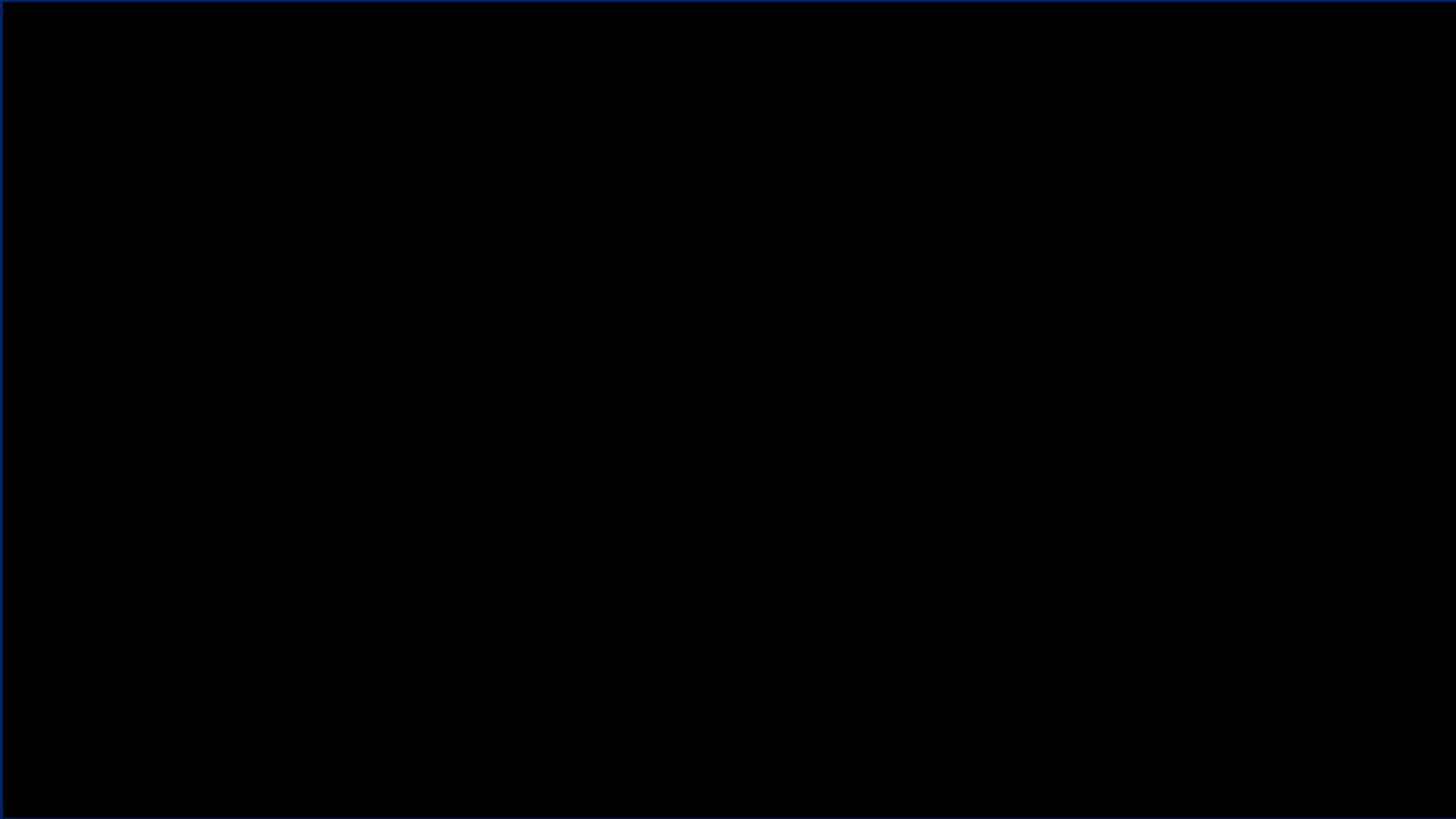
What do the experts think?



Dr. Comer Yates, Executive Director, Rollins Center



What do the experts think?



**Dr. Stephanie Johnson, GADOE Deputy Superintendent for
School Improvement**



Parents!



Item #/.



***Thank you for all
you do and for
trusting us with
your children.***



PARENT QUESTIONS



Submit your questions online and a representative will reply with an answer.



File Attachments for Item:

II. Tax Allocation Update - Pam Hodge, Deputy City Manager, Finance Planning & Development

TAX ALLOCATION DISTRICT UPDATE

April 30, 2024

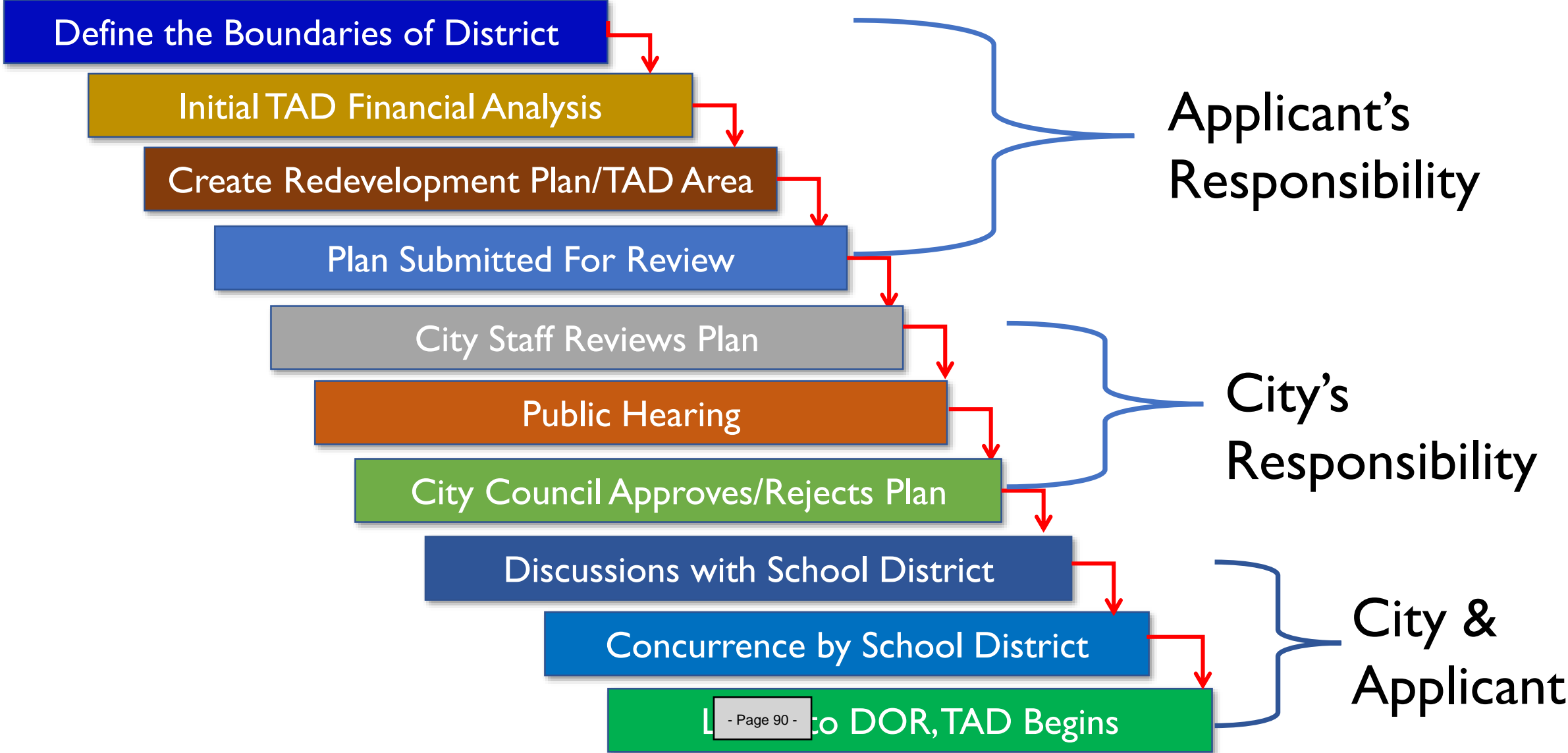
What is the purpose of a Tax Allocation District or TAD?

- A tool for redevelopment
- Uses increases in property taxes (called “positive tax increment”) in a specific area to pay the costs of redeveloping the area.
- In other states, TADs are called TIF (Tax Increment Financing) districts

Three Step Process for TADs

- 1. A state statutory defined redevelopment plan must be developed
- 2. Identify and approve the boundaries of the TAD
 - Must be approved by December 31st of any given year in order to establish a base property tax value as mandated by state law
- 3. Approve a project within the TAD

Tax Allocation District Approval Process

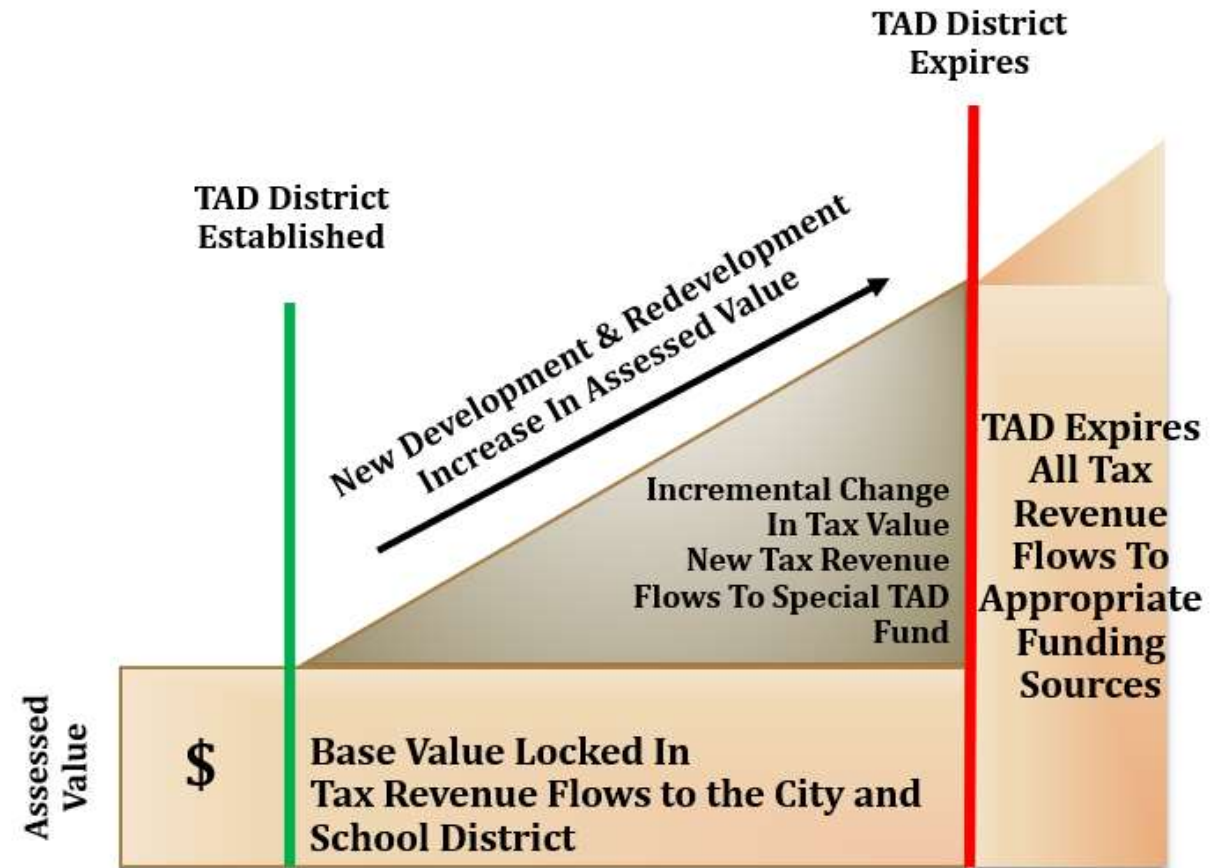


Project applications for funding from an approved TAD must demonstrate a substantial public benefit by:

