

# REQUEST FOR PROPOSALS (RFP)

## Notice of Sale and Redevelopment of the River Market Property

Issued by: Hawkinsville Downtown Development Authority (HDDA / DDA)



**Property Address:** 95 S. Houston Street, Building 1000, Hawkinsville, Georgia  
**Current Zoning:** R-4 (Residential)

**Release Date: February 23, 2026**

**Deadline for Submission: April 20, 2026, at 12 PM**

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# 1. Overview

The Hawkinsville Downtown Development Authority (“DDA”) is seeking qualified and visionary development teams to submit proposals for the purchase and redevelopment of the River Market property, a historic industrial building located at the corner of Broad Street and Houston Street in downtown Hawkinsville, Georgia.

This RFP offers a unique opportunity to acquire and adaptively reuse a 20,000 sq. ft. warehouse-style structure on 0.71 acres in one of the community’s most historically significant districts. The DDA intends to select a development partner whose proposal aligns with the Authority’s mission to promote economic vitality, enhance downtown aesthetics, support adaptive reuse, and preserve Hawkinsville’s rich industrial heritage.

**The Hawkinsville Downtown Development Authority** reserves the right to reject any or all proposals, to waive any technicalities and informalities and re-advertise. The Hawkinsville Downtown Development Authority further reserves the right to award this proposal in whole or in part.

# 2. Background & Historic Context

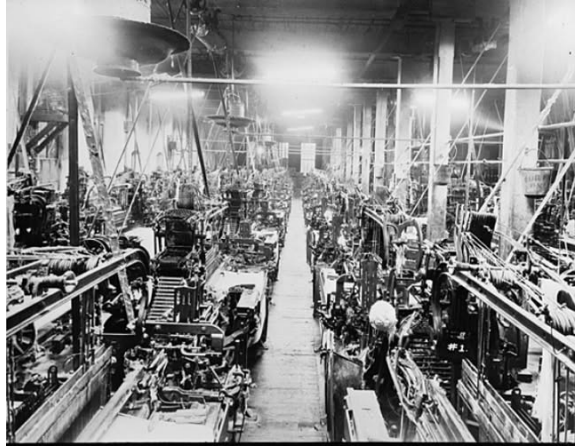
The River Market building, constructed in the 1950s as the annex to the former cotton mill complex, sits within an area deeply tied to Hawkinsville’s early textile economy. The region’s industrial growth was propelled by the development of the Oconee and Western Union Railroad and the Hawkinsville Central Georgia Railroad. Beginning with the Henry Cotton Mills in 1904 and continuing through multiple successors, including Superba Mills, Opelika Manufacturing, Leshner Mills, and Pillowtex Corporation, the mill industry shaped the community for nearly a century.

Following the closure of Pillowtex in 2001, the property remained dormant until the Downtown Development Authority initiated comprehensive redevelopment efforts in the mid-2000s.

## 2. Background & Historic Context (Continued)

Environmental remediation, structural improvements, and significant investment from public and private partners led to the development of the Cotton Mill Lofts, River Market Lofts, and the initial refurbishment of the River Market property by 2012.

Today, the site is primed for its next chapter as a catalyst for downtown revitalization.



## 3. Property Information

**Location:** Corner of Broad Street & Houston Street, Hawkinsville, Pulaski County, GA

**Parcel Size:** 0.71 acres

**Building Size:** Approx. 20,000 sq. ft.

**Current Zoning:** R-4

### 3. Property Information (Continued)

#### Building Features:

- Men's & Women's restrooms (each with two stalls & one sink)
- Two large, air-conditioned rooms
- Six (6) garage doors
- Three-phase power
- Basement area
- Loading docks
- Eight (8) exterior entrances
- On-site parking



### 3. Property Information (Continued)



### 3. Property Information (Continued)



### 3. Property Information (Continued)



#### **Restrictive Covenants:**

The following restrictive covenants will be incorporated into a deed of conveyance, shall apply to the subject property and any improvements thereon and shall run with the land and be binding upon the purchaser, its successors, and assigns:

##### **Noise and Vibrations**

No use or activity shall be conducted on the property that produces loud noise, excessive vibration, or other disturbances that negatively impact adjacent properties.

##### **Parking Lot Use**

The parking areas shall be used solely for vehicle parking. No business operations, staging, loading, unloading, storage, repairs, or other activities shall occur within any parking lot area.

