

Columbus Sports & Entertainment Authority

Minutes

January 12, 2026, • 1:00 pm

Columbus Civic Center, Catering Room

400 4th Street, Columbus, GA 31901

ATTENDANCE:

Voting Members Present – Andy G. Luker (Chair), Robert L. Wadkins Jr. (Vice Chair), Ashley Woitena (Secretary), Herman E. Lewis, Jr (Treasurer), Will Taylor, Mike Welch, Gerald Miley, Morgan Moore

Voting Members Absent – Charles Jim Rutland

Ex-Officio Members Present – Deputy City Manager Lisa Goodwin, Director Holli Browder, Director Ryan Pruett, Charles Auer, and Jeff Croop

Ex-Officio Members Absent – Director Forrest Toelle and Lt. Kelly Phillips

Visitor(s) Present: Deputy City Manager Pam Hodge, Assistant City Attorney Lucy Sheftall, and Assistant Human Resources Director Sheila Risper

1. Call to Order

- Andy Luker, Chair, called the meeting at 1:05 pm.

2. Roll Call

- Authority Department Secretary – Zeanne Abano, Civic Center

3. Approval of Minutes

- Minutes for December 8, 2025, approved. Motion made by Herman Lewis, second motion by Gerald Miley. *No changes are needed.*

4. Action Items

• Review and Adoption of By-Laws:

- Approved By Laws as submitted. Motion made by Mike Welch, second motion by Herman Lewis.
- By Laws require majority approval of all members for expenditures over \$10,000; emergency funding had been executed through Friends account before bylaws existed and may be ratified later.
- Board action requires a physical (in-person) quorum; Zoom may allow participation but does not replace physical presence; email votes may qualify as written votes, but procedural ambiguity remains.
- Planned amendment to add a conflict-of-interest clause for members with financial ties to the building; review scheduled in 1-2 months.

- **Executive Director Job Description:**
 - i. Two draft job descriptions received: one from a counselor; one from Deputy City Manager Lisa Goodwin.
 - ii. Vote to establish a sub-committee to review and finalize a job description: Sub-committee will consist of: Morgan Moore, Robert Wadkins, Mike Welch, and Herman Lewis. Motion made by Ashley Woitena, second motion by Gerald Miley.
 - iii. Formal subcommittee triggers open-meetings requirements and requires committee confirmation from volunteers.
 - iv. Existing drafts show significant discrepancies; subcommittee will reconcile and finalize job description.
 - v. Committee authorized solicit quotes from 4-5 search firms next month; City HR and Leadership Institute (CSU) will assist; no hiring decision approved.

5. Discussion / Presentations

- **Ice Rink Operations and Finance:**
 - i. Council sets facility rates; pricing requires balance between public access and avoiding General Fund subsidy; out-of-country surcharges are applied to non-Muscogee County residents.
 - ii. Authority authorized to solicit quotes and work with City HR and CSU; quotes to be returned next month (no contract approved yet).
 - iii. Ice Rink operations summarized: calendar full; partners include CHA, Auburn Men's & Women's Hockey, Purple Love Project; Columbus Valley Warriors, Columbus Learn to Skate; Public Skate pricing \$8 (adult), \$5 (kids 10 and under), skate rentals \$4; private ice \$215/hr. (partners) and \$250/hr. (non-partners); private event rental \$1500; party packages \$190 (no food) and \$262 (with food); income statements available FY22 – FY26; Bruster's concession contract and some staff contracts expire June; grab-and-go added to Ice Rink to give more options.
 - iv. Staffing and operations: event staff (security, ticketing), janitorial, one Zamboni driver, box office with four sellers, operating materials line covers maintenance costs; additional maintenance funded via operations, emergency purchases, or program accounts.
 - v. Security and policy: clear bag and wanding policies remain enforced for public events and are waived for private events; staff safety incidents justified continued security measures; budget review noted as \$85,000 increase in event staff wages from FY24-FY25 and consideration to raise rates (benchmark venues about \$10 higher).
- **Energy Review / Rate Decision**
 - i. Cherry Street Energy initiated a no-cost energy review and coordinated a formal rate review request with Georgia Power.
 - ii. Georgia Power confirmed Civic Center is on RTP (real-time pricing) and recommended switching to a fixed pricing option with estimated savings \$30,000-\$60,000/year and no capital investment.

- iii. Offer validity is 40 days; notice dated Nov. 25, 2025, = decision deadline Jan. 19, 2026.
- iv. **Memo Action 1:** execute rate change from RTP to fixed pricing; no payment obligation to Cherry Street; execution owners: City of Columbus with Cherry Street and Georgia Power.
- v. **Memo Action 2:** solar procurement proposed as a longer-term capital option for the incoming executive director; LED lighting retrofit already completed with typical payback – 2 years; building-aging and envelope issues may require further assessment.

6. Public Comment – NONE

7. Adjournment – Meeting adjourned at 2:09 pm. Motion made by Herman Lewis, second motion by Gerald Miley.

Minutes Recorded by: Zeanne Abano, Civic Center, Authority Department Secretary

*Next meeting is scheduled for **Monday, February 9, 2026, at 1:00 pm,***

Columbus Civic Center Hospitality Suites, 400 4th St Columbus, GA 31901