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

How does a TAD works

- Future property taxes from the new development and future growth are used to pay off Council approved TAD projects to accelerate new development
- All existing property tax revenues established under the base value continue to go to the City and School District
- Only additional (new) property tax revenues pledged to TAD



TAD Policies and Guidelines

- Adopted by Ordinance No. 15-51
October 27, 2015
- How to create a Tax Allocation District
- How to apply for funding of a project in a TAD
 - **A Public Sector Project** -A proposal for TAD funding by the CCG or unit thereof, or other local governmental or non-profit institution. In this case the goal of the TAD funding will be the ability to leverage other governmental funds committed to the project; its ability to create public benefit in the form of improvements to the public realm; enhancements to the quality of life of CCG's residents; and support the mission of the city's key public institutions.

TAD Policies and Guidelines

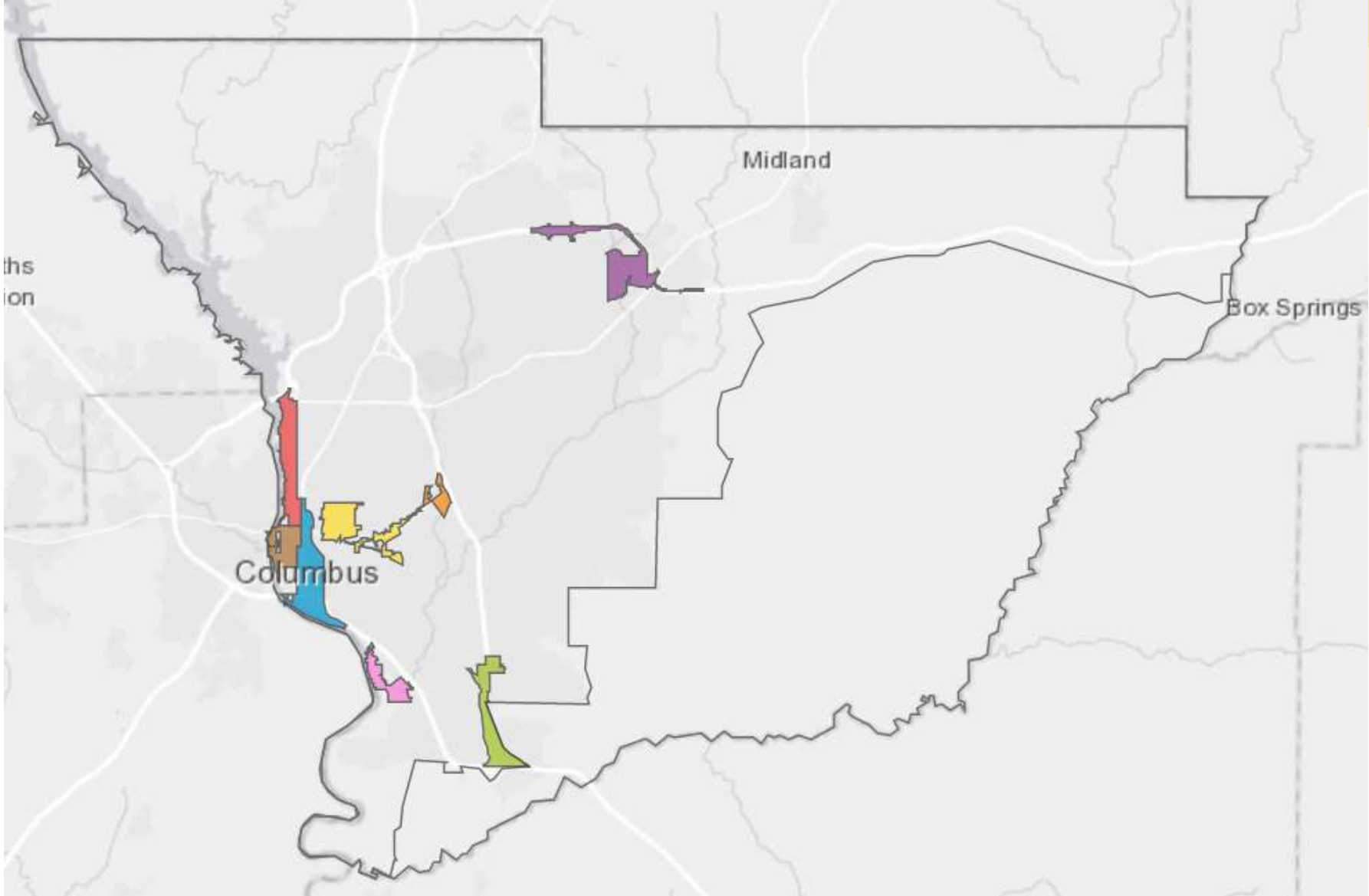
- Application Procedures
 - TAD Advisory Committee (Voting members includes 3 members from CCG and 2 members from the MCSD)
 - Planning Director (Voting)
 - Community Reinvestment Director (Voting)
 - Finance Director (Voting)
 - 2 MCSD (Voting)
 - Deputy City Manager (Ex-Officio)
 - City Attorney's Office (Ex-Officio)
 - Tax Assessor (Ex-Officio)
 - Engineering Director (Ex-Officio)
 - Others as needed

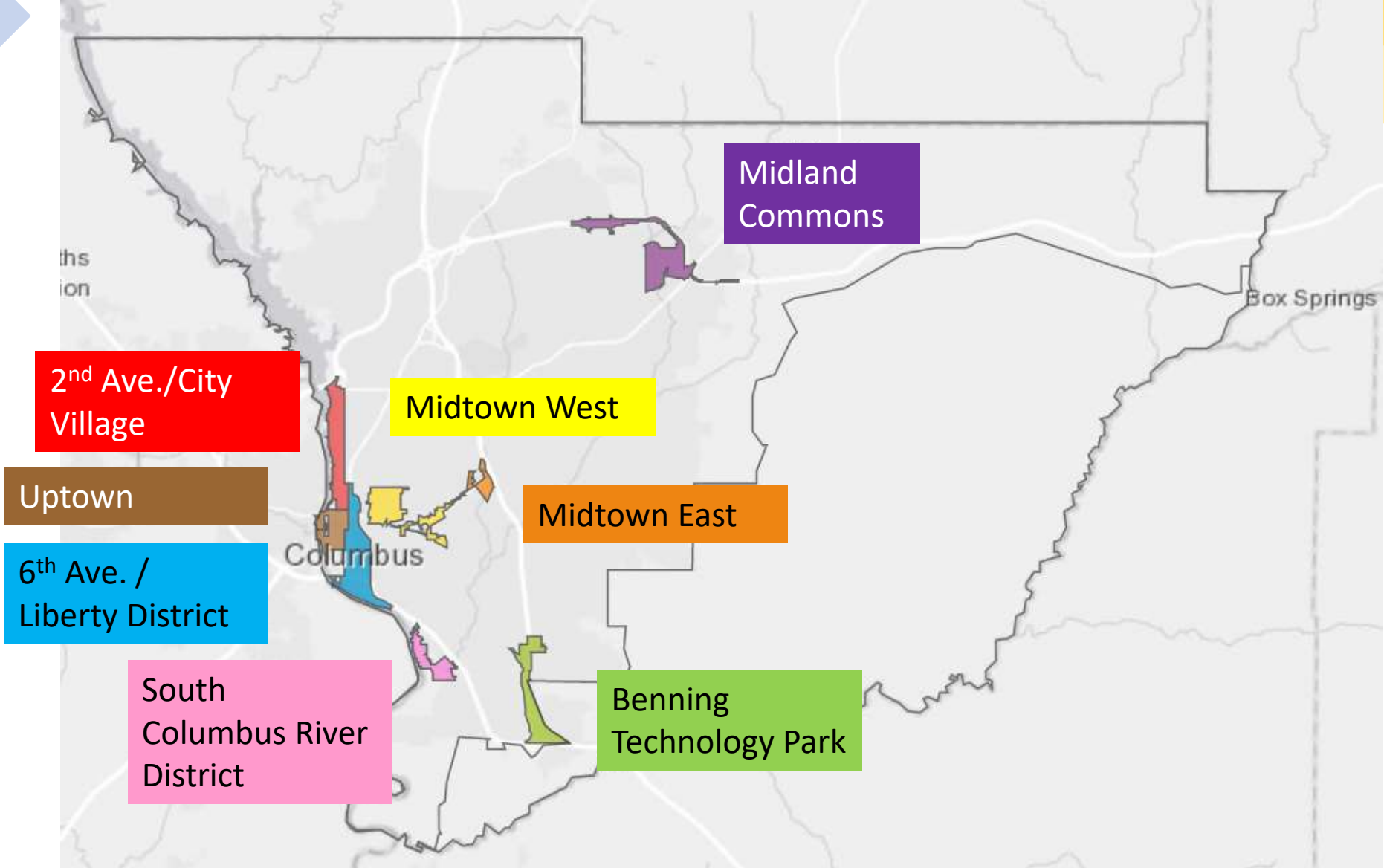
Intergovernmental Agreement with the Muscogee County School District

- Consent to the inclusion of School District ad valorem taxes in the computation of the Tax Allocation increment
- Outlines representations of the Consolidated Government
- Outlines representations of the School District
- Term of the Agreement – maximum is 30 years
- Use of TAD Funds – in accordance with the Redevelopment Powers Law

Intergovernmental Agreement with the Muscogee County School District - TAD Advisory Committee

- **3.6 TAD Advisory Committee**
- 3.6.1 The Consolidated Government agrees to create a TAD Advisory Committee as described in Section 7 of its Policies and Guidelines which were adopted by Ordinance No. 15-5. Said Committee will include two voting members from the Muscogee County School District.
- 3.6.2 Prior to the financing of any Project for construction or rehabilitation **in** whole or in part from Tax Allocation Increment or with TAD Financing, such Projects will be reviewed by the TAD Advisory Committee in accordance with the application procedures described in Section 7 of the Policies and Procedures. Any application for a TAD project must be accepted by the Advisory Committee before it can move forward for submission to Council and ultimate approval.





