

MINUTES

City Council Meeting Tuesday, March 18, 2025 – 6:00 p.m.

Call to Order: Mayor Campbell called the meeting to order at approximately 6:00 p.m.

Opening: Councilmember Hall gave the invocation and Mayor Campbell led the City Council in the pledge of allegiance to the flag.

Roll Call

City Council Members: Mayor Bruce Campbell, Mayor Pro-Tem Marcia Daniel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, and Councilmember Kim Tice. Absent: Councilmember Debbie Ruiz.

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Chief of Police; Tonya Roper, Clerk of Council; and Kyle Thomas, IT Technician.

Informal Public Comment: Given no speakers, Mayor Campbell closed the public comment portion of the meeting.

Public Hearings:

Alcoholic Beverage License Application: Receipt of public comment on an alcoholic beverage license application made by Arthenia Chambers to sell wines, beer, and/or malt beverages at Black Diamond Caribbean Restaurant, 319 Main Street Unit A, Garden City, Georgia.

Given no speakers for those in favor or opposition; Mayor Campbell closed the Public Hearing.

Alcoholic Beverage License Manager's Application: Receipt of public comment on a manager's alcoholic beverage license application made by Hailey Blakely Grene to sell wines, beer, and/or malt beverages at Nouria Energy Retail, Inc. (D/B/A Nouria 4230 Augusta Road) 4230 Augusta Road, Garden City, Georgia.

Given no speakers for those in favor or opposition; Mayor Campbell closed the Public Hearing.

City Council Minutes: Councilmember Lassiter made a motion to approve the minutes from the March 3rd Pre-Agenda Session and City Council meeting minutes and March 10th workshop. The motion was seconded by Councilmember Daniel. The motion passes with all voting in favor of the motion.

Items for Consideration

First Reading - Ordinance – Traffic Calming Policy: The Clerk of Council read the heading of an ordinance to create a traffic calming policy as Appendix H to the City's code of ordinances, enhancing residential safety and for other lawful purposes.

City Manager stated the ordinance is to help manage the problems associated with traffic flow, excessive speeding, cut-thru traffic, pedestrian safety and also to set-up a process for residents to request the City to investigate traffic calming measures when these issues are occurring.

Councilmember Tice made a motion to approve on the first reading of the ordinance. Councilmember Hall seconded the motion to approve. The motion passes with all voting in favor of the motion.

Motion to Suspend the Rules of Council: Councilmember Lassiter motioned to suspend the rules of Council to hold the second reading of the ordinance. The motion was seconded by Councilmember Daniel and passes without opposition.

Second Reading – Ordinance – Traffic Calming Policy: The Clerk Of Council read the heading of an ordinance to create a traffic calming policy as Appendix H to the City's code of ordinances, enhancing residential safety and for other lawful purposes.

Councilmember Tice made a motion to approve on the second reading of the ordinance. Councilmember Morris seconded the motion; the motion passed with all voting in favor of the motion.

First Reading – Ordinance – Rebates of Building Permit Fees for Energy Efficient Buildings and Systems: The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, as amended to amend Chapter 18 entitled "Buildings and Building Regulations" for the purpose of providing partial rebates on permit fees to encourage energy efficient building practices in the City; to repeal all ordinances in conflict herewith; and to provide an effective date; and for other purposes.

Councilmember Hall made a motion to approve on the first reading of the ordinance. Councilmember Lassiter seconded the motion. The motion passed with all voting in favor of the motion.

Motion to Suspend the Rules of Council: Councilmember Daniel motioned to suspend the rules of Council to hold the second reading of the ordinance. The motion was seconded by Councilmember Hall and passes without opposition.

Second Reading – Ordinance – Rebates of Building Permit Fees for Energy Efficient Buildings and Systems: The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, as amended to amend Chapter 18 entitled "Buildings and Building Regulations" for the purpose of providing partial rebates on permit fees to encourage energy efficient building practices in the City; to repeal all ordinances in conflict herewith; and to provide an effective date; and for other purposes.