##### **Parking Area Obstructions**

Side parking lot areas, including all designated handicapped parking spaces and access aisles, shall not be blocked, obstructed, or used for any purpose other than their intended parking use.

##### **Loading and Unloading**

All loading and unloading activities shall be conducted exclusively at the building's designated front loading docks. No loading or unloading shall occur in parking areas or other non-designated locations.

##### **Environmental Restrictions**

No salvage operations, electronic waste (e-waste) processing, hazardous waste handling, or related activities shall be permitted on the property. No activities shall be permitted that involve the use, generation, or release of chemicals, dust, or materials requiring regulation, permitting, or oversight by the U.S. Environmental Protection Agency (EPA) or any comparable regulatory authority.

### 3. Property Information (Continued)

#### Storage Restrictions

- No storage units of any kind shall be permitted on the property.
- No indoor or outdoor storage of materials, equipment, goods, or inventory shall be allowed.
- Outdoor processing or outdoor manufacturing activities are strictly prohibited.

#### Industrial and Manufacturing Uses

No warehousing, manufacturing, processing, or similar industrial uses shall be permitted, whether conducted indoors or outdoors.

#### Structures and Equipment

The installation or operation of smokestacks, exhaust stacks, or similar industrial venting structures is prohibited.

#### Prohibited Businesses and Uses

The following uses are expressly prohibited:

Adult entertainment businesses, including but not limited to strip clubs, gambling establishments, and high-intensity or late-night sports bars

Vape shops

Tattoo parlors

Automobile repair shops, body shops, or service centers

#### Compliance and Enforcement

All uses of the property shall comply with applicable local, state, and federal laws, ordinances, and regulations. Violation of any restrictive covenant may result in enforcement action as permitted by law.

**These restrictive covenants will be incorporated into the deed of conveyance at the time of sale, remain in effect for 20 years under Georgia law, and will thereafter be renewed.**

#### Permitted Uses:

Respondents must ensure any proposed use complies with:

*Hawkinsville Part II: Code of Ordinances → Appendix A: Unified Land Development Regulations → Article II → Division 6 (Permitted Uses)*

The purchaser shall use the property in compliance with its existing zoning designation; however, the property may be eligible for rezoning to B-1 or B-2, subject to applicable approvals.

[See Permitted Uses](#) or see list of permitted uses at the end

#### Design Standards:

Design of exterior and interior must comply with code and be consistent with the vision of the district as depicted in the Downtown Renaissance Plan with guidance and approval from the DDA.

### 3. Property Information (Continued)



## 4. Project Objectives

1. The redevelopment of the River Market property should advance the mission of the Hawkinsville Downtown Development Authority and contribute meaningfully to the continued revitalization of downtown Hawkinsville. Proposed projects should meet the following objectives:
2. **Advance the Goals of the DDA**  
Support the Authority’s mission to strengthen the economic vitality, historic character, and long-term sustainability of downtown Hawkinsville through thoughtful, high-quality redevelopment.
3. **Deliver Community Benefit**  
Provide measurable positive impact to the community by addressing identified needs and opportunities, including promoting downtown activity, filling business gaps, supporting local entrepreneurship, or enhancing access to goods, services, housing, or entertainment.
4. **Promote a Design that Honors the Building’s History**  
Incorporate design elements that respect the historic industrial identity of the River Market structure while integrating harmoniously with the surrounding streetscape, adjacent civic spaces, and the broader downtown environment.
5. **Improve Aesthetic and Functional Appeal**  
Implement a visually appealing redevelopment that enhances the pedestrian experience, strengthens street-level activation, and contributes to walkability, connectivity, and place-making within the downtown core.
6. **Create Employment and/or Housing Opportunities**  
Generate new jobs, support economic activity, or provide needed residential units that help meet local workforce and community housing demands.

## 4. Project Objectives (Continued)

### 7. **Support Adaptive Reuse and Creative Placemaking**

Utilize the building's unique characteristics—scale, layout, industrial features, and adjacency to public amenities—to create a development that is innovative, flexible, and community-oriented.

### 8. **Encourage Year-Round Activation**

Introduce uses that attract consistent foot traffic, encourage regular community engagement, and complement existing downtown businesses and public spaces.