	TAD FUND	CURRENT BALANCE	FY24 YTD REVENUE (includes Interest)	# of Projects	Date Certified	Item #/.
1	Benning Technology Park	\$ 71,889.17	\$31,272.23	0	2015	
2	6th Ave./Liberty District	\$ 1,700,149.79	\$1,202,740.67	0	2016	
3	Uptown 2nd Ave./City Village	\$ 4,990,155.82	\$1,669,001.18	3	2016	
4		\$ 1,197,455.83	\$639,084.15	0	2016	
5	Midtown West	\$ 1,852,635.11	\$876,803.00	0	2016	
6	Midtown East	\$ 170,694.52	\$145,253.60	0	2016	
7	Midland Commons	\$ 217,136.48	\$351,959.73	1	2018	
8	South Columbus River District	\$ 2,872.58	\$38,959.13	1	2020	

Developers-
Investors, Inc. (W. C.
Bradley Co.), as
Owner and
Riverfront Place,
LLC, as Developer

Uptown TAD

- Construct a shared underground parking facility and certain public infrastructure improvements for the Riverfront Place development
- Resolution #049-20, 03/10/2020, Project Authorized
- Resolution #372-21, 10/12/2021, Project Amendment Authorized
- \$52,000,000

RAM Broad Street,
LLC

Uptown TAD

- Convert existing alleyway into an interactive space for pedestrian traffic between Broadway and Front Avenue
- Resolution #050-020, 03/10/2020, Project Authorized
- Resolution #097-021, 03/30/2021, Agreement Authorized
- \$1,764,100 over 5 years
- Paid \$1,058,460 to date

211 13th, LLC as
Owner and Cotton
Development, LLC
as Developer

Uptown TAD

- 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 known as Highside Market
- Resolution #406-20, 12/15/2020, Project Authorized
- Resolution #180-21, 06/15/2021, Original Agreement Authorized
- Resolution #441-21, 12/07/2021, Amended Agreement Authorized
- \$2,456,501 over 5 years
- Paid \$1,378,394.38 to date

JMC Flatrock
Partners, LLC

Midland Commons
TAD

- Infrastructure improvements related to the redevelopment of the 88.82 acres on the former Swift Mills site on Beaver Run Road known as Midland Commons
- Resolution #250-21, 08/10/2021, Project Authorized
- Resolution #467-21, 12/14/2021, Agreement Authorized
- \$14,514,243 over 20 years
- Paid \$279,183.80

Columbus Housing
Initiative, Inc. dba
NeighborWorks
Columbus

South Columbus
River District TAD

- Infrastructure improvements and financing to develop single/multi-family residential units in a blighted area located at 1104 Leslie Drive
- Resolution #004-22, 01/11/2022, Project Authorized
- Resolution #114-22, 04/26/2022, Agreement Authorized
- \$10,170,366 over 19 years
- Paid \$38,100.16 to date



QUESTIONS

C.A. 10-13-15(2)
C.A. 10-27-15(1)
15-51

Item #11.

AN ORDINANCE
NO. 15-51

An ordinance amending Chapter 2 of the Columbus Code so as to designate the Council of Columbus, Georgia as the common redevelopment agency pursuant to O.C.G.A. Section 36-44-4; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

The Columbus Code is hereby amended by adding a new Section 2-66 to read as follows:

"Pursuant to O.C.G.A. Section 36-44-4, the Council of Columbus, Georgia is hereby designated as the common redevelopment agency for Columbus, Georgia and may exercise all redevelopment powers authorized by O.C.G.A. Title 36, Chapter 44. Concurrently, the Development Authority of Columbus, Georgia is hereby delegated authority to perform various functions and duties required by the Redevelopment Powers Law on behalf of the Council of Columbus, Georgia except for those functions which are prohibited from delegation by O.C.G.A. §36-44-6(b). The specific functions and duties to be delegated will be set forth in a Memorandum of Understanding to be entered into between Columbus, Georgia and the Development Authority of Columbus."

SECTION 2.

The attached Policies and Guidelines for use in reviewing plans for redevelopment areas and tax allocation districts are hereby approved and adopted.

SECTION 3.

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 13th day of October, 2015, introduced a second time at a regular meeting of said Council held on the 27th day of October, 2015, and adopted at said meeting by the affirmative vote of eight members of said Council.

Councilor Allen voting YES
Councilor Baker voting YES
Councilor Barnes voting YES
Councilor Buck voting ABSENT FOR VOTE
Councilor Davis voting YES
Councilor Henderson voting YES
Councilor Huff voting ABSENT
Councilor Pugh voting YES
Councilor Thomas voting YES
Councilor Woodson voting YES

This is to certify that this ordinance was published in its entirety in the Columbus Ledger on the 16 day of November, 2015.
Sec: 3-206(2) Tiny B. Washington
Clerk of Council

Tiny B. Washington
TINY B. WASHINGTON
CLERK

Teresa Pike Tomlinson
TERESA PIKE TOMLINSON
MAYOR

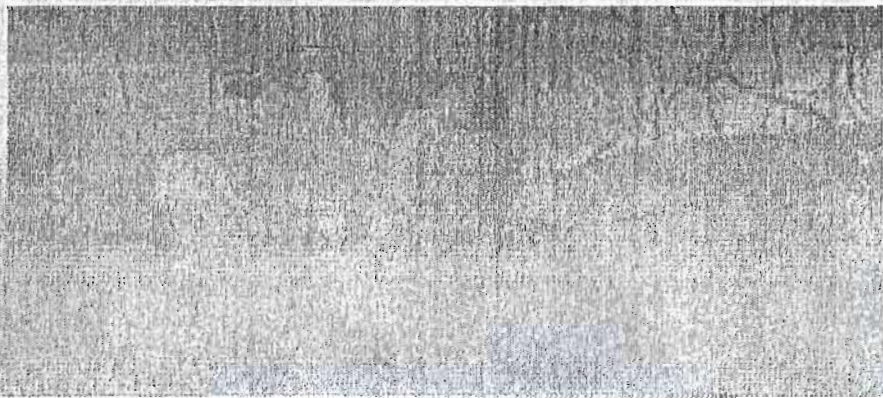
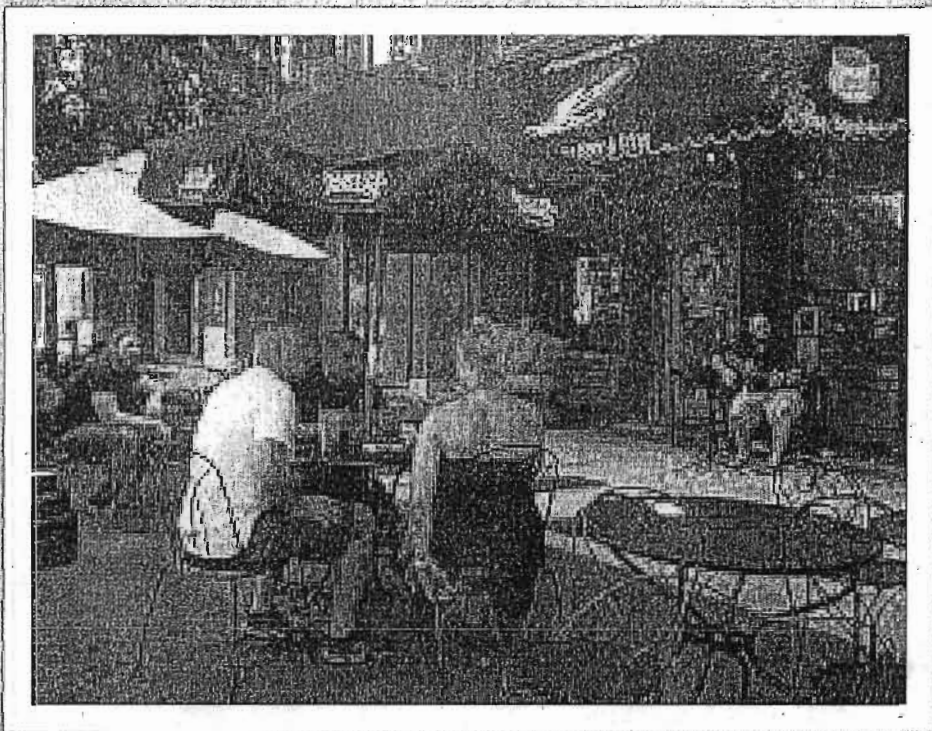
This ordinance submitted to the Mayor for her signature, this the 29th day of October, 2015.
Sec: 3-202(1) Tiny B. Washington
Clerk of Council

This ordinance received, signed by the Mayor at 2:40 P. .M. on the 9th day of Nov, 2015, and became law at said time received and became effective at 12:00 noon the following day.
Sec: 3-202(2) Tiny B. Washington
Clerk of Council

Columbus Consolidated Government Tax Allocation District

Policies & Guidelines

Planning Department



What are Tax Allocation Districts and How Will They Work?

Tax Allocation Districts (TAD) are a creative redevelopment financing tool that is widely used in the State of Georgia. For the purpose of this TAD policy, ad valorem property taxes means all ad valorem property taxes levied by the Columbus Consolidated Government (CCG) and the Muscogee County Board of Education (MCSD) consenting to the inclusion of its property taxes as being applicable to a tax allocation district as provided by Code Section 36-44-9, except those ad valorem property taxes levied to repay bonded indebtedness. Area of operation in this policy means the property within the jurisdiction of the CCG and the MCSD.

A base tax level will be set with current values of properties located within the defined district or area. The taxes at base levels will continue to fund taxing entities like CCG and the MCSD. All tax revenues above the base level are available to be used to fund infrastructure needs within the district's defined geographical area. Taxes can be accrued and allocated to projects when they equal the project's cost; or bonds can be issued to fund projects. The projected taxes will go toward paying off the debt service for the bonds if issued.

TAD's could be used to upgrade sewer, water, power, or implement-needed quality of life infrastructure. Expensive roadway projects or much needed bicycle and pedestrian networks could be created with TAD financing. TADs can be used as a gap financing tool. Much needed projects that are not feasible with normal financing tools would be feasible if TADs can make up the difference (gap). This type of financing could be used if a substantial public benefit and welfare is identified within the project.

Section 1: Creation Of Tax Allocation Districts In The Columbus Consolidated Government's Jurisdiction

The CCG will consider the creation of a tax allocation district in areas of the city which exhibit one or more of the following characteristics:

- They are located in areas of the city which suffer from disinvestment, lower property values, high crime, the presence of disproportionate poverty
- Are areas that have property values lower than city averages, have low levels of new investment, high commercial and or residential vacancies and the presence of substantial properties showing evidence of deferred maintenance and disinvestment, and have sites suitable for redevelopment.
- Are areas which lack sufficient infrastructure to support their future development either in terms of insufficient sewer and water service, lack of transportation infrastructure or other infrastructure conditions which are impeding their future development.