Councilmember Lassiter made a motion to approve on the second reading of the ordinance. Councilmember Daniel seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – Chatham County Emergency Operations Plan: The Clerk of Council read the heading of a resolution by the Mayor and Council authorizing the City of Garden City to adopt the January 2025 Chatham County Emergency Operations Plan; to authorize the City's Mayor to execute the plan to evidence the City's adoption of same and for other purposes.

The City Manager stated the resolution is to renew the City's participation in the 2025 emergency management operations plan and the last time the plan was updated was 2020. The plan is updated every five years, and it is now time for an update.

Councilmember Daniel motioned to approve the resolution. Councilmember Hall seconded the motion, the motion passes by all voting in favor of the motion.

Resolution – Anderson Street Extension Roadway Acceptance Agreement: The Clerk of Council read the heading of a resolution authorizing Garden City, Georgia, to accept the dedication by CenterPoint Fawcett Tract, LLC of the widened northwestern extension of Anderson Street right-of-way improvements which run between U.S. Highway 80 and a 68.556 acre parcel owned by CenterPoint Fawcett Tract, LLC, and which is being further extended by CenterPoint Fawcett Tract, LLC, to access the City's 13.27 acre parcel on Fifth Street formerly known as the Haynes Elementary School site pursuant to that certain development agreement dated November 3, 2023, between the City and CenterPoint Fawcett Tract, LLC, as amended by a first amendment to development agreement dated January 10, 2025; and for other purposes.

Mr. Gerard requested a reading as stated in the new resolution.

Resolution – Anderson Street Extension Roadway Acceptance Agreement: The Clerk of Council read the heading of a resolution authorizing Garden City, Georgia to accept the dedication by CenterPoint Fawcett Tract, LLC of the widened northwestern extension of Anderson Street right-of-way improvement, including the newly constructed water facilities lying within said right-of-way, which run between U.S. Highway 80 and a 68.556 acre parcel owned by CenterPoint Fawcett Tract, LLC and which is being further extended to by CenterPoint Fawcett Tract, LLC, to access the City's 13.27 acre parcel on Fifth Street formerly known as the Haynes Elementary School site pursuant to that certain development agreement dated November 3, 2023, between the City and CenterPoint Fawcett Tract, LLC as amended by a first amendment to development agreement dated January 10, 2025; and for other purposes.

Councilmember Lassiter motioned to change the item to read as set forth in the new resolution. Councilmember Hall seconded the motion.

City Manager stated this resolution is to accept the dedication by CenterPoint Fawcett Tract of the widened northwestern extension of Anderson Street right-of-way improvements and this resolution included a newly constructed water facilities lying in that right-of-way which runs between US Highway 80 and the CenterPoint property. This is also to be further extended to the new gym complex.

Councilmember Lassiter asked if the water main will tap into the line?

Mr. Gerard replied that the line will continue on to the Recreation center.

Councilmember Lassiter asked if there will be an effect on the water pressure in his area?

Brian Hollings, CenterPoint Properties replied that CenterPoint is extending the road from the Farmer's Market project and extending the rest of the road all the way to the Rec center including the sewer, water, roadway and sidewalk; the water pressure will actually help the area. He continued by saying that the drains are probably not there as we build these ponds, so I want drains for the adjacent area that is around the area to help with flow-thru.

With no further comments, the motion carries with all voting in favor to amend the item as set forth in the new resolution.

Resolution – Anderson Street Extension Roadway Acceptance Agreement: The Clerk of Council read the heading of a resolution authorizing Garden City, Georgia to accept the dedication by CenterPoint Fawcett Tract, LLC of the widened northwestern extension of Anderson Street right-of-way improvement, including the newly constructed water facilities lying within said right-of-way, which run between U.S Highway 80 and a 68.556 acre parcel owned by CenterPoint Fawcett Tract, LLC and which is being further extended to by CenterPoint Fawcett Tract, LLC, to access the City's 13.27 acre parcel on Fifth Street formerly known as the Haynes Elementary School site pursuant to that certain development agreement dated November 3, 2023, between the City and CenterPoint Fawcett Tract, LLC as amended by a first amendment to development agreement dated January 10, 2025; and for other purposes.

