

**COUNCIL OF COLUMBUS, GEORGIA**  
**CITY COUNCIL MEETING**  
**MINUTES**

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

June 15, 2021  
9:00 AM  
Regular Meeting

**MAYOR’S A G E N D A**

**PRESENT:** Mayor B. H. “Skip” Henderson, III and Mayor Pro Tem R. Gary Allen and Councilors Charmaine Crabb, Glenn Davis, R. Walker Garrett, John M. House, Bruce Huff (arrived at 9:10 a.m.), Judy W. Thomas, Toyia Tucker, and Evelyn “Mimi” Woodson. City Manager Isaiah Hugley, City Attorney Clifton Fay, Clerk of Council Sandra T. Davis, and Deputy Clerk of Council Lindsey G. McLemore were present.

**ABSENT:** Councilor Jerry “Pops” Barnes was absent.

**The following documents were distributed around the Council table:** (1) 211 13<sup>th</sup> LLC/Cotton Development, LLC Development Agreement Presentation; (2) Animal Care and Control RFP No. 21-0034 Presentation; (3) 2021 Special Purpose Local Option Sales Tax (TSPLOST) Back to Basics Presentation.

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

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

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

**MINUTES**

1. Approval of minutes for the June 8, 2021, Council Meeting. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Huff being absent for the vote, and Councilor Barnes being absent for the meeting.

**UPDATE:**

2. An update on COVID-19

**Mayor B. H. “Skip” Henderson** gave a brief update on the progress of administering the COVID-19 vaccines to the members of the community. He stated there have been more than 100,000 vaccines administered throughout Muscogee County, bringing the progress to 28% of the community has received at least one dose.

## **COLUMBUS POLICE DEPARTMENT RECOGNITION:**

**Mayor B. H. “Skip” Henderson** made mention of a shooting that occurred in the community over the weekend. He explained an armed individual managed to injure several citizens over a 12-hour period, and he commended the work of the Columbus Police Department in apprehending that individual.

## **PUBLIC HEARING:**

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

**Finance Director Angelica Alexander** approached the rostrum to introduce the third Taxpayer Bill of Rights Public Hearing, explaining the first hearing was held the morning of June 8, 2021, at 9:00 a.m., and the second hearing was held later that evening, at 6:00 p.m. She explained the City of Columbus is not increasing the millage rate. She expounded further that the total digest that has been presented by the Tax Commissioner’s Office is projected in totality to be more than the digest last year; therefore, we have to calculate a rate that would give us the same total revenue as was collected last year.

## **CITY ATTORNEY’S AGENDA**

### **ORDINANCES**

1. **2nd Reading** - REZN-03-21-0585: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **4322 Rosemont Drive** (parcel # 187-002-001) from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Garrett) (*as amended 6-8-21*) Councilor Garrett made a motion to deny the ordinance, seconded by Councilor Woodson and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

**Councilor R. Walker Garrett** explained as the District Councilor for the area of the proposed rezoning, he requested his fellow councilors to vote in denial of this rezoning. He stated there have been three occasions the developer could have appeared before Council, but they did not, nor did they make any attempt to contact members of Council. He also stated if the school district plans on bringing this rezoning back to Council for consideration, he suggests the developer comes as well and that the entrance to the development be on Rosemont Drive definitively.

**Planning Manager Will Johnson** responded to a question asked by Councilor Thomas, stating if the applicant is requesting the same zoning classification, they would have one year from the date of denial, and if they were to apply for a different zoning classification, they would have six months from the date of denial.

2. **Ordinance (21-029) - 2nd Reading-** REZN-03-21-0588: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1372 Celia Drive** (parcel # 086-066-010) from SFR3 (Single Family Residential 3) Zoning District to SFR2 (Single Family Residential 2) Zoning District. (Planning Department and PAC recommend approval) (Councilor Barnes) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Woodson and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

**City Attorney Clifton Fay** stated there will be a request for a special exception listed for approval on this property at the next meeting.