A maximum of ten percent (10%) of the CCG's tax digest can be included in all the TADs in the city collectively. Accordingly, the CCG will evaluate the potential of creating all potential TADs impact on this maximum.

An application for creation of a Tax Allocation District can be made by local property owners, neighborhood organizations, and the CCG itself on behalf of its citizens. The application should include a description of the area to be included in the proposed TAD; the current value of the tax digest in the proposed TAD; the purpose of the TAD and how it meets the city's TAD policy; and provisions for preparing a TAD Redevelopment Plan, which satisfies the requirements of the Redevelopment Powers Law for creating a TAD.

The application to create a Tax Allocation District will be first reviewed by the CCG Planning Department, and, if the plan meets the requirements of the CCG's TAD Policies and Guidelines and the requirements of the Redevelopment Powers Law (which governs the creation of TADs in the state of Georgia), it will be submitted to the CCG Council for its consideration for adoption.

Should a Tax Allocation District be approved by the CCG Council, it will be the policy of the CCG to seek the concurrence of the MCSD to participate (along with the CCG) in the TAD. The CCG will seek the concurrence of MCSD participation in all city TADs in a manner consistent with the requirements of the Redevelopment Powers Law, which we believe to be in the mutual interest of both units of government. The CCG at its sole discretion may choose to create a TAD without the participation of MCSD.

All taxing authorities participating in the TAD shall enter into an Intergovernmental Agreement (IGA) or Memorandum of Understanding (MOU) with the Columbus Consolidated Government, which will detail specific TAD policies, procedures, and all special stipulations for their participation in each TAD created (by the CCG).

Two forms of Tax Allocations Districts can be proposed for consideration:

- **Area Tax Allocation Districts**—these will include multiple tax parcels and may include broad areas which are in need of revitalization and outlined in the criteria above. They typically will involve ten or more property owners and may or may not have an initial project for redevelopment identified at the time of the application. This type of Tax Allocation District is created to provide a major incentive to attract new investment into an area over time.
- **Project Specific Tax Allocation Districts**—these are districts where a developer, local government, or public private partnership has been formed to create a specific redevelopment project on a particular site. The site may be comprised of one or a number of parcels but generally is contemplated as a singular development on a particular development.

In both cases the creation of the Tax Allocation District by the CCG simply puts the TAD mechanism in place in the designated area and does not pledge any funding to any project or entity as a result of its creation. The application for specific funding occurs as a separate and later phase of the TAD process. Inclusion of a property in a designated TAD does not entitle the property owner to TAD financing, but rather provides the opportunity to seek TAD funding under the requirements detailed in Section 2 of these policies and guidelines.

Section 2A: Application for Funding from a CCG Tax Allocation District (TAD)

Criteria for Consideration

Columbus Consolidated Government will consider applications for funding from approved Tax Allocation Districts from projects which can demonstrate a substantial public benefit by:

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

Each TAD project seeking funding from a CCG-approved TAD will be thoroughly evaluated to ensure the benefit will exceed the costs incurred by the project and that the project will be equitable for the whole government. TAD financing will be used in cases where alternative-financing methods cannot be obtained or where TAD financing is the preferred method to encourage economic development through incentivizing.

All TAD applications must demonstrate in detail that “**but for**” the use of TAD financing the project would not be economically feasible. The application must also show that the overall benefit for the community and government as a whole would be more advantageous than to leave the property in its current use.

TAD proceeds will not result in private benefit or excessive profit to developers or other project partners. All approved TAD expenses and expenditures must be documented and verify they are within industry standards. All project cost estimates and fees to be reimbursed by TAD proceeds shall be reviewed by CCG to ensure reasonableness.

Types of Applications

Two types of applications will be considered:

1. A Private Sector Project –A proposal for TAD funding which is sponsored by a private land owner, developer, or partnership. In this type of TAD funding, application emphasis will be given on its ability to meet the public policy objectives

outlined above; the “but for” test for the need for TAD funding; and the degree of leverage of private investment by the commitment of TAD funds. In addition, the CCG will consider the impact of the proposed development on the tax digest of the CCG, job creation, and its ability to stimulate redevelopment in the adjacent area.

2. A Public Sector Project – A proposal for TAD funding by the CCG or unit thereof, or other local governmental or non-profit institution. In this case the goal of the TAD funding will be the ability to leverage other governmental funds committed to the project; its ability to create public benefit in the form of improvements to the public realm; enhancements to the quality of life of CCG’s residents; and support the mission of the city’s key public institutions.

Private Sector TAD funding requests which are based on the amount of incremental property taxes generated from the proposed project will be given priority by the CCG for funding. Applicants who wish to obtain TAD funding in excess of what their proposed project will generate in property tax increment can make application for TAD funding, but the provision of additional TAD funding more broadly from the larger TAD district will require additional justification as to the public benefit that will result and will receive additional scrutiny during evaluation for funding.

Redevelopment of brownfields and grayfields will be given high priority for use of TAD funds as they support the redevelopment of these sites into productive new uses and their return to the local tax digest.

The CCG will not consider providing TAD funding retroactively to projects. This is defined as providing TAD funding to projects that have commenced land disturbance or construction prior to the date of a TAD financing application submittal.

The CCG will look more favorability on providing TAD financing for major infrastructure improvements verses applications seeking funding for minor aesthetic improvements.

The CCG looks favorably on TAD funding for quality mixed-use developments that could contain a combination of land uses where residents of all income levels can live, work, play, and obtain education.

The CCG will also look favorably on TAD financing for developments that provide sustainable building techniques, diverse modes of travel and fresh food markets, and will create an over-arching community reinvestment. This effect should be estimated for each TAD project on reasonable assumptions over the life of a proposed financing.

Section 2B: Eligible TAD Project Financing Guidelines

1. Private sector projects eligible for consideration for TAD funding shall include, but are not limited to:
 - a. Projects that can show a projected increase in permanent jobs with an emphasis on technical/skilled full time jobs.

- b. Mixed-use developments which incorporate medium-to-high density residential.
 - c. Medium to high density residential developments.
- 2. Eligible Financing Approaches – TAD financing may be provided to an approved applicant in one of five principle ways:
 - a. Tax Exempt Bond Financing – through the issuance of tax exempt revenue bonds secured by the incremental taxes collected in the district
 - b. Taxable Bond Financing – through the issuance of taxable revenue bonds secured by the incremental taxes collected in the district
 - c. Loan from a Lending Institution – increment from the TAD can be pledge to repay and loan or bank note from a lending institution secured by the CCG or the developer.
 - d. “Pay as You Go” annual repayment of eligible TAD funding costs from the annual increment generated each year from property tax payments in the district, as agreed to by the CCG and applicant.
 - e. Other Financing Structures – as determined by the CCG to be in its best interest at the time of the debt issuance.
- 3. TAD proceeds shall be used only to fund the following TAD eligible expenses:
 - a. Capital costs, land clearing and grading, real property acquisition (provided that acquired property is for public use), demolition of existing structures, environmental remediation, construction of public works (including parking decks, linear parks, greenways, pocket parks & rain gardens) water and sewer connections, water detention and retention, transportation improvements, signaling and wayfinding signage, streetscapes and landscaping, public facilities, and other system improvements that may be necessary to support the proposed redevelopment project (collectively, “permitted Redevelopment Capital Costs”); other system improvements may include project related infrastructure improvements that are interior to the project site but assist the overall development area.
 - b. Other funding – the CCG will retain the option to use TAD funding to support other projects by providing TAD funding for other eligible purposes in addition to the capital costs noted above to meet specific project requirements, and subject to the review and approval of the Advisory Committee and Council.
 - c. Tax Allocation District financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations which may include,
 - i. Payment of interest on any TAD obligations issued in accordance with this policy accruing for a period not to exceed

- 36 months during and after the estimated period of construction of any project with respect to which any Permitted Redevelopment Capital Costs are financed in whole or in part by such obligations (which may include the time necessary for the increased property valuation derived from the redevelopment project to be reflected on the tax rolls and for the resulting tax allocation increments to be collected)
- ii. Reasonable debt service reserves related thereto,
 - iii. Principal and interest paid to holders of evidences of indebtedness issued to pay for Permitted Redevelopment Capital Costs and any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity;
 - d. Professional service costs incurred in connection with Permitted Redevelopment Capital Costs (as described above in 3a), including those costs incurred for architectural, planning, engineering, financial, conducting environmental impact analysis and statements, legal services, and including such costs incurred by CCG.
4. Unless otherwise agreed to in writing, parties to the IGA or MOU, bonds or other forms of financing deemed appropriate by the CCG, shall be limited to no more than 25 years, with earlier repayment substantiated by projections of excess tax allocation increments based on reasonable assumptions acceptable to CCG.

TAD Application

1. Each Private Sector TAD financing application shall include:
 - a. A complete description of the proposed redevelopment; the key components in the redevelopment in terms of type of land use; square feet or number of units; and an annual development schedule up to project build-out.
 - b. An independent financial feasibility study addressing all items in this TAD Application Section
 - c. Demonstrate that the development contributes to CCG's goals set forth in the Comprehensive Plan,
2. All applications must include a past 10-year trend analysis (for the immediate and surrounding area) of real property values for the site in question.
3. All applications must include three 20-year projections that depict the following information:
 - a. Value of the parcels that are the subject of the TAD request should redevelopment not occur;

- b. Value of the parcels should a TAD request be approved and the proposed project constructed; and
 - c. Value of the parcels if the TAD request was not approved but minor redevelopment did take place. Under the latter scenario, the applicant may prepare reasonable development projections based on current zoning of the subject property or some other reasonable development proposal.
4. The total amount of TAD financing proposed shall not exceed 15% of the total estimated project development costs excluding capitalized interest. Approval of TAD funds in excess of 15% would require special consideration by the CCG Council in limited circumstances and if said funds are available in a given TAD. This limitation shall not apply to infrastructure projects which are funded independently of TAD assistance or to large redevelopment projects that have a significant public benefit, but require, and can support through the generation of sufficient tax allocation increments, a greater degree of TAD assistance.
5. TAD financing may be utilized as a funding mechanism for a TAD project if it is authorized and demonstrated that a sufficient rate of return to encourage private investment is not otherwise available to the developer
6. Project plans must be submitted at the time of application.
7. Applications that include the redevelopment of existing business areas should include the following:
 - a. Business type of the major tenants of the TAD area; and
 - b. A thorough market analysis that identifies
 - i. The population areas that will be drawn from; and
 - ii. The businesses of similar types which would be competing with the TAD business area.
8. Supporting documentation of how the final project value is reached must be included in the application. This includes assumptions made regarding anticipated lease rates and sales prices, comparable appraisals, and input from the Tax Assessor.
9. TAD applications should clearly demonstrate the feasibility of the proposed project through market analysis, feasibility studies, product demand, absorption rates and other supporting documentation. CCG reserves the right to request a review of relevant development pro formas and may utilize an independent third-party consultant for analysis.
10. Each TAD Application must include evidence that the applicant:

- a. Has the financial ability to complete and operate the project.
- b. Will contribute equity (i.e. cash and /or subordinate debt) of at least 15% of the total cost of the project. Projects with equity contributions from the developer in excess of 15% will be viewed more favorably.