### 9. **Promote Sustainable and Responsible Development**

Incorporate environmentally responsible practices, comply with all environmental covenants, and consider long-term maintenance, energy efficiency, and the suitability of materials for preserving historic integrity

## 5. Respondent Development Team Requirements

Each Respondent Development Team must include, at minimum, an experienced property developer with demonstrated history in redevelopment projects. If the respondent intends to lease the property, they must include:

- A letter of intent from the tenant
- The tenant's business plan

## 6. Capital Investment & Financial Capacity Requirements

Respondents must demonstrate the ability to:

- Purchase the property
- Finance and construct improvements
- Operate the proposed use long-term

The DDA requires clear evidence of financial capacity through bank letters, financial statements, and proof of funding commitments.

## 7. Minimum Qualifications

The DDA will not consider or evaluate submittals from Respondents that do not meet these minimum requirements:

- **Demonstrated Experience With Adaptive Reuse or Historic Redevelopment**  
At least one member of the Respondent Development Team must show experience working with historic, industrial, or adaptive reuse projects, including successful compliance with environmental or structural constraints similar to those present on the River Market site.
- **Demonstrated Capacity to Maintain Project Operations**  
Respondents must provide evidence of sufficient organizational capacity, staffing, or operational partnerships to ensure long-term stability and successful operation of the proposed use.
- **Ability to Meet Project Objectives**  
Submittals must clearly demonstrate how the proposed redevelopment meets the stated project objectives, including community benefit, compatibility with the existing downtown environment, and enhancement of walkability and connectivity.
- **Commitment to Honor Historic Integrity and Community Character**  
Respondents must provide a preliminary design vision or narrative showing their approach to preserving the building's historic features while introducing improvements that align with surrounding downtown development.
- **Good Standing and Eligibility**  
Respondents must affirm that they are in good standing with all federal, state, and local agencies and are not currently involved in any litigation that may impede the proposed development.

## 8. Evaluation Criteria

The following criteria may be considered when evaluating submitted RFPs. These criteria build on the list you provided and incorporate the introduction and project objectives:

- **Alignment With Community Needs**  
The extent to which the proposed development addresses community priorities identified in planning documents such as the RSVP Plan and Business Gap Survey.
- **Contribution to Downtown Activity and Revitalization**  
The proposal's ability to increase foot traffic, support year-round activation, and complement existing downtown businesses and public investments.
- **Historic Sensitivity and Design Quality**  
How effectively the redevelopment preserves or highlights the building's historic features and integrates with the surrounding architectural character.
- **Job Creation or Housing Production**  
The number and quality of permanent jobs created or the contribution to downtown housing supply, including workforce or market-rate units.
- **Tax Base Enhancement**  
The projected increase in taxable value and financial benefit to the downtown commercial district and local government.
- **Community Engagement and Accessibility**  
The extent to which the proposal incorporates public spaces, community uses, or accessible amenities.
- **Site Utilization and Creativity**  
The quality of the proposed use of building features (e.g., garage doors, loading docks, open interior layout) and the creativity shown in adapting the space for modern needs.

## 8. Evaluation Criteria (Continued)

- **Environmental Responsibility**  
The degree to which the project incorporates sustainable practices, complies with environmental covenants, and proposes responsible long-term stewardship.
- **Overall Vision and Long-Term Viability**  
Strength of the development concept, clarity of vision, operational sustainability, and potential to serve as a catalytic project for downtown.

## 9. Purchase Agreement or Owner-Financed Agreement

During the Exclusive Negotiations Agreement (ENA) period, parties will negotiate:

- Purchase price, payment structure
- Owner-financing terms if applicable
- Redevelopment covenants and restrictions
- Compliance with zoning and environmental requirements

**Owner-financing option requires a minimum 20% down payment.**

**Sale price must be no less than \$500,000.**

Restrictive covenants will apply to ensure appropriate use, maintenance, and preservation.

## 10. Submission Instructions

Respondents must submit:

**One (1) paper copy**– Unbound, suitable for duplication

**One (1) digital copy**– Via email or USB included with the paper submission

### Confidential Financial Information

All financial documents must be sealed separately and marked: “CONFIDENTIAL FINANCIAL INFORMATION”

## **10. Submission Instructions (Continued)**

### **Hand Delivery:**

Hawkinsville Downtown Development Authority  
56 Broad Street, Suite 102  
Hawkinsville, Georgia 31036

### **Mailing Address:**

Hawkinsville Downtown Development Authority  
P.O. Box 120  
Hawkinsville, Georgia 31036

### **Email Submission (Digital Copy):**

[econdev@hawkinsvillega.net](mailto:econdev@hawkinsvillega.net)

### **Confidentiality Notice**

To the extent permitted by law, the DDA will make reasonable efforts to protect financial information that is clearly marked as confidential and/or proprietary. However, respondents are advised that materials submitted in response to this RFP may be subject to disclosure under the Georgia Open Records Act (O.C.G.A. §§ 50-18-70 through 50-18-76). Financial information designated as confidential will not be released unless and until the respondent executes the purchase agreement, and then only in accordance with applicable law.