3. **Ordinance (21-030) - 2nd Reading-** REZN-04-21-0660: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1500 12th Street** (parcel # 026-012-031A) from RMF2 (Residential Multifamily 2) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval) (Councilor Woodson) Councilor Woodson made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
4. **Ordinance (21-031) - 2nd Reading-** REZN-04-21-0750: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **502 15th Street** (parcel # 017-029-002 & 017-029-001) from LMI (Light Manufacturing / Industrial) Zoning District to UPT (Uptown) Zoning District. (Planning Department and PAC recommend approval) (Councilor Woodson) Councilor Woodson made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
5. **Ordinance (21-032) - 2nd Reading -** An Ordinance adopting an operating and capital improvement budget for the Fiscal Year 2022 beginning July 1, 2021, and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget; and for other purposes. (Budget Review Committee) (*as amended*) Councilor Thomas made a motion to adopt the ordinance, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
6. **Ordinance (21-033) - 2nd Reading-** An Ordinance adopting non-operating budgets for the fiscal year 2022 beginning July 1, 2021, and ending June 30, 2022, for certain funds of the Consolidated Government of Columbus, Georgia, and appropriating the amounts shown in each budget. (Budget Review Committee) Mayor Pro Tem Allen made a motion to adopt the ordinance, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
7. **Ordinance (21-034) - 2nd Reading-** An Ordinance providing for contributions to the Columbus, Georgia General Government Employees' Pension Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee) Councilor

Woodson made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

8. **Ordinance (21-035) - 2nd Reading-** An Ordinance providing for the governmental contributions to the Columbus, Georgia Pension Plan for employees of the Department of Public Safety for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee) Councilor Woodson made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
  9. **Ordinance (21-036) - 2nd Reading-** An Ordinance providing for Government funding of a Major Disability Income Plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022, (Budget Review Committee) Councilor Woodson made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
  10. **Ordinance (21-037) - 2nd Reading-** An Ordinance providing for Government funding of a Death Benefit Escrow for the fiscal year beginning July 1, 2021 and ending June 30, 2022. (Budget Review Committee) Councilor Woodson made a motion to adopt the ordinance, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
  11. **Ordinance (21-038) - 2nd Reading-** An Ordinance amending Article VII of Chapter 13 of the Columbus Code Solid Waste Collection and Disposal by updating the guidelines for an offset to the residential rate for low-income households; and for other purposes. (Budget Review Committee) Councilor Thomas made a motion to adopt the ordinance, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.
  12. **1st Reading-** An Ordinance providing for the establishment of taxing districts, including a county-wide general services district and three (3) urban services districts and three (3) Business Improvement Districts (BID); providing for the levy, assessment, and collection of taxes for Columbus, Georgia within such districts for the year 2021 as provided under the Charter of the Consolidated Government of Columbus, Georgia; providing penalties for violations of the provisions of said ordinance; and for other purposes. (Budget Review Committee)
- Finance Director Angelica Alexander** stated the proposed millage rate for Urban District 1 is 17.51 mills, for Urban District 2 it is 11.53 mills, and 10.63 mills for Urban District 4. She explained the first installment of 40% of property taxes is due on October 1<sup>st</sup> of this year, with the second installment being due December 1<sup>st</sup>.
13. **1st Reading -** An Ordinance providing for the levy, assessment, and collection of taxes for the public school system of Columbus, Georgia; and for other purposes. (Request of the Muscogee County School District)

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

## **CITY MANAGER'S AGENDA**

### **1. FY22 Inmate Capacity Agreement**

**Resolution (179-21):** A resolution authorizing a maximum of five hundred and twenty-eight (528) State Inmates to be housed at the Muscogee County Prison. Councilor Woodson made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

#### **REFERRAL(S):**

##### **FOR THE CITY MANAGER:**

- List on the legislative agenda to have the fee to house inmates increased. (*Request of Councilor Woodson*)
- Information on how much it costs to house an inmate per day. (*Request of Councilor Woodson*)

### **4. UPDATES AND PRESENTATIONS**

- B. Highside Market TAD - Rick Jones, Planning Director.

