

A G E N D A
City Council Meeting
Monday, October 17, 2022 – 6:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

➤ **FORMAL PUBLIC COMMENT:**

- **Core MPO Presentation**

Formal Public Comment – City Council Agenda Protocol

The City of Garden City has identified this portion of the meeting to allow individuals an opportunity to formally address the City Council on issues of importance. Garden City requires that individuals who desire to formally address the City Council submit a written request form outlining the subject matter that they intend to discuss so that they can be placed on the meeting agenda. Members of the public desiring to be placed on the agenda to present or address matters to the City Council must submit a formal ***“REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA”*** form to the Office of the City Manager at least 10 days prior to the requested City Council meeting date that you wish to speak. City Council meetings are held on the first and third Monday of each month so the request must be submitted no later than 5:00 pm on the Friday which constitutes 10 days prior. The request can be done in person, regular mail, fax or e-mail and the speaker should obtain acknowledgement of the request from the City to demonstrate that the 10 day requirement has been met. The request form may be obtained from the Office of the City Manager and on the City's website www.gardencity-ga.gov. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Manager, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the completion of a request form does not entitle the speaker to be added to the agenda.

➤ PUBLIC HEARINGS

- **Alcoholic Beverage License Application (Family Dollar):** Receipt of public comment on an alcoholic beverage license application made by Horace Polite, Jr., to sell wines, beer, and/or malt beverages at Family Dollar Stores of Georgia, LLC, (D/B/A) Family Dollar Store #21809, 4302 August Road, Garden City, Georgia.
- **Alcoholic Beverage License Application:** Receipt of public comment on an alcoholic beverage license application made by Himansu Patel, to sell wines, beer, and/or malt beverages at Jai Dwarkadish, LLC, (D/B/A Garden City Texaco) 511 U.S. Highway 80 West Unit A, Garden City, Georgia.

Speaking to a Public Hearing Item Protocol

In the interests of time and to ensure fairness of all persons who appear before the City Council to speak for or against a public hearing item, speakers will be limited to three (3) minutes each to address City Council except as described herein. One speaker for the Petitioner may address the City Council for no more than 10 minutes, unless extended by the Mayor. In an effort help the City Council and the general public to better understand the issues, the Mayor may request that a City staff member address the City Council from the podium. Speakers from the general public may only speak when recognized by the Mayor during the public hearing. Speakers will be asked to come to the podium to address the City Council for three (3) minutes and they shall state their name and resident address for the record.

Speakers addressing City Council on a public hearing item should coordinate comments to respect City Council's time limits. Groups should select a spokesperson to present the major points that summarize their position and opinions. Speakers are urged to be brief and non-repetitive with their comments. Comments shall specifically address the public hearing item before the City Council, and the speaker shall maintain appropriate tone and decorum when addressing the City Council. City Council may ask questions of the applicant, speakers, or staff during these proceedings only for the purpose of clarifying information. The speaker shall not direct derogatory comments to any individual, organization, or business. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed, and the next speaker will be recognized to come forward to the podium and address the City Council. Once the public hearing is closed on an item, there will be no further opportunity for formal or informal public input at a City Council meeting.

***PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS BEFORE
GARDEN CITY'S MAYOR AND COUNCIL AND STANDARDS GOVERNING THE EXERCISE OF
CITY COUNCIL'S ZONING POWER***

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Mayor and Council on Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings by the Mayor and Council on zoning amendments shall be chaired by the Mayor.
- (2) The Mayor shall open the hearing by stating the specific zoning amendment being considered at the public hearing and further stating that printed copies of the adopted standards governing the exercise of the Mayor and Council's zoning power and the procedures governing the hearing are available to the public.
- (3) The Director of the City's Planning and Zoning Department shall advise the Mayor and Council of the recommendation of the Planning Commission when applicable.
- (4) The Mayor shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (5) When there is a large number of individuals wishing to testify at a hearing, the Mayor may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The Mayor may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (6) The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) After all individuals have had an opportunity to speak in accordance with subparagraph (6) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) The Mayor may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- (9) It shall be the duty of the Mayor to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- (10) Once all parties have concluded their testimony, the Mayor shall adjourn the public hearing.

Standards Governing the Exercise of The Zoning Powers of Garden City's Mayor and Council:

Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

- (1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (3) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- (4) Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?
- (5) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- (6) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

➤ **Approval of City Council Minutes**

- Consideration of the October 3, 2022, Pre-Agenda Session Minutes and Council Meeting Minutes, and October 10, 2,022 City Council Workshop Synopsis.

City Manager's Report

- Staff reports included with the agenda packet
- Updated and announcements

➤ **ITEMS FOR CONSIDERATION**

- **Second Reading- Ordinance, Zoning Map Amendment:** An ordinance to amend the Zoning Ordinance and Map of Garden City, Georgia, as amended, to rezone certain property owned by 1143 & 1445 Dean Forest Road, LLC, located at 1445 Dean Forest Road in Garden City, Georgia, from its present zoning classification of "R-A" to an "R-2" zoning classification.
- **Resolution, NextSite Agreement:** A resolution authorizing Garden City, Georgia, to enter into an agreement with NextSite, LLC, for providing research marketing, and consulting services aimed at recruiting new commercial development and re-development for certain sites/corridors within Garden City.
- **Resolution, Industrial Zoning Moratorium Extension:** A resolution extending until January 1, 2023, the Moratorium on the acceptance of applications for the rezoning of any property to an industrial zoning classification or district while the City considers changes to its zoning ordinances.
- **Alcoholic Beverage License Application:** Consideration of an alcoholic beverage license application made by Horace Polite, Jr., to sell wines, beer, and/or malt beverages at Family Dollar Stores of Georgia, LLC, (D/B/A) Family Dollar Store #21809, 4302 August Road, Garden City, Georgia.
- **Alcoholic Beverage License Application:** Consideration of an alcoholic beverage license application made by Himansu Patel, to sell wines, beer, and/or malt beverages at Jai Dwarkadish, LLC, (D/B/A) Garden City Texaco) 511 U.S. Highway 80 West Unit A, Garden City, Georgia.
- **President of Council Appointment**

➤ **RECEIPT OF INFORMAL PUBLIC COMMENT:**

➤ **Procedure:** To best manage this meeting section, any person who desires to address the City Council must sign up using the process outlined on the website where this meeting is advertised. Once recognized by the Mayor, the person will be allowed to speak in accordance with the Informal Public Comment – Speaker Protocols outlined below.

Informal Public Comment – Speaker Protocol

The City of Garden City believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment on items within the City Council's jurisdiction, may do so during the Informal Public Comment period of the meeting. However, no formal action will be taken on matters that are not part of the posted agenda. Informal Public Comments are scheduled for a total of fifteen (15) minutes and each person will be limited to three (3) minutes. In order to ensure the opportunity for all those desiring to speak before the Council, there is no yielding of time to another speaker. Speakers not heard during the limited fifteen (15) minute period will be first to present their comments at the next Council meeting. The opportunity to address City Council on a topic of his/her choice shall be used by an individual only one (1) time per month. It may not be used to continue discussion on an agenda item that has already been held as a public hearing. Matters under negotiation, litigation, or related to personnel will not be discussed. If a member of the general public would like to address the City Council during the Informal Public Comment portion of the meeting, please respectfully indicate your desire to address the City Council when the Mayor solicits members of the general public to come forward and speak. You will be recognized by the Mayor and asked to come forward to the podium so that you can address the City Council in accordance with the rules outlined herein. Once the speaker has been recognized to speak, he/she will be given three (3) minutes to address the City Council. The speaker should not attempt to engage the City Council and/or Staff in a discussion/dialogue and the speaker should not ask specific questions with the expectation that an immediate answer will be provided as part of the three (3) minute time frame since that is not the intent of the Informal Public Comment period. If the speaker poses a question or makes a request of the City, the Mayor may refer the issue or request to the City Manager for follow up. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. The Mayor may rule out of order any Speaker who uses abusive or indecorous language, if the subject matter does not pertain to the City of Garden City, or if the Speaker(s) attempts to engage the City Council Members in a discussion or dialogue on issues. City Council shall not discuss non-agendized matters because it does not give the public adequate notice. Accordingly, City Council shall be limited to asking factual and clarifying questions of staff, and when appropriate, the Council may consider placing a matter on a future agenda. In addition, it is not reasonable to expect staff to respond to any of a variety of issues on which they may or may not be prepared to respond to on a moment's notice, so the City Manager may respond, or direct staff to respond at a later time.

➤ **ADJOURN**



City of Garden City
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.966.2735
Email: Occtax@gardencity-ga.gov

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Date Filed: 9/14/22

For the Year: 2022 ^(3mths) 2023

Expires at December 31 of the above year.

Type of License (check all that apply)

<input type="checkbox"/> Spirituous Liquors (package)	\$2,722.00	<input checked="" type="checkbox"/> Beer and/or malt beverages	\$682.00
<input type="checkbox"/> Spirituous Liquors (by the drink)	\$2,722.00	<input checked="" type="checkbox"/> Wines	\$236.00
<input checked="" type="checkbox"/> Advertising Cost	\$75.00		

TOTAL: \$ 993.00

Business Information

Business Name: Family Dollar Stores of Georgia , LLC

D/B/A (if applicable): Family Dollar #21809

Business Address: 4302 Augusta Rd, Garden City, GA 31408 Business Phone: 757-321-5493

Mailing Address: 500 Volvo Pkwy (9th Floor) Emergency Phone: 404-640-5938
(If different from Business Address)

City: Chesapeake State: VA Zip Code: 23320

Business Email Address: ab-licensing@dollartree.com

What other kinds of business will be conducted at this location? N/A

This location will only function as a retail store

List all persons with a financial interest in the business:

(For corporations, include all stockholders who own more than 10% of the outstanding stock of the corporation.)

Name	Address	% Ownership
Family Dollar Inc	500 Volvo Pkwy, Chesapeake, VA 23320	100%
See attached list of officers owning 0%		

Has any person having an interest in said business been convicted of any violation of law other than a traffic violation? Served time in prison, or other correctional institution? Yes No

If Yes, describe circumstances: _____

THIS PAGE FOR OFFICE USE ONLY

Application received by: Katie Draeger Date: 9/14/22

POLICE DEPARTMENT REVIEW

Fingerprinted by: OK for license SKD Date: 9/24/22

Separate report submitted to the City Administrator:

John C. Miller Date: 9/27/22
Police Chief

Public Hearing held on: _____

Date advertised in Savannah Morning News: _____

Action of Council: Approval Denial

License(s) Issued: _____ Date: _____



City of Garden City
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.966.2735
Email: Occtax@gardencity-ga.gov

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Date Filed: 09/08/2022

For the Year: 2022

Expires at December 31 of the above year.

Type of License (check all that apply)

<input type="checkbox"/> Spirituous Liquors (package)	\$2,722.00	<input checked="" type="checkbox"/> Beer and/or malt beverages	\$682.00
<input type="checkbox"/> Spirituous Liquors (by the drink)	\$2,722.00	<input checked="" type="checkbox"/> Wines	\$236.00
<input checked="" type="checkbox"/> Advertising Cost	\$95.00		

TOTAL: \$ _____

Business Information

Business Name: JAI DWARKADISH LLC

D/B/A/ (if applicable): GARDEN CITY TEXACO

Business Address: 511 US HWY 80 W UNIT A Business Phone: 912 964 0006

Mailing Address: _____ Emergency Phone: 912 856 4604
(If different from Business Address)

City: GARDEN CITY State: GEORGIA Zip Code: 31408

Business Email Address: GARDENCITYTEXCAO@GMAIL.COM

What other kinds of business will be conducted at this location? GAS STATION,C-STORE AND LOTTO

List all persons with a financial interest in the business:

(For corporations, include all stockholders who own more than 10% of the outstanding stock of the corporation.)

Name	Address	% Ownership
HIMANSU PATEL	109 TREUTLEN CT RINCON GA 31326	50
JESNIK PATEL	110 WOODLAND AVE HAMPTON SC 29924	50

Has any person having an interest in said business been convicted of any violation of law other than a traffic violation? Served time in prison, or other correctional institution? Yes No

If Yes, describe circumstances: _____

THIS PAGE FOR OFFICE USE ONLY

Application received by: Katie Draeger Date: 9/27/22

POLICE DEPARTMENT REVIEW

Fingerprinted by: OK for license SICD Date: 10/3/22

Separate report submitted to the City Administrator:

Kathy Date: 10/5/22
Police Chief

Public Hearing held on: _____

Date advertised in Savannah Morning News: _____

Action of Council: Approval Denial

License(s) Issued: _____ Date: _____

SYNOPSIS
Pre-Agenda Session
Monday, October 3, 2022 – 5:30 p.m.

Call to Order: Mayor Campbell called the pre-agenda session to order at approximately 5:30 p.m.

Attendees

Council Members: Mayor Bruce Campbell, Councilmember Marcia Daniel, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz, and Councilmember Kim Tice.

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell Bowles, Finance Director / Clerk of Council; Yolanda Irizarry, HR Director; Cliff Ducey, Recreation Director; Jon Bayer, Public Works Director; Mike Dick, Fire Chief; Chris Snider, Systems Administrator; and Gil Ballard, Chief of Police.

Review of Council Agenda Items: The City Manager provided an overview of the items on the agenda for consideration.

The City Manager stated that the Brannen family asked for the consideration of the rezoning of 1445 Dean Forest Road to be postponed. He said that I called them and offered to meet with them today. He asked that the City Council support the rezoning because we need the housing.

Councilmember Daniel asked how many units is the developer putting on the property. The City Manager said approximately 250 units.

Councilmember Ruiz said how many stories. The City Manager said they would probably be three-story. He noted that we do not have a site plan yet.

Councilmember Daniel said that she was concerned about the bridge. The City Manager replied that the engineers would evaluate the bridge.

Councilmember Daniel said that she would like the City Council to look at defining the buffer terminology.

The City Manager said that the Chief of Police needs to move forward with ordering the five police cars that he is requesting in the FY2023 budget. He stated that there is a small window of opportunity for him to be considered on the vehicles list. He said that the resolution in the agenda packet is to allow him to order the vehicles before your review and consideration of the proposed FY2023 budget. He said that if the City Council decides not to approve all five cars during the budget retreats, he can amend or cancel his order.

Chief Ballard said that we are just now receiving the 2022 vehicles that we ordered. He said the car market is affecting police departments all over the place.

Councilmember Hall asked if it was a chip issue. Chief Ballard said that Dodge doesn't seem to have a chip shortage. Councilmember Hall noted that in past years we joined with other cities on vehicles to get better pricing. Chief Ballard said that Butler has the State contract price.

The City Manager stated that we have the Mayor Pro-tem appointment on the agenda and the Mayor will open the floor for public comment. He noted that the clock in the council chambers is broken so he would be keeping the three-minute time for speakers.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 10/17/22*

M I N U T E S

City Council Meeting Monday, October 3, 2022 – 6:00 p.m.

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

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

Roll Call:

Council Members: Mayor Bruce Campbell, Councilmember Marcia Daniel, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz, and Councilmember Kim Tice.

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell Bowles, Finance Director / Clerk of Council; Yolanda Irizarry, HR Director; Cliff Ducey, Recreation Director; Jon Bayer, Public Works Director; Mike Dick, Fire Chief; Gil Ballard, Chief of Police; and Chris Snider, Systems Administrator.

Oath of Office: The City Attorney administered the oath of office to the at-large city council member Gwyn Hall.

Public Hearings

Alcoholic Beverage License Application: The Clerk of Council said we have a public hearing for the receipt of public comment on an alcoholic beverage license application made by Payal V. Shah to sell wines, beer and/or malt beverages at Sai Gardencity 1912, Inc., (D/B/A Yogi), 1298 U.S. Highway 80, Garden City, Georgia.

Mayor Campbell opened the public hearing. He asked if there was anyone who wished to speak for or against the application. There being no speakers, Mayor Campbell closed the public hearing.

Alcoholic Beverage License Manager's Application: The Clerk of Council said we have a public hearing for the receipt of public comment on a manager's alcoholic beverage license application made by Pankil Patel to sell wines, beer and/or malt beverages at Sai Gardencity 1912, Inc., (D/B/A Yogi), 1298 U.S. Highway 80, Garden City, Georgia.

Mayor Campbell opened the public hearing. He asked if there was anyone who wished to speak for or against the application. There being no speakers, Mayor Campbell closed the public hearing.

City Council Minutes: Councilmember Ruiz motioned to approve the minutes from the September 19, 2022, pre-agenda session and city council meeting.

City Manager's Report: The City Manager gave updates on the new website, Bazemore Park parking lot project, and the FY23 Budget Retreat.

Items For Consideration

First Reading - Ordinance, Zoning Map Amendment: The Clerk of Council read for the first reading the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended,

to rezone certain property owned by 1143 & 1445 Dean Forest Road, LLC, located at 1445 Dean Forest Road in Garden City, Georgia, from its present zoning classification of "R-A" to an "R-2" zoning classification.

Councilmember Tice motioned to approve the ordinance on the first reading. Councilmember Hall seconded the motion. Councilmember Hall, Councilmember Lassiter, Councilmember Morris, and Councilmember Tice voted in favor, with Councilmember Daniel and Councilmember Ruiz opposed.

Resolution, Order Placement for Purchase of FY2023 Police Vehicles: The Clerk of Council read the heading of a resolution to authorize the Garden City Police Department to order five (5) 2023 Dodge Durango vehicles (together with associated equipment) to be used as police patrol cars for the total purchase price of \$207,820, and to authorize the City Manager to sign a purchase order for said vehicles.

Councilmember Morris motioned to adopt the resolution. The motion was seconded by Councilmember Tice and passed without opposition.

Alcoholic Beverage License Application: The Clerk of Council said we have for consideration by the Mayor and Council an alcoholic beverage license application made by Payal V. Shah to sell wines, beer, and/or malt beverages at Sai Gardencity 1912, Inc., (D/B/A Yogi), 1298 U.S. Highway 80, Garden City, Georgia.

Councilmember Lassiter motioned to approve the alcoholic beverage license application. The motion was seconded by Councilmember Ruiz and passed without opposition.

Alcoholic Beverage License Manager's Application: The Clerk of Council said we have for consideration by the Mayor and Council a manager's alcoholic beverage license application made by Pankil Patel to sell wines, beer and/or malt beverages at Sai Gardencity 1912, Inc., (D/B/A Yogi), 1298 U.S. Highway 80, Garden City, Georgia.

Councilmember Tice motioned to approve the alcoholic beverage license manager's application. The motion was seconded by Councilmember Daniel and passed without opposition.

Mayor Pro-tem Appointment: Mayor Campbell opened the floor for nominations from the City Council for Mayor Pro-tem.

Councilmember Hall nominated Councilmember Daniel. Councilmember Morris nominated Councilmember Lassiter.

Mayor Campbell asked all in favor of Councilmember Lassiter. Councilmember Morris voted in favor of Councilmember Lassiter.

Mayor Campbell asked all in favor of Councilmember Daniel. Councilmember Hall, Councilmember Ruiz, Councilmember Tice, and Mayor Campbell voted in favor of Councilmember Daniel.

Informal Public Comment: Mayor Campbell opened the floor to receive public comments from the audience. There being no speakers, Mayor Campbell closed the information public comment portion of the meeting.

Councilmember Hall said he would like to thank the Mayor and City Council for nominating him to serve in the at-large city council seat. He thanked his family and friends for their support.

Adjournment: There being no other items on the agenda to discuss, Mayor Campbell called for a motion to adjourn the meeting. Councilmember Ruiz motioned to adjourn the meeting at approximately 6:20 p.m. The motion was seconded by Councilmember Hall and passed without opposition.

Transcribed & submitted by: The Clerk of Council

Accepted & approved by: The City Council 10/17/22

SYNOPSIS

City Council Workshop Monday, October 10, 2022 – 2:00 p.m.

Call to Order: Mayor Campbell called the workshop to order at approximately 2:00 p.m.

Attendees:

Council Members: Mayor Bruce Campbell, Mayor Pro-tem Marcia Daniel, Councilmember Richard Lassiter (via zoom), Councilmember Natalyn Morris (via zoom), Councilmember Ruiz, and Councilmember Kim Tice (via zoom).

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell Bowles, Finance Director/Clerk of Council; Yolanda Irizarry, HR Director; Cliff Ducey, Recreation Director; Jon Bayer, Public Works Director; Chris Snider, Systems Administrator; and Captain Richard Hood, GCPD. Absent: Gil Ballard, Chief of Police, and Mike Dick, Fire Chief.

City Manager's Update: The City Manager stated that he would be bringing a resolution before the City Council at the upcoming meeting for them to consider extending the industrial zoning moratorium.

The City Attorney recommended holding a public hearing on the moratorium extension.

The City Manager stated that he spoke with NextSite and that the new contract would be \$10,000 per year instead of \$15,000 per year. He noted that the term of the contract term is three years. He said that if they successfully brought an actual business to the city, we would pay them a success fee of \$5,000.

Mayor Campbell stated that we held them to specific areas the first time. The City Manager said they were mainly kept to the Highway 21 corridor, the old Piggly Wiggly store, and the empty Food Lion complex. Mayor Campbell said if they can't get anything, they would at least be able to tell us why.

Councilmember Hall stated that if we can afford their services, we need them because we need restaurants and grocery stores.

Councilmember Lassiter stated that this contract fee is much better than \$15,000 per year.

Councilmember Morris stated that they would be able to support why we don't have things.

After a brief discussion, the City Council recommended moving forward with the contract and placing it for formal action on the October 17th council agenda.

The City Manager briefed the City Council on the two multi-family proposals for the Highway 80 property. He stated that the RFP for the gymnasium is ready, but we need to receive the money from the School Board before we release it.

Mayor's Updates: Mayor Campbell stated that we have the vote for the President of Council at the October 17th council meeting. He asked the Council to be thinking about whom they wanted to nominate.

The City Manager stated that the appointment to replace Councilmember Hall on the Ethics Committee would be on the November 7th council agenda, so you all need to consider whom you want to nominate to replace Councilmember Hall on the Ethics Committee.

The City Attorney said that he would have to check the ordinance, but he believes that Councilmember Hall was the Mayor's appointment to the Ethics Committee, so only the Mayor may need to appoint someone.

Councilmember Hall stated that the Ethics Committee Members need to be provided the ordinance or something that spells out the process and procedures.

Councilmember Daniel asked what the President of the Council's duties is. The City Attorney replied to fill in as Mayor if the Mayor Pro-tem is unavailable.

Mayor Campbell stated that at the budget retreat, we discussed setting the individual travel/training amount for each council member at \$8,500 for the fiscal year 2023. He said that he felt the \$8,500 was too high for each member and that we should discuss reducing it to \$7,000 for each city council member.

After a brief discussion, most of the city council recommended leaving each council member's individual travel/training set at \$8,500 for the fiscal year 2023, as previously discussed in the budget retreat.

There being no further items to discuss, the City Council unanimously adjourned the workshop at approximately 3:07 p.m.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 10/17/22*



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



REPORT TO MAYOR AND CITY COUNCIL

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 10, 2022

SUBJECT: *Fire Department September 2022 Report*

Report in Brief

The Fire Department Monthly Status Report includes an extensive summary of the monthly activity of the divisions within the Department. This report also provides information regarding key items of interest and/ or activities throughout the month.

The operations detail contained in this report is for the month of September 2022, and all related information is current as of September 30, 2022.

Prepared by: Michele Johnson
Title Assistant Fire Chief

Reviewed by: Mike Dick
Title Chief of Fire

Scott Robider, City Manager

Attachment(s)



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



Calls for Service in September 2022

There was a total of 208 calls for service in the month of September 2022 for a total of 1,863 calls for service year to date.

Current month's calls included:

Incident Type:

Building fire	1	Good Intent	7
Incinerator overload or malfunction	1	False Alarm	19
Passenger vehicle fire	1	Service Call	6
Road freight or transport vehicle fire	1	Inspections/Pre Plan	0
Outside rubbish, trash or waste fire	1	Public Education	0
First Responder	145		
Vehicle Accident	22		
Hazardous Incident	4		
Weather Related	0		

Department Activities/Events

Department Training

In September, fire personnel reported a total of 400.83 hours of training resulting in an average of 14.85 hours of training per Firefighter and a total of 3,354.91 for the year.

The first session of the EMT course was held on September 14, 15 and 16. There are 10 Garden City participants and 3 from Port Wentworth.

Chief Dick instructed the Water Rescue 1 class from September 21-23, 2022 with Chatham Fire and Bryan County Fire also participating.

The department applied for a Forestry Grant to purchase a firefighting skid unit for the UTV.

Started transition to the new department policies and procedures.



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



Community Relations

Garden City Fire Rescue sent the ladder truck with flag to Hunter Army Airfield on September 8th for their 9/11 run. GCFR also sent the ladder truck with flag to the 165th Airlift Wing Fire Department on September 10th for their 9/11 event.

Fire Marshal

Month of September

The Fire Marshals Office has been very busy assisting in the ISO preparation of our 2022 audit. The Fire Marshals have been conducting hydrant flow test and gathering information for the audit. The annual inspections for 2022 are complete and they will start on the next round when ISO and Fire Prevention is completed. The Fire Marshal's Office was also able to obtain over 200 smoke alarms at no cost, these will be used through out the area of Garden City.

Here's the break down by Inspection Type and the Plan Reviews by project:

Annual Inspection (initial inspection): 0

Re-inspection: 37

Certificate of Occupancy: 5

Consultation Site Visit: 4

Fire Protection Equipment Inspection: 2

Pre-Plan 0

Occupational Tax Certificate (new tenant): 6

Total number of Inspections: 54

Plan Review

4888 Old Louisville Road 4 hrs

125 Town Center Site Plan 4 hrs

1418 Dean Forest Road 4 hrs

4021 Augusta Road 3 hrs

Total: 10hrs



Garden City Fire Marshal's Office

100 Central Avenue
Garden City, GA 31405



Revenue Collected:

Total Fee Collected: **\$2,785**

Looking Ahead

- Bringing more state certified training to the City of Garden City which will be made available to surrounding municipalities and the Georgia Port Authority.
- Assisting and attending state certified classes that are offered in surrounding municipalities.
- Broadening the community outreach with continued programs such as Remembering When, community CPR classes, the smoke detector program, and Close Before you Doze.
- Pursuing FEMA AFG grant for department equipment.

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: 10-11-2022

SUBJECT: POLICE DEPARTMENT MONTHLY STATUS REPORT

Report in Brief

The Police Department Monthly Status Report includes an extensive summary of the monthly activity of the divisions within the Department. This report also provides information regarding key items of interest and/or activities throughout the month.

The operations detail contained in this report is for the month of September 2022.

Prepared by: Jeri Varnum

Title: Executive Assistant/Accreditation Manager

Reviewed by: Gilbert C. Ballard

Title: Chief of Police

Scott Robider, City Manager

Attachment(s)



Police Department - September 2022 Status Report

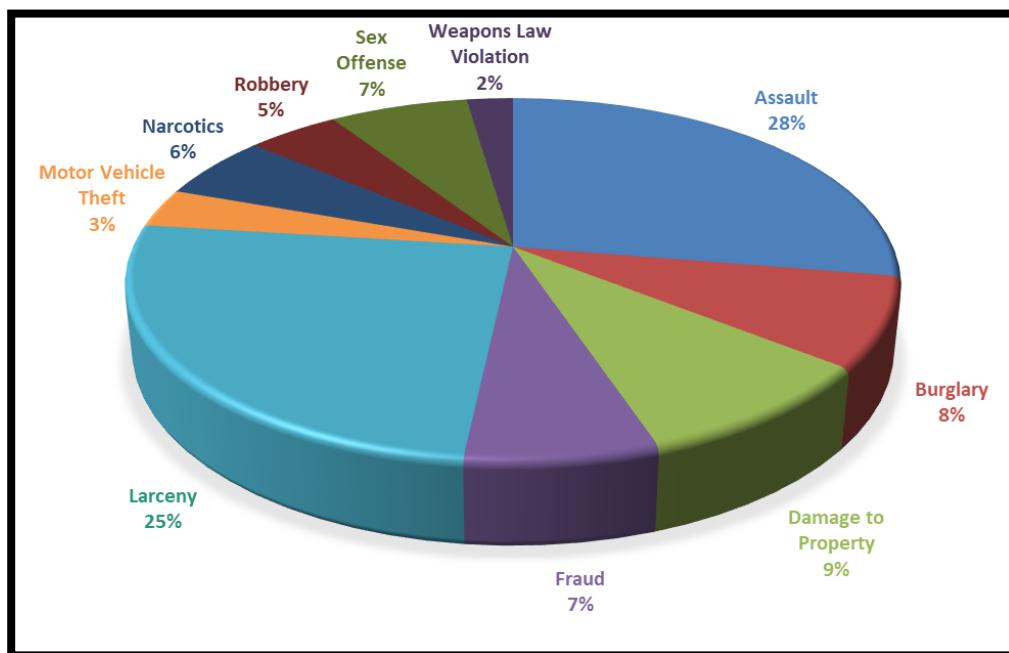
Calls for Service

There was a total of 1,849 calls for service and self-initiated activity in the month of September 2022, for a total of 17,580 calls for service year to date.

Adult & Juvenile Arrest/Charge Summary

Adult Arrests - 118 Juvenile Arrests - 4

<u>Offenses</u>	Assault	24	Burglary	7
	Damage to Property	8	Fraud	6
	Larceny	22	Motor Vehicle Theft	3
	Narcotics	5	Robbery	4
	Sex Offense	6	Weapons Violation	2
	Homicide	1		



Current Month's Top Criminal Violations by District