## **11. Key Dates**

- Pre-Submittal Site Visit: Friday, March 13, 2026 – 10:00 AM
- Written Questions Deadline: Friday, April 3, 2026 – 5:00 PM
- Proposal Deadline: Monday, April 20, 2026 – 12:00 PM
- DDA Proposal Review Meeting: Tuesday, May 12, 2026 – 10:00 AM

## **12. Pre- Submission Meeting and site Visit**

Interested parties are strongly encouraged to attend the pre-submittal site visit on Friday, March 13, 2026, at 10 AM. The meeting will start on the corner of Houston and Broad Street in front of the building.

## **13. Selection Process and Next Steps**

### **Evaluation and Selection**

The DDA may, but is not required to, shortlist respondents for further discussion, presentations, or interviews. Proposals will be evaluated using the criteria outlined in this RFP, with consideration given to the project's alignment with the DDA's mission, community goals, historic preservation priorities, financial feasibility, and overall fit within the downtown environment.

The Hawkinsville Downtown Development Authority retains full and unrestricted authority to reject any or all proposals, in whole or in part, for any reason or no reason. The DDA shall incur no liability to any respondent as a result of such rejection. Submission of a proposal does not guarantee selection, negotiation, or award.

### **Conflict of Interest**

No public official of the City of Hawkinsville, member of the Hawkinsville Downtown Development Authority, or employee of the City who participates in the evaluation, negotiation, or selection process may have any direct or indirect personal, financial, or economic interest in any respondent, development team, or proposed project.

### **Negotiation of Terms**

Following the selection of the preferred proposal, the DDA will enter into negotiations with the selected development team to finalize terms of sale and redevelopment. Negotiations may include, but are not limited to:

- Purchase price and payment structure
- Redevelopment timeline
- Compliance with zoning and environmental covenants
- Design expectations and use of property
- Proposed community benefits and integration with downtown development goals

## **13. Selection Process and Next Steps (Continued)**

### **Negotiation of Terms**

If the purchaser elects to pursue seller financing, the Hawkinsville Downtown Development Authority will require a minimum 20% down payment of the agreed-upon purchase price.

If the purchaser opts for a traditional purchase, restrictive covenants governing the use, maintenance, and preservation of the building will be executed at closing. The property must be utilized strictly in accordance with its current zoning designation unless the purchaser seeks and obtains a lawful zoning change through the established municipal process.

### **Additional Terms and Conditions**

**Cost of Submittal:** The DDA will not reimburse any costs incurred by respondents in the preparation, submission, or presentation of their proposals, nor for any expenses associated with participation in negotiations.

**Liability Waiver:** By responding to this RFP, each respondent and every member of each development team waives any claim, liability, or expense of any kind against the City of Hawkinsville, the Hawkinsville Downtown Development Authority, and their respective officers, officials, employees, and agents, arising from or relating to this RFP, the selection process, or any negotiations.

## 14. Proposal Submission Requirements:

### Cover Letter

\_\_\_\_\_ **Cover Letter should be** submitted introducing the Respondent Development Team and summarizing the proposed Project Concept. The letter must be executed by an authorized representative of the development entity.

## **14. Proposal Submission Requirements (Continued): Respondent Development Team Qualifications**

### **\_\_\_\_\_ Develop Entity and Team Overview**

Provide a comprehensive description of the development entity, including legal name, address, primary contact information, federal tax identification number, and date of formation. Identify all joint venture partners, members, limited partners, or equity holders, along with their respective ownership percentages and committed capital. List all proposed team members and key personnel (e.g., architect, landscape architect, engineers, contractors, consultants), their roles, and their responsibilities throughout entitlement, construction, and ongoing property management. If certain consultants have not yet been selected, indicate anticipated roles.

### **\_\_\_\_\_ Required Disclosures**

Respondents must disclose the following:

1. Any litigation or disputes that may materially affect the Respondent's financial condition.
2. Any off-balance-sheet liabilities, including personal or corporate loan guarantees.
3. Any bankruptcy filings, foreclosures, deeds-in-lieu, or renegotiated/refinanced project debt involving the Respondent entity or any principal.