**Deputy City Manager Pam Hodge** approached the rostrum to provide an update on the project known as Hillside Market and the request from 211 13<sup>th</sup> LLC/Cotton Development LLC for TAD Funds. She gave information on the progression of this project, stating Council approved the City Manager to enter into an agreement with the owner and developer on December 15, 2020. She explained the \$1,984,269 being requested would be paid out in increments of \$396,853.80 over five years, with the first payment being expended on December 15, 2021.

**Cotton Companies President Chris Woodruff** came forward to give a brief update on the construction being done on the project. He thanked the Mayor and Council for their support of the work being done by the Cotton Companies.

#### **REFERRAL(S):**

##### **FOR THE CITY MANAGER:**

- Strongly encourage other developers who are utilizing taxpayer dollars to construct projects that will enhance the beauty of the community. (*Request of Councilor Davis*)

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

**Resolution (180-21):** A resolution authorizing the City Manager to enter into an agreement with 211 13<sup>th</sup>, LLC (Owner) and Cotton Development, LLC (Developer) for the purposes of allocating Uptown Tax Allocation District Funds for the construction of certain public infrastructure improvements to develop a mixed-use redevelopment of a blighted area located in the block between 13<sup>th</sup> and 14<sup>th</sup> Street and 2<sup>nd</sup> and 3<sup>rd</sup> Avenue to be know as Highside Market in an amount not to exceed one million nine hundred eighty-four thousand two hundred and sixty-nine dollars (\$1,984,269). Councilor Huff made a motion to approve the resolution, seconded by Councilor Woodson and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

### 3. PURCHASES

#### A. State Mandated Solid Waste Disposal Fees

**Resolution (181-21):** A resolution authorizing the payment to the Georgia Department of Natural Resources for State Mandated Solid Waste Disposal Fees in the amount of \$62,364.41. Councilor Woodson made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

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

**Resolution (182-21):** A resolution authorizing the master services and purchase agreement for body cameras and accessories from Axon Enterprises (Scottsdale, AZ), in the amount of \$58,890.12. The agreement will cover the period from June 15, 2021 – February 14, 2026. Councilor Woodson made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

#### C. Mold Removal Services

**Resolution (183-21):** A resolution authorizing the payment to MLB Envirohealth & Safety, LLC (Columbus, GA) in the amount of \$26,403.34 for mold removal services. Councilor Woodson made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

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

**Resolution (184-21):** A resolution authorizing the purchase of eight (8) scoreboards with accessories from Electro-Mech Scoreboard Company (Wrightsville, GA) in the amount of \$28,064.00 by Cooperative Purchase via BuyBoard National Cooperative Contract #583-19. Councilor Woodson made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

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

**Resolution (185-21):** A resolution authorizing the purchase of an Uninterrupted Power Source (UPS) replacement at the McKee Road radio tower site from Motorola (Schaumburg, IL), in the

amount of \$35,134.00. Councilor Woodson made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

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

**Resolution (186-21):** A resolution authorizing the purchase of body cameras and services from Prologic ITS (Acworth, GA) by cooperative purchase via Federal GSA Contract #A7QSWA19D001P. The purchase amount for the body cameras and services is as follows: Year 1 (FY21) - \$527,584.20 for the equipment purchase, cloud storage for one-year, training, and development; Year 2 (FY22) through Year 5 (FY25) - \$144,613.32, per year, for licensing and data storage. Councilor Woodson made a motion to approve the resolution, seconded by Councilor House and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

**OTHER LOCAL OPTION SALES TAX FUNDS:**

**Councilor Judy W. Thomas** reminded the members of Council and the public, the public safety officers that were hired under the OLOST would not be paid out of the General Funds. She explained the salary and other costs necessary for those public safety officers to perform their duties are paid for out of OLOST Funds.