11. Five copies of the TAD Project Funding Application Form and supporting documentation.

12. CCG reserves the right to review and approve all TAD funding requested based on its assessment of the criteria outlined in the Policies and Guidelines.

Accountability

- TAD Applications are expected to include the following:
 - If the TAD Application is being recommended based upon job creation criteria, language will be included in the Plan stipulating that additional TAD assistance may be withheld by CCG or, if such assistance is on a pay-as-you-go basis, the CCG's obligation to the applicant may be reduced if satisfactory evidence is not shown that the indicated number and quality of jobs have been generated.
 - If businesses are to be relocated from other areas of the CCG, sufficient justification must be included in the application to indicate why such relocation should be considered.
- Commencing in the second calendar year following the creation of each TAD, and continuing each year so long as such TAD is in effect, the Redevelopment Agency for each respective TAD will file with the Director of Planning:
 - By March 1 of each year (or such other date as may be approved by the Director, Department of Planning, in writing) an annual report containing the following information, together with such other information as the Director of Planning may request:
 - The amount of positive tax allocation increments and the use of such funds, and
 - As to each TAD created within the Planning Areas located in the CCG, listing all real property and personal property located in the TAD, and within ten business days of its issuance, a copy of the annual audit of the TAD's appointed Redevelopment Agency

Section 3: Submittal of Application for TAD Funding/Application Fee

- Application for TAD financing in substantially the same form included under TAD Application or such other form as may be prescribed or approved by the Director of Planning.

- A non-refundable Application Fee which shall be initially payable in the minimum amount of 2% or \$2,000 dollars, provided that the City Manager may increase the Application Fee up to a maximum amount of \$20,000 dollars depending on the complexity of the application and the CCG analysis thereof; and any such increased Application Fee amount shall be due and payable within ten days following the date of the Director of Planning's written notice of such increase (checks will be made payable to the Columbus Consolidated Government).
- Five copies of the TAD Redevelopment Plan or five copies of the TAD Project Specific Plan.

Section 4: Method of Financing

TAD Applications may request that TAD assistance be provided in one of two forms:

- Direct Reimbursement to the Applicant
- Tax Allocation Bond or Note Financing

In deciding which method of financing to use, the prevailing factor in making the determination will be total costs involved and, in the case of bond or note financing, the marketability and security for repayment of the bonds. CCG will not guarantee any tax allocation bonds or notes beyond the funds available from each TAD district.

Section 5: Term

The maximum period for which a TAD may be established is 32 years, with earlier bond repayment substantiated by projections of excess tax allocation increments, based on reasonable assumptions acceptable to CCG.

Section 6: Exceptions

Certain requirements for TADs and TAD Projects may be waived if it is deemed to be in the best interest of Columbus Consolidated Government and necessary in order to encourage the development of an especially unique or distinctive development or amenity that will serve as a smart-growth model for future projects or as a catalyst project to spur redevelopment in surrounding areas.

Section 7: Application Procedures

- Applicant meets with Columbus Consolidated Government's Planning Department staff to discuss the project and receive an application.
- Applicant submits the completed application, the required Application Fee, TAD Redevelopment Plan or TAD Project Specific Plan to the Planning Department.
- Director of Planning convenes a meeting of the five-member TAD Advisory Committee (3 voting members from the CCG and 2 voting members from the MCSD) to discuss the project including conformity with the Columbus Consolidated Government policies and plans. Voting members from CCG

shall specifically be the following employees: Planning Director; Community Reinvestment Division Manager; and the Finance Director. All other department heads/city officials shall be ex-officio committee members. Said committee (voting and ex-officio) will be comprised of staff from the following governmental departments, agencies, and organizations:

- Planning Department
- Community Reinvestment Division
- Tax Assessor
- Finance Department (including outside Financial Advisors and/or Bond Counsel)
- City Attorney
- Representative of the Muscogee County Board of Education (if appropriate)
- Special Taxing Districts Representative
- Department of Engineering
- Columbus Water Works *

*Representation from these departments/organizations to be determined on an "as-needed" basis based on the size and scope of the proposed project.

- Within sixty days, said TAD Advisory Committee will determine to accept, reject, or reply to the application.
- If the TAD Advisory committee accepts said application, staff will begin working with the applicant and/or their other appropriate consultants and government staff to put together a draft TAD financing and begin preliminary negotiations with the applicant to secure agreeable terms for a development agreement with the government (if applicable). The development agreement will not be drafted until after Council approval.
- Upon completion of a draft of the TAD financing plan, TAD Redevelopment Plan, and development agreement terms that are agreeable to the applicant, these items will be presented to the Columbus Consolidated Government's Council at a regularly scheduled meeting. If approved, the Planning Department will make a recommendation to the Council to allow the project to move forward. The Planning Department applicant and/or consultants will make a presentation to the Council and request a public hearing. Other statutory items are to be scheduled for further Council review, if appropriate.
- Public hearings will be conducted at Council. After public input and other board recommendations, the Council may:

1. Accept the plans and recommendations and direct staff to complete these plans,
 2. Reject the plans and project or
 3. Modify the plans accordingly and reenter negotiations.
- All TADS start by law on December 31 of the year approved.

File Attachments for Item:

III. Blight Ordinances - Councilor Tyson Begly

REDUCING THE NUMBER OF VACANT & ABANDONED PROPERTIES IN COLUMBUS

City Councilor Tyson Begly



**LET'S MAKE NO MISTAKE ABOUT
THIS: THE AMERICAN DREAM
STARTS WITH THE
NEIGHBORHOODS. IF WE WISH
TO REBUILD OUR CITIES, WE
MUST FIRST REBUILD OUR
NEIGHBORHOODS.**

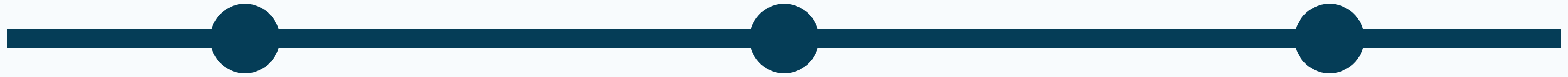
HARVEY MILK

Summary

We have a financial, public safety, and moral obligation to reduce the number of abandoned properties in Columbus.

Ensuring all abandoned properties are turned over to engaged owners in a timely manner increases revenue, increases the supply of housing, decreases maintenance expenses, decreases blight, and decreases crime.

3 types of unoccupied parcels to address



LIENS BUT CURRENT TAXES

City has already cleaned up, but the taxes are current.

UNRESPONSIVE OWNERS

City would like to engage owner before spending money to clean.

MAJOR CLEAN UP REQUIRED

City needs strong incentive for owner to engage before incurring major expenses to clean.

Scenario 1:

Parcels with liens but current taxes

PROBLEM

Blighted properties are not being auctioned, despite owed property fees/liens.

SOLUTION

Engage Tax Commissioner to collect fees/liens via all methods available, including tax sale.

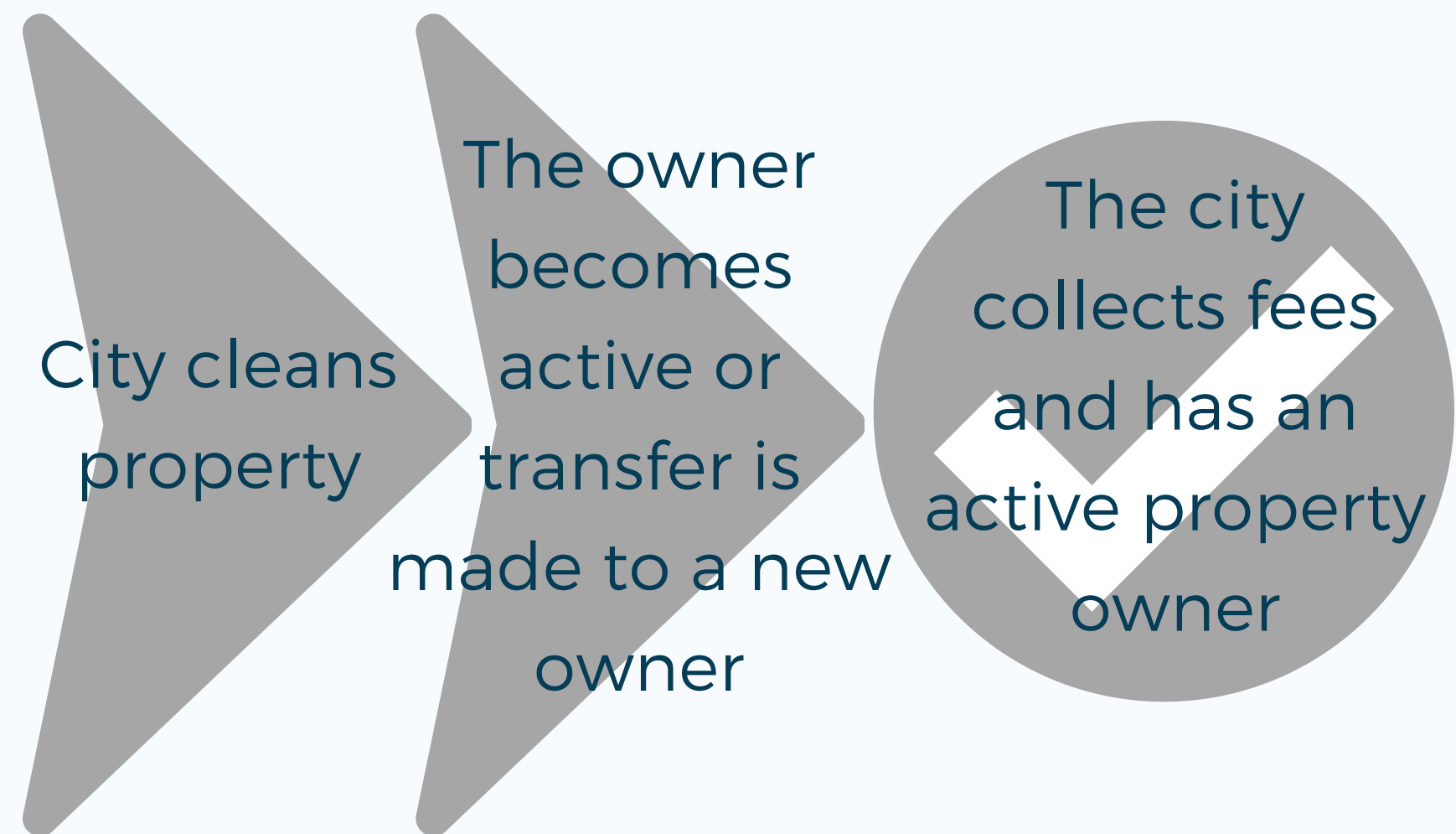
NEXT STEPS

Approve changes to Sec 13-117 and Sec. 8-85.

Current cycle



New process



Scenario 2:

Unresponsive owners

PROBLEM

Owners do not maintain blighted parcels, but city is unable to reach them.

SOLUTION

Option to use third-party service to serve them with a court date.

NEXT STEPS

Approve changes to Sec. 8-86 to give officials the option to use a third party service.

Scenario 3:

Major Clean-Up Required

PROBLEM

Some unoccupied properties are large and are expensive to clean up.

SOLUTION

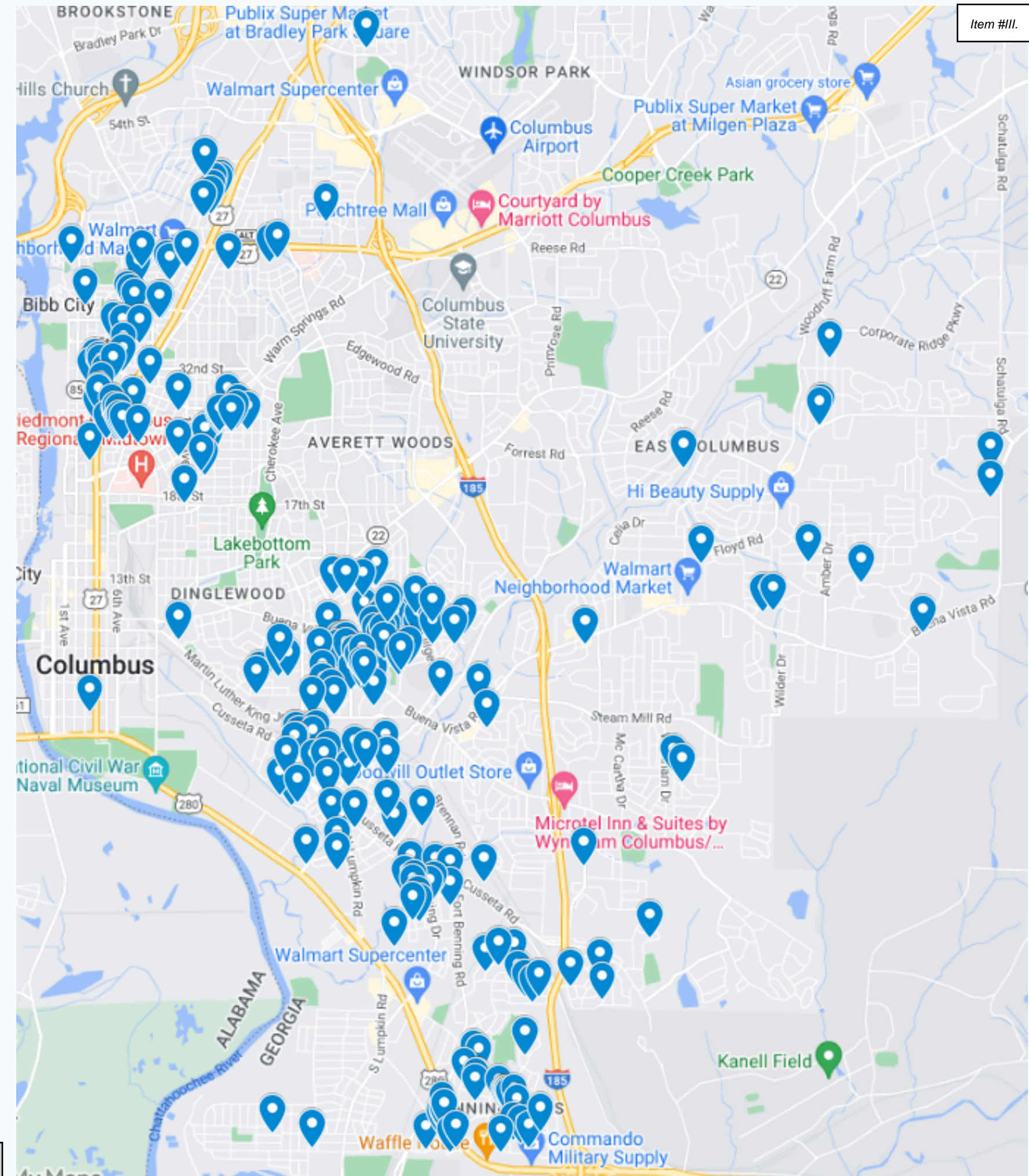
Enact a blight tax of 7x higher taxes in order to engage owner, or to make it eligible for tax sale, before incurring major expenses.

NEXT STEPS

Support adoption of a blight tax similar to the recent one in Savannah for unoccupied properties.

Map of unsold parcels with liens

https://www.google.com/maps/d/u/0/edit?mid=12T7oJIIW5VVr1EmdlBocPu90o07W_IM&usp=sharing



The solution - recap



Send parcels with property liens to Tax Commissioner



Option to serve out of state owners with court date



Enact blight tax for unoccupied properties before we spend a lot of money to clean them up

The benefits



Fewer abandoned homes and less blight in the community. More housing is available.



Less crime and less effort to monitor abandoned properties.



Lower clean-up fees, quicker collection of fees, and more tax and service revenue.

IN CONCLUSION

We should prioritize transitioning abandoned properties to engaged owners to increase revenue, increase the supply of housing, decrease maintenance, decrease blight and decrease crime.

Request of City Council



Approve changes to Sec 13-117 and Sec. 8-85 to send properties to Tax Commissoiner



Approve change to Sec. 8-86 for option to serve court date to out-of-state owners.



Adopt blight tax to force owners of unoccupied parcels to take action.

Appendix

FAQS

Frequently asked questions.

GEORGIA STATUTES

Legal language to collect fees.

Frequently Asked Questions

HOW CAN WE LEGALLY REQUIRE A TAX SALE IF THE TAXES ARE CURRENT?

Per Georgia Law, the Tax Commissioner has the authority and duty to collect liens by all methods available.

WHAT ABOUT OCCUPIED HOMES?

Owners have opportunities and protections to avoid losing their homes. The blight tax would not be eligible for occupied homes.

Frequently Asked Questions

CAN THE CITY FORECLOSE ON THE LIENS?

Yes, but there is a legal cost to do so, and the City does not need to own more property.

COULD THIS CHANGE INCREASE THE BACKLOG?

Since the City saves on demolishing fees, the city can reallocate funds to support the possible additional auctions. The Tax Commissoiner is ok with the changes to Sec 8-85, 8-86 and 13-117

Appendix: Georgia Legal References

GEORGIA CODE (NUISANCES) § 41-2-9 PARAGRAPH 7 (2)

“It shall be the duty of the appropriate county tax commissioner...who is responsible or whose duties include the collection of municipal taxes, to collect the amount of the lien using all methods available for collecting real property ad valorem taxes, including specifically Chapter 4 of Title 48;”

“A county tax commissioner shall collect and enforce municipal liens imposed pursuant to this chapter in accordance with Code Section 48-5-359.1. The county tax commissioner...shall remit the amount collected to the governing authority of the county or municipality whose lien is being collected.”

Ordinance No. _____

An ordinance to revise and clarify certain provisions of the Columbus Code which provide for the foreclosure of liens on property for which funds are due and owing to the consolidated government; and for other purposes.

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

SECTION 1.

Section 8-85 of the Columbus Code is here by amended by striking the current code section in its entirety and adopting a new Columbus Code Section 8-85 to read as follows:

“Sec. 8-85. Demolition costs to become lien against property.

The amount of the cost of boarding up, demolition or removal of a building and cleaning the lot as approved by City Council shall be a lien against the real property upon which the building or structure is or was situated. Said lien shall be placed upon a special lien book designated "Demolition Lien Book," which shall be maintained by the clerk of superior court of Muscogee County. The director of finance of Columbus, Georgia, shall enforce the collection of any amount due on such lien in the following manner:

- (1) The owner or parties in interest shall pay the full amount due on such lien to the director of finance of Columbus, Georgia within 30 days of perfection of such lien, and if such lien is not paid in full within 30 days of the perfection of such lien, the owner or parties in interest shall pay 25 percent of the total lien amount plus seven percent interest within 60 days of the perfection of such lien to the Director of Finance of Columbus, Georgia, with the remaining balance due on such lien to be paid in three equal annual installments with interest at the rate of seven percent per annum, each of which shall become due and payable on the anniversary date of the initial payment made as hereinabove prescribed;
- (2) Should the property upon which such lien is perfected be sold, transferred or conveyed by the owner and/or parties in interest at any time, then the entire balance due on such lien shall be due and payable to the director of finance of Columbus, Georgia; and,
- (3) Should any amount due remain unpaid within 30 days after the due date for the first or any subsequent annual installment prescribed in subsection (1) above, then the finance director of the consolidated government shall issue a writ of execution against the real property upon which the building or structure is or was situated, and upon the owner thereof, whereupon such real property shall be levied on as governed by general law. The finance director may transmit notice of the execution to the Tax Commissioner with the request that the property be sold at tax sale pursuant to O.C.G.A. § 41-2-90(b)(2)
- (4) The city manager is authorized to waive such liens, or any portion thereof, for property identified to be transferred to the Land Bank Authority, pursuant to O.C.G.A. Title 48, Chapter 4, for the sole purpose of disposing of the property to an organization contemplated under O.C.G.A. § 48-4-64. Prior to the transfer to the Land Bank Authority, the city's real estate office shall actively market the property for sale for a minimum of 12 months from the date of waiver of the lien. The city manager is also authorized to waive such liens, or any portion thereof, for property in the ownership of an organization contemplated under O.C.G.A. § 48-4-64.

- (5) In addition to the authority granted in subsection (4), the city manager is authorized to waive any demolition lien, or any portion thereof, when the demolition lien does not exceed \$25,000.00. If the demolition lien exceeds \$25,000.00, any waiver of such lien, or any portion thereof, must be approved by resolution of the Columbus Council.”

SECTION 2.

Section 8-86 of the Columbus Code is here by amended by striking the current code section in its entirety and adopting a new Columbus Code Section 8-85 to read as follows:

“Sec. 8-86. Service of complaints, notices, orders.

Complaints, notices or orders issued pursuant to this division shall be served either personally or by registered or certified mail. If the whereabouts of any person who is an owner and/or party in interest is unknown and the whereabouts can not be ascertained by the building official exercising reasonable diligence, and the building official shall make an affidavit to that effect, then the serving of the complaint and notice or order upon such party may be made by publishing the same once a week for two successive weeks in a newspaper of general circulation published in Columbus, Georgia. A copy of such notice served by publication shall be posted in a conspicuous place on the premises effected by the notice. Additional forms of service determined to be effective may also be used at the discretion of the building official.”

SECTION 3.