Councilmember Lassiter motioned to approve the resolution. Councilmember Daniel seconded the motion, the motion passes by all voting in favor of the motion.

Resolution – GDOT LMIG Roadway Repair Agreement: The Clerk of Council read the heading of a resolution authorizing the City of Garden City, Georgia to enter into a contract with Skes Brothers, Inc. in the amount of \$425,441.15 for road repair work to include the milling, leveling, and resurfacing of certain segments of Chatham Villa Drive, Olmstead Place, Jasper Drive, and Salt Creek Road.

Councilmember Hall stated that the project is to include Byck Avenue as advertised.

The City Manager replied that is correct and this is the awarded contract to Skes Brothers, Inc. which was the low bidder for the road repair work under the 2024 Georgia Department of Transportation Local Maintenance Improvement Grant. The City has a cash match and will also use other funding out of a general fund on the project.

Councilmember Lassiter inquired of the amount to come out of the general fund.

The City Manager replied the grant was for \$270,362 and the City's cash match is \$81,109 with \$450,000 budgeted for the total project, this is a budgeted item.

With no additional comments, Councilmember Morris motioned to approve the resolution. Councilmember Daniel seconded the motion. The motion passes with all voting in favor of the motion.

Resolution – GovWell Software Agreement: The Clerk of Council read the heading of a resolution authorizing the City Manager to execute an order/terms of service form with GovWell Technologies, Inc., to purchase a software package managing permits, inspections, plan reviews, and code enforcement for the Planning and Economic Development Department; to appropriate available funding to support the software services through the FY2024-25 budget period.

The City Manager stated that the current software program used by our Planning department is being discontinued so this resolution is to authorize the purchase of the new software package to replace the current software system.

Councilmember Daniel motioned to approve the resolution. The motion was seconded by Councilmember Hall and passes with all voting in favor of the motion.

Resolution – Garden City Area Convention & Visitors Bureau Authority Dissolution: The Clerk of Council read the heading of a resolution by Mayor and Council requesting the Georgia State Legislature to dissolve the Garden City Area Convention and Visitors Bureau Authority and to provide for the transfer of the Authority's assets upon such dissolution; and for other purposes.

The City Manager stated that the resolution is to request the Georgia State Legislature to dissolve the Garden City Area Convention and Visitors Bureau and provide for the authorized assets to the City upon dissolution of the authority.

Councilmember Daniel motioned to approve the resolution. Councilmember Hall seconded the motion. The motion passes with Councilmember Daniel, Councilmember Hall, Councilmember Lassiter, Councilmember Tice and Mayor Campbell voting in favor of the motion. Councilmember Morris voted in opposition of the motion.

Alcoholic Beverage License Application: The Clerk of Council read the heading for a consideration by the Mayor and Council of an alcoholic beverage license application made by Arthenia Chambers to sell wines, beer, and/or malt beverages at Black Diamond Caribbean Restaurant, 319 Main Street Unit A, Garden City, Georgia.

Chief Ballard confirmed the application process as complete.

Councilmember Lassiter made a motion to approve the alcoholic beverage license application. The motion was seconded by Councilmember Daniel and passes with all voting in favor of the motion.

Alcoholic Beverage License Manager's Application: The Clerk of Council read the heading for a consideration by the Mayor and Council of an alcoholic beverage license manager's application made by Hailey Blakely Greene to sell wines, beer, and/or malt beverages at Nouria Energy Retail, Inc. (D/B/A Nouria 4230 Augusta Road) 4230 Augusta Road, Garden City, Georgia.

Chief Ballard confirmed the application process as complete.

Councilmember Hall made a motion to approve the alcoholic beverage license manager's application. The motion was seconded by Councilmember Daniel and passes with all voting in favor of the motion.

Adjournment: Mayor Campbell called for a motion to adjourn the meeting. Councilmember Lassiter motioned to adjourn the meeting at approximately 6:20pm. The motion was seconded by Councilmember Hall and passes without opposition.

Transcribed & submitted by: The Clerk of Council

Accepted & approved by: The City Council on 04-07-2025