**REFERRAL(S):**

**FOR THE CITY MANAGER:**

- The area around the flags at the intersection of Victory Drive and Ft. Benning Road, needs to be maintained seeing as it is a gateway into Columbus. (*Request of Councilor Woodson*)
- The trees around Victory Drive, with the Civic Center to the left, need to be better maintained. (*Request of Councilor Woodson*)
- Keep the public informed of the various projects going on around the city. (*Request of Councilor Woodson*)
- Encourage the developer of the streetscape project for Victory Drive and Ft. Benning Road to keep the area looking decent during construction. (*Request of Councilor Crabb*)

**4. UPDATES AND PRESENTATIONS**

- A. Animal Control Care and Control Services RFP Update – Lisa Goodwin, Deputy City Manager

**City Manager Isaiah Hugley** explained normally he would never bring an update and/or presentation before Council regarding an RFP, but with there being so much interest and questions being asked, they will be providing a very vague update. He encouraged the members of Council to not ask questions during this update, due to the regulations in place regarding the RFP process.

**Deputy City Manager Lisa Goodwin** approached the rostrum to give an update on the RFP for Animal Control Care and Control Services. She explained the due date for this RFP was April 30, 2021, at 5:00 p.m. She stated the Evaluation Committee is in the process of reviewing the one submission received. She explained the object of the RFP is to determine whether Animal Care & Control Services can be provided privately, and she responded to many questions that have arisen since the RFP was advertised.

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

**Deputy City Manager Pam Hodge** came forward to give an update on the proposed 2021 Special Purpose Local Option Sales Tax (SPLOST). She stated the plan is for Council to approve the resolution on July 27, 2021, with the call for election being on August 3<sup>rd</sup>, and for the proposal to be on the ballot on November 2<sup>nd</sup>. She explained they project there will be \$400 million collected over a period of ten years, and she went over the options to replace the Government Center and other proposed improvements of various city facilities and parks.

**Councilor Bruce Huff** stated though the Shirley Winston Pool is not in his district, many of his constituents use that pool during the summer. He explained he has heard from several citizens who use that pool and are adamant about the pool staying so they have somewhere for their children to swim.

**REFERRAL(S):**

**FOR THE CITY MANAGER:**

- Keep in mind the proximity of the Sheriff's Administration and the Clerk of Magistrate and Municipal Court when it comes to evictions. *(Request of Councilor Crabb)*
- Have consultants provide a rendition or plans as to what the judicial building would look like. *(Request of Councilor Crabb)*
- Brookstone High School is having the same flooding issues as faced in past years when the marina was dredged. See if this issue can be fixed with funding from the SPLOST. *(Request of Councilor Davis)*
- Provide information or flyers to citizens that are not placing their recycling bins by the curb correctly. *(Request of Councilor Thomas)*
- Come up with a solution to help elderly and disabled citizens get their recycling collected. *(Request of Councilor Thomas)*
- Request for an update on the potholes found at many railroad crossings throughout the city, especially on 9<sup>th</sup> Street. *(Request of Councilor Davis)*
- Provide an update on the apartment complex next to the church on 30<sup>th</sup> Avenue. *(Request of Councilor Huff)*



- The front piece of the access road by the former property of the Gus' Restaurant has not been maintained. (*Request of Councilor Woodson*)

### **BID ADVERTISEMENT**

#### **June 18, 2021**

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

**Scope of RFP**

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

#### **June 30, 2021**

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

**Scope of Bid**

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

#### **July 9, 2021**

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

**Scope of RFP**

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

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

#### **July 14, 2021**

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

**Scope of Bid**

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

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

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

### **ENCLOSURES - ACTION REQUESTED**

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

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

Board of Tax Assessors, #18-21

Budget Review Committee, May 11 and May 25, 2021

Development Authority, May 6, 2021

Hospital Authority of Columbus, April 27, 2021

Housing Authority Special Called Meeting, April 29, 2021

Planning Advisory Commission, May 5 and 19, 2021

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

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

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

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

A nominee for the seat of Beverly Garland (*Not Eligible to succeed*) for a term expiring on June 30, 2021, on the Region 6- Regional Advisory Council for the Department of Behavioral Health and Developmental Disabilities (*Council's Appointment*). Mayor Pro Tem Allen nominated Christopher Posey to succeed Barbara Garland.

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Mayor Pro Tem Allen to adjourn the June 15, 2021 Special Called Meeting, seconded by Councilor Garrett and carried unanimously by the seven members present, with Councilors Davis and Tucker being absent for the vote, and Councilor Barnes being absent for the meeting, and the time being 10:48 a.m.



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