Section 13-115 of the Columbus Code is here by amended by striking the current code section in its entirety and adopting a new Columbus Code Section 13-115 to read as follows:

“Sec. 13-115. - Same—Notice to property occupants and owners; assessment of costs; execution and sale.

Where the owner or occupant of land violates the provisions hereof relating to removal of weeds and the owner or occupant, and such owner or occupant or his agent or representative cannot be served with notice or summons so as to subject him to punishment by the recorder, the director of inspections and code enforcement or one of his assistants shall notify such owner by certified mail, directing the weeds or grass on his lot be cut and removed, so as to comply with [Section 13-113](#) of this Code. The certified mail notice shall allow ten days from the date of receipt or a second attempt to deliver such notice to correct the violation. After this notice and during a period of 36 months, no further written notice or warning period shall be required. If the owner fails to comply with the provisions herein, the director of inspections and code enforcement shall have the weeds and grass cut and removed, assessing a fee plus a service charge (as recommended annually by the directors of public works and finance and approved by the city manager) for the work and charging the amount to the owner, and such amount shall constitute a lien against the lot, as of the date of such work, and if such amount be not paid within 30 days after the doing of the work, the finance director of the consolidated government shall issue execution against the particular real estate for which the service was rendered, and

against the owner thereof, whereupon such real estate shall be levied on, advertised and sold under such execution as governed by general law. The finance director may transmit notice of the execution to the Tax Commissioner with the request that the property be sold at tax sale pursuant to O.C.G.A. § 41-2-90(b)(2).”

SECTION 4.

Section 13-115 of the Columbus Code is here by amended by striking the current code section in its entirety and adopting a new Columbus Code Section 13-115 to read as follows:

“Sec. 13-117. Complaint, hearing, order to abate.

- (a) Any person complaining of any nuisance shall complain to the recorder in writing, setting forth particularly the location and nature of the same, and how he may be affected thereby, whereupon it shall be the duty of the recorder to cause the parties creating or permitting such nuisance to be summoned to appear before the recorder's court as in other cases. After hearing the testimony in the case, the recorder may, in his discretion, order the party creating or permitting such nuisance to abate the nuisance in such manner and within such time as the recorder may prescribe.
- (b) When a nuisance as defined in article III of this chapter cannot be abated in a timely manner by other means, enforcement officials shall complain to the recorder in writing setting forth particularly the location and nature of the same, how it creates an unsafe condition, a public health hazard or a general nuisance to the persons residing in the vicinity, and detailing the actions taken that have failed to abate the nuisance. After hearing the testimony in the case, the recorder may, in his or her discretion, order the nuisance to be abated by the appropriate officials. The director of inspections and code enforcement shall have the nuisance abated, assessing a fee plus a service charge (as recommended annually by the directors of public works and finance and approved by the city manager) for the work and charging the amount to the owner or occupant of the property, and such amount shall constitute a lien against the real estate for which the service was rendered, and against the owner thereof, as of the date of such work, and if such amount is not paid within 30 days after the completion of the work, the finance director of the consolidated government shall issue execution against the particular real estate for which the service was rendered, and against the owner thereof, whereupon such real estate shall be levied on, advertised and sold under such execution as governed by general law, The finance director may transmit notice of the execution to the Tax Commissioner with the request that the property be sold at tax sale pursuant to O.C.G.A. § 41-2-90(b)(2).”

SECTION 5.

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 13th day of February, 2024; introduced a second time at a regular meeting held on the ___ day of _____, 2024 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting ____.
- Councilor Barnes voting ____.
- Councilor Begly voting ____.
- Councilor Cogle voting ____.
- Councilor Crabb voting ____.
- Councilor Davis voting ____.
- Councilor Garrett voting ____.
- Councilor Huff voting ____.
- Councilor Thomas voting ____.
- Councilor Tucker voting ____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, III Mayor

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Sec. 8-85. Demolition costs to become lien against property.

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- (1) The owner or parties in interest shall pay the full amount due on such lien to the director of finance of Columbus, Georgia within 30 days of perfection of such lien, and if such lien is not paid in full within 30 days of the perfection of such lien, the owner or parties in interest shall pay 25 percent of the total lien amount plus seven percent interest within 60 days of the perfection of such lien to the Director of Finance of Columbus, Georgia, with the remaining balance due on such lien to be paid in three equal annual installments with interest at the rate of seven percent per annum, each of which shall become due and payable on the anniversary date of the initial payment made as hereinabove prescribed;
- (2) Should the property upon which such lien is perfected be sold, transferred or conveyed by the owner and/or parties in interest at any time, then the entire balance due on such lien shall be due and payable to the director of finance of Columbus, Georgia; and,
- (3) ~~Should the amount due on such lien, or any portion thereof, be unpaid after the time for payment of the final annual installment prescribed in subsection (a), said amount shall continue as a lien together with interest at the rate of seven percent per annum until paid in full. Should any amount due remain unpaid within 30 days after the due date for the first or any subsequent annual installment prescribed in subsection (1) above, then the finance director of the consolidated government shall issue a writ of execution against the real property upon which the building or structure is or was situated, and upon the owner thereof, whereupon such real property shall be levied on as governed by general law. The finance director may transmit notice of the execution to the Tax Commissioner with the request that the property be sold at tax sale pursuant to O.C.G.A. § 41-2-90-(b)(2)~~
- (4) The city manager is authorized to waive such liens, or any portion thereof, for property identified to be transferred to the Land Bank Authority, pursuant to O.C.G.A. Title 48, Chapter 4, for the sole purpose of disposing of the property to an organization contemplated under O.C.G.A. § 48-4-64. Prior to the transfer to the Land Bank Authority, the city's real estate office shall actively market the property for sale for a minimum of 12 months from the date of waiver of the lien. The city manager is also authorized to waive such liens, or any portion thereof, for property in the ownership of an organization contemplated under O.C.G.A. § 48-4-64.
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Sec. 8-86. Service of complaints, notices, orders.

Complaints, notices or orders issued pursuant to this division shall be served either personally or by registered or certified mail. If the whereabouts of any person who is an owner and/or party in interest is unknown and the whereabouts can not be ascertained by the building official exercising reasonable diligence, and the building official shall make an affidavit to that effect, then the serving of the complaint and notice or order upon such party may be made by publishing the same once a week for two successive weeks in a newspaper of general circulation published in Columbus, Georgia. A copy of such notice served by publication shall be posted in a

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conspicuous place on the premises effected by the notice. Additional forms of service determined to be effective may also be used at the discretion of the building official.

Sec. 13-115. - Same—Notice to property occupants and owners; assessment of costs; execution and sale.

Where the owner or occupant of land violates the provisions hereof relating to removal of weeds and the owner or occupant, and such owner or occupant or his agent or representative cannot be served with notice or summons so as to subject him to punishment by the recorder, the director of inspections and code enforcement or one of his assistants shall notify such owner by certified mail, directing the weeds or grass on his lot be cut and removed, so as to comply with [Section 13-113](#) of this Code. The certified mail notice shall allow ten days from the date of receipt or a second attempt to deliver such notice to correct the violation. After this notice and during a period of 36 months, no further written notice or warning period shall be required. If the owner fails to comply with the provisions herein, the director of inspections and code enforcement shall have the weeds and grass cut and removed, assessing a fee plus a service charge (as recommended annually by the directors of public works and finance and approved by the city manager) for the work and charging the amount to the owner, and such amount shall constitute a lien against the lot, as of the date of such work, and if such amount be not paid within 30 days after the doing of the work, the finance director of the consolidated government shall issue execution against the particular real estate for which the service was rendered, and against the owner thereof, whereupon such real estate shall be levied on, advertised and sold under such execution as governed by general law. The finance director may transmit notice of the execution to the Tax Commissioner with the request that the property be sold at tax sale pursuant to O.C.G.A. § 41-2-90(b)(2)

~~as in cases of levy and sale under executions for street improvement assessments due the city, with same procedure, including defendant's right to defense by affidavit of illegality and the right of the consolidated government to purchase at the sale.~~

Sec. 13-117. Complaint, hearing, order to abate.

- (a) Any person complaining of any nuisance shall complain to the recorder in writing, setting forth particularly the location and nature of the same, and how he may be affected thereby, whereupon it shall be the duty of the recorder to cause the parties creating or permitting such nuisance to be summoned to appear before the recorder's court as in other cases. After hearing the testimony in the case, the recorder may, in his discretion, order the party creating or permitting such nuisance to abate the nuisance in such manner and within such time as the recorder may prescribe.
- (b) When a nuisance as defined in article III of this chapter cannot be abated in a timely manner by other means, enforcement officials shall complain to the recorder in writing setting forth particularly the location and nature of the same, how it creates an unsafe condition, a public health hazard or a general nuisance to the persons residing in the vicinity, and detailing the actions taken that have failed to abate the nuisance. After hearing the testimony in the case, the recorder may, in his or her discretion, order the nuisance to be abated by the appropriate officials. The director of inspections and code enforcement shall have the nuisance abated, assessing a fee plus a service charge (as recommended annually by the directors of public works and finance and approved by the city

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manager) for the work and charging the amount to the owner or occupant of the property, and such amount shall constitute a lien against the real estate for which the service was rendered, and against the owner thereof, as of the date of such work, and if such amount is not paid within 30 days after the completion of the work, the finance director of the consolidated government shall issue execution against the particular real estate for which the service was rendered, and against the owner thereof, whereupon such real estate shall be levied on, advertised and sold under such execution, execution as governed by general law. The finance director may transmit notice of the execution to the Tax Commissioner with the request that the property be sold at tax sale pursuant to O.C.G.A. § 41-2-90(b)(2)

~~as in cases of levy and sale under executions for street improvement assessments due the city, with same procedure, including defendant's right to defense by affidavit of illegality and the right of the consolidated government to purchase at the sale.~~

Ordinance No. _____

An ordinance to provide for a levy of increase on ad valorem taxes for blighted property; to provide for identification of blighted property; to provide for remediation; to provide for a decrease on ad valorem taxes on property; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:**SECTION 1.**

Chapter 8 of the Columbus Code is amended by adding a new Article, to be numbered Article VII, which shall include the following language:

Article VII Blighted Property- Identification, tax increase and tax reduction**Sec. 8-91. Purpose.**

The existence of real property which is maintained in a blighted condition increases the burden of the state and local government by increasing the need for government services, including but not limited to social services, public safety services, and code enforcement services. Rehabilitation of blighted property decreases this need for such government services.

In recognition of the need for enhanced governmental services and in order to encourage private property owners to maintain their real property and the buildings, structures and improvement thereon in good condition and repair, and as an incentive to encourage community redevelopment, a community redevelopment tax incentive program is hereby established as authorized by Article IX, Section II, Paragraph VII(d) of the 1983 Constitution of the State of Georgia.

Sec. 8-92. Definitions.

- (a) 'Blighted property', 'blighted', or 'blight' means any urbanized or developed property which:
 - (1) Presents two or more of the following conditions:
 - (A) Uninhabitable, unsafe, or abandoned structure;
 - (B) Inadequate provisions for ventilation, light, air, or sanitation;
 - (C) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural

catastrophe respecting which the governor has declared a state of emergency under the state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;

- (D) A site identified by the federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial investigation or a feasibility study;
 - (E) Repeated illegal activity on the individual property of which the property owner knew, should have known, or has been made aware; or
 - (F) The maintenance of the property is below state, county, or municipal codes for at least one year after written notice of the code violation to its owner; and
- (2) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property or otherwise detrimental to the health or safety of the public.

Property shall not be deemed blighted solely because of esthetic conditions.

- (b) ‘Building inspector’ means a certified inspector possessing the requisite qualifications to determine minimal code compliance.
- (c) ‘Community redevelopment’ means any activity, project, or service necessary or incidental to achieving the redevelopment or revitalization of a redevelopment area or portion thereof designated for redevelopment through an urban redevelopment plan or thorough local ordinances relating to the repair, closing, and demolition of buildings and structures unfit for human habitation.
- (d) ‘Governing authority’ means the Council of Columbus, Georgia, a consolidated city-county government.
- (e) ‘Millage’ or ‘millage rate’ means the levy, in mills, which is the general millage rate established by the governing authority for purposes of

financing, in whole or in part, the levying jurisdiction's general maintenance and operations expenses for the fiscal year (“the M&O millage”).

- (f) ‘Person’ means such individual(s), partnership, corporations, business entities and associations which return real property for ad valorem taxation or who are chargeable by law for the taxes on the property.
- (g) ‘Public officer’ means Building Official as defined in this Chapter or such officer or employee of the city as designated by the city manager to perform the duties and responsibilities hereafter set forth in this article.

Sec. 8-93. Ad Valorem Tax Increase on Blighted Property

- (a) There is hereby levied on all real property within the city which has been officially identified on or before January 1 of the tax year as maintained in a blighted condition an increased ad valorem tax by applying a factor of seven (7.0) to the millage rate applied to the property, so that such property shall be taxed at a higher millage rate generally applied in the municipality, or otherwise provided by general law; provided, however, real property on which there is situated a dwelling house which is being occupied as the primary residence of one or more persons shall not be subject to official identification as maintained in a blighted condition and shall not be subject to increased taxation.
- (b) Such increased ad valorem tax shall be applied and reflected in the first tax bills after the increased ad valorem tax is levied pursuant to paragraph (a) above.
- (c) Revenues arising from the increased rate of ad valorem taxation shall, upon receipt, be deposited in the general fund. at Council’s election some or all of the funds may be designated to be used for community redevelopment purposes, as identified in an approved urban redevelopment program, including defraying the cost of the city's program to close, repair, or demolish unfit building and structures.

Sec. 8-94. Identification of Blighted Property.

- (a) In order for a parcel of real property to be officially designated as maintained in a blighted condition and subject to increased taxation, the following steps must be completed:
 - (1) An inspection must be performed on the parcel of property. In order for an inspection to be performed,

- (A) A request may be made by the public officer or by at least five residents of the city for inspection of a parcel of property, said inspection to be based on the criteria as delineated in ordinance, or
 - (B) The public officer may cause a survey of existing housing conditions to be performed, or may refer to any such survey conducted or finalized within the previous five years, to locate or identify any parcels which may be in a blighted condition and for which a full inspection should be conducted to determine if that parcel of property meets the criteria set out in this article for designation as being maintained in a blighted condition.
- (2) A written inspection report of the findings for any parcel of property inspected pursuant to subsection (1) above shall be prepared and submitted to the public officer. Where feasible, photographs of the conditions found to exist on the property on the date of inspection shall be made and supplement the inspection report. Where compliance with minimum construction, housing, occupancy, fire and life safety codes in effect within the city are in question, the inspection shall be conducted by a certified inspector possessing the requisite qualifications to determine minimal code compliance.
 - (3) Following completion of the inspection report, the public officer shall make a determination, in writing, that a property is maintained in a blighted condition, as defined by this article, and is subject to increased taxation.
 - (4) The public officer shall cause a written notice of his determination that the real property at issue is being maintained in a blighted condition to be served upon the person(s) shown on the most recent tax digest of Muscogee County as responsible for payment of ad valorem taxes assessed thereon; provided, however, where through the existence of reasonable diligence it becomes known to the public officer that real property has been sold or conveyed since publication of the most recent tax digest, written notice shall be given to the person(s) known or reasonably believed to then own the property or be chargeable with the payment of ad valorem taxes thereon, at the best address available. Service in the manner set forth at O.C.G.A. § 41-2-12 shall constitute sufficient notice to the property's owner or person chargeable with the payment of ad valorem taxes for purpose of this section, except that posting of the notice on the property will not be required.

- (b) The written notice given to the person(s) chargeable with the payment of ad valorem taxes shall notify such person of the public officer's determination the real property is being maintained in a blighted condition and shall advise such person of the hours and location at which the person may inspect and copy the public officer's determination and any supporting documentation. Persons notified that real property of which the person(s) is chargeable with the payment of ad valorem taxes shall have 30 days from the receipt of notice in which to request a hearing before the Environmental Division of the Recorder's Court of Columbus, Georgia . Written request for hearing shall be filed with the public officer and shall be date stamped upon receipt. Upon receipt of a request for hearing, the public officer shall notify the municipal court and the building inspector or person who performed the inspection and prepared the inspection report.
- (c) Within 30 days of the receipt of a request for hearing, the Recorder's court clerk shall set a date, time and location for the hearing and shall give at least ten business days notice to the person(s) requesting the hearing, the public officer and the building inspector or person who performed the inspection and prepared the inspection report. Notice of scheduled hearings shall be published as a legal advertisement in at least one newspaper of general circulation in Columbus, Georgia, and posted on the Columbus Consolidated Government web-site, at least five days prior to the hearing. Hearings may be continued by the Recorder's court judge upon request of any party, for good cause.
- (d) At the hearing, the public officer shall have the burden of demonstrating by a preponderance of the evidence that the subject property is maintained in a blighted condition, as defined by this article. The Recorder's Court judge shall cause a record of the evidence submitted at the hearing to be maintained. Upon hearing from the public officer and/or their witnesses and the person(s) requesting the hearing and/or their witnesses, the judge of Recorder's Court shall make a determination either affirming or reversing the determination of the public officer. The determination shall be in writing and copies thereof shall be served on the parties by certified mail or statutory overnight delivery. The determination by the court shall be deemed final. A copy of such determination shall also be served upon the Tax Commissioner of Muscogee County, who shall include the increased tax on the next regular tax bill rendered on behalf of the city.
- (e) Persons aggrieved by the determination of the court affirming the determination of the public officer may petition the Superior Court of Muscogee County for a writ of certiorari within 30 days of issuance of the court's written determination.

Sec. 8-95. Remediation or Redevelopment.

- (a) A property owner or person(s) who is chargeable with the payment of ad valorem taxes on real property which has been officially designated pursuant to this article as property maintained in a blighted condition may petition the public officer to lift the designation, upon proof of compliance with the following:
- (1) Completion of work required under a plan of remedial action or redevelopment approved by the city's planning and development director which addresses the conditions of blight found to exist on or within the property, including compliance with all applicable minimum codes; or
 - (2) Completion of work required under a court order entered in a proceeding brought pursuant to Article _____, Unfit Buildings and Structures, of Chapter _____ of the Code of _____, Georgia.
- (b) Before action on a petition to lift the designation, the public officer shall cause the property to be thoroughly inspected by a building inspector who, by written inspection report, shall certify that all requisite work has been performed to applicable code in a workmanlike manner, in accordance with the specifications of the plan of remedial action or redevelopment, or applicable court order. Upon finding required work to be satisfactorily performed, the public officer shall issue a written determination that the real property is no longer maintained in a blighted condition. Copies of this determination shall be served upon the person(s) chargeable with the payment of ad valorem taxes, and upon the Board of Tax Assessors and the Tax Commissioner of Muscogee County.
- (c) All plans for remedial action or redevelopment shall be in writing, signed by the person(s) chargeable with the payment of ad valorem taxes on the real property and the director of the city's planning and development department, and contain the following:
- (1) The plan shall be consistent with the city's comprehensive plan and all laws and ordinances governing the subject property, and shall conform to any urban redevelopment plan adopted for the area within which the property lies;
 - (2) The plan shall set forth in reasonable detail the requirements for repair, closure, demolition, or restoration of existing structures, in accordance with minimal statewide codes; where structures are demolished, the plan shall include

provisions for debris removal, stabilization and landscaping of the property;

- (3) On parcels of five acres or greater, the plan shall address the relationship to local objectives respecting land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;
- (4) The plan shall contain verifiable funding sources which will be used to complete its requirements and show the feasibility thereof;
- (5) The plan shall contain a timetable for completion of required work; and
- (6) Any outstanding ad valorem taxes (state, school, county and city, including the increased tax pursuant to this article) and governmental liens due and payable on the property must be satisfied in full.

Sec. 8-96. Decrease of Tax Rate.

- (a) Real property which has had its designation as maintained in a blighted condition removed by the public officer, as provided in Section 8-94, Identification of Blighted Property, of this Article, shall be eligible for a decrease in the rate of city ad valorem taxation by applying a factor of 0.5 to the city millage rate applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted. The decreased rate of taxation may be given in successive years, depending on the amount of cost expended by the person(s) chargeable with payment of ad valorem taxes on the property to satisfy its remediation or redevelopment, with every \$25,000.00 or portion thereof equaling one year of tax reduction; provided, however, that no property shall be entitled to reduction in city ad valorem taxes for more than four successive years.
- (b) In order to claim entitlement for a decreased rate of taxation, the person(s) chargeable with payment of ad valorem taxes on the property shall submit a notarized affidavit to the public officer, supported by receipts or other evidence of payment, of the amount expended. The value of qualifying remediation expenses shall be certified annually by the Public Officer.

In determining costs which may be considered ineligible to support a claim the Public Officer shall use the list of ineligible costs defined in O.C.G.A. §48-5-7.6(a)(4)

Sec. 8-97. Notice to Board of Tax Assessors and Tax Commissioner.

It shall be the duty of the public officer to notify the Board of Tax Assessors and the Tax Commissioner of Muscogee County in writing as to designation or removal of designation of a specific property as maintained in a blighted condition. Such notice shall identify the specific property by street address and tax map, block and parcel number, as assigned by the Muscogee County Tax Assessor's Office. The public officer shall cooperate with the tax commissioner to assure accurate tax billing of those properties subject to increased or reduced ad valorem taxation under this article.

SECTION 2.

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

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

- Councilor Allen voting ____.
- Councilor Barnes voting ____.
- Councilor Begly voting ____.
- Councilor Cogle voting ____.
- Councilor Crabb voting ____.
- Councilor Davis voting ____.
- Councilor Garrett voting ____.
- Councilor Huff voting ____.
- Councilor Thomas voting ____.
- Councilor Tucker voting ____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, III Mayor