*Note: If "yes" to any item, the DDA may request supplemental documentation*

### **\_\_\_\_\_ Developer Experience**

Provide a list of relevant past developments, identifying each project's type, size, cost, location, completion date, and the Respondent's specific role. Include photos where available. Provide references for each project (contact name, company, email, and phone). List all current projects in design or active development, including a brief summary of past experience meeting local subcontracting or small business participation goals.

## **14. Proposal Submission Requirements (Continued):**

### **Project Proposal Requirements**

#### **\_\_\_\_\_ Business Plan**

Respondents must submit a complete business plan outlining the proposed use of the property, including the type of business, marketing approach, hours of operation, target customers, and projected job creation. If the proposal involves developing the property for another business, a letter of intent and that business's full plan is required. All business plans must include an Executive Summary, Business Description, Competitive Analysis, Organizational Structure, Sales Strategy, Funding Needs, Financial Projections, and an industry overview demonstrating how the proposed business will differentiate itself from competitors.

#### **\_\_\_\_\_ Project Narrative (max. 2 pages)**

Submit a narrative describing the vision for the redevelopment, how the proposal aligns with DDA goals, and how the project integrates into and enhances the City's broader downtown vision. Include an outline of construction plans and how the proposed business use supports long-term economic vitality.

#### **\_\_\_\_\_ Project Plans and Illustrative Materials**

Provide architectural and site-related materials, including conceptual elevations, floor plans, interior/exterior renderings, site layouts, façade concepts, and descriptions of structural or cosmetic improvements. All design elements must comply with applicable codes and align with the Downtown Renaissance Plan, subject to DDA review and approval.

#### **\_\_\_\_\_ Project Timeline**

Provide a detailed schedule from acquisition through completion of all improvements and construction milestones.

#### **\_\_\_\_\_ Planned Opening Date**

State the anticipated opening date (e.g., "12 months from property purchase").

## 14. Proposal Submission Requirements (Continued):

### Financial Requirements

#### \_\_\_\_\_ **Purchase Offer Amount**

Purchase offer must be no less than \$500,000

#### \_\_\_\_\_ **Funding Sources**

Identify all anticipated funding sources

#### \_\_\_\_\_ **Finance Structure**

Detail the full financial structure, including equity contributions, debt financing, and working capital.

#### \_\_\_\_\_ **Development and Improvement Budget**

Provide a complete development budget identifying all expected development, construction, and improvement costs, along with associated funding sources.

#### \_\_\_\_\_ **Proof of Funding or Financing**

Provide documentation demonstrating the Respondent's financial ability to complete the project as proposed.

## **14. Proposal Submission Requirements (Continued):**

### **Confidential Financial Capacity Submittal Information**

#### **\_\_\_\_\_ Financial Statements**

Submit the most recent available credit report and two years of financial statements (balance sheet, income statement, cash flow statement, and accompanying notes) for each principal, partner, and joint venture participant. Statements prepared by certified or recognized accounting firms are preferred. DDA may request additional statements if needed.

#### **\_\_\_\_\_ Real Estate Portfolio**

Provide a summary of the current real estate portfolio owned or managed by each principal or joint venture participant.

#### **\_\_\_\_\_ Lender & Investor Relationships**

Describe current lender and investor relationships and the ability to secure necessary capital for the proposed project. Provide a recent history (last 2–3 years) of financing commitments obtained, including project type, lender/investor name, and financing amounts. Include lender references for previously completed projects.

## 14. Proposal Submission Requirements (Continued):

### Community Impact & Additional Materials

#### \_\_\_\_\_ **Community & Public Benefits**

Describe anticipated community benefits, which may include tourism-related components, job creation, participation in local events, workforce development efforts (training, mentoring, education), or other community-enhancing attributes.

#### \_\_\_\_\_ **Additional Project Information (Optional)**

Respondents may include any additional information, design elements, or unique aspects that strengthen the overall proposal.

#### \_\_\_\_\_ **Questions & Additional Information**

Submit any questions or requests regarding property details, environmental covenants, utilities, zoning, or related site matters.

## 15. Supporting Documents:

[RSVP Plan](#)

[Business Gap Survey](#)

[Zoning](#)

[Ordinances](#)

**[Sec. 2.6.1. General.]**

Principal uses that are permitted in each zoning district by right, permitted accessory uses, and uses permitted under conditional approval are shown on the following table.

Any use not shown as permitted in a zoning district is specifically prohibited. Further restrictions that apply to specific uses are indicated under each zoning district under article 2, division 3. Certain restrictions that apply to specific principal uses are contained under article 2, division 4, while additional restrictions on certain accessory uses and structures are contained under article 2, division 5.

**List of Permitted Uses**

	Use is permitted by right										•
	Use may be permitted as a Conditional Use										O
	Use is not permitted										
	A-1	R-1	R-2	R-3	R-4A	R-4	P	B-1	B-2	I	
<b>Principal Uses</b>											
<b>Agricultural</b>											
Agriculture	•										
Large Animal Veterinarian	•										O
<b>Residential</b>											
Single-Family Dwelling	•	•	•	•		•				O	
Two-Family Dwelling				•		•					
Multi-Family Dwelling					•	•					
Group Dwelling						•					
Retirement Community						•			•		
Nursing Home						O	O				
<b>Retail Sales and Services</b>											
Adult Use											O
Amusement Place								O	O	O	
Automobile Service Station									•	•	
Automotive Sales									•	•	
Automotive Service Establishment										•	
Bed and Breakfast Facility						•		•			
Building Materials Sales										•	
Car Wash									•	•	
Clinic							•	•	•		
Commercial Parking Lot									•		
Commercial Recreation								O	•	•	
Convenience Gas Station								•	•	•	
Crematory									•		
Daycare Center			O				•	•	•	•	
Drive-in Theater										•	
Farm Equipment Sales									•	•	

Fast Food Restaurant									•	•	•
Funeral Home										•	
Hotel									•	•	
Insurance Office								•	•	•	•
Kennel											•
Manufactured Home Sales Lot											•
Motel									•	•	
Optical Sales								•	•	•	•
Plant Nursery	•										•
Prescription Shop								•	•	•	•
Professional Office								•	•	•	•
Radio/TV/Cable Station								•	•	•	•
Radio/TV/Cable Transmitting Tower	•								•	•	•
Realtor's Office								•	•	•	•
Rental Services Establishment									•	•	•
Restaurant									•	•	•
School (private academic or commercial)								•	•	•	
Small Animal Veterinarian									0		•
Theater (cinema or performing arts)									•	•	
Other Retail Sales or Services Business Not Listed Above									•	•	•
<b>Manufacturing, Wholesale and Storage</b>											
Automobile Wrecking Yard											0
Bakery (with more than 5 production employees)											•
Blacksmith, metal working shop											0
Candy Shop (with more than 5 production employees)											0
Gas and Oil Distributors											0
Junkyard or Salvage Yard											0
Laundry or Dry Cleaning Plant (with more than 5 employees)											•
Manufacturing Uses not listed herein or otherwise prohibited.											0
Mini-Warehouses											•
Printing Plant											•
Recycling Center											•
Stone or Monument Works											0
Storage											•
Tire Re-capping											0
Truck Terminal											•
Warehousing and Distribution											•
Wholesale Trade Establishments											•
<b>Semipublic Uses and Utilities</b>											

Any Governmental Service	•	•	•	•	•	•	•	•	•	•
Cemetery	0							0	0	0
Churches & Places of Worship	•	0	0	0	0	0	•	•	•	
Club or Fraternal Organization							•	•	•	•
Community Recreation Facility		•	•	•	•	•				
Golf Course (noncommercial)		0	0	0	0	0	0	0	0	0
Hospital							0	0	0	0
Utility Company Substation	•	0	0	0	•	•	•	•	•	•
<b>Accessory Uses</b>										
Automobile Repair for New Car Dealer								•	•	•
Car Wash at Service Station or Gas Station								•	•	•
Children's Playhouse	•	•	•	•		•				
Guest House	•	•	•	•		•				
Home Occupation	•	•	•	•	•	•				
Home Workshop	•	•	•	•	•	•				
Night Watchman Residence								0	0	0
Outdoor Display Area								•	•	•
Outdoor Storage										•
Parking Area or Garage	•	•	•	•	•	•	•	•	•	•
Personal Greenhouse or Vegetable Garden	•	•	•	•	•	•				
Recreation Facility (swimming pool, tennis)	•	•	•	•	•	•				
Stable	•	•	•	•						
Storehouse	•	•	•	•	•	•				
Summer House	•	•	•	•						
Truck Loading Docks								•	•	•

(Ord. of 5-10-96; Ord. No. 2011-5, 7-11-11; Ord. No. 2016-1, § 2, 6-6-16; Ord. No. 2025-4, § 1, 9-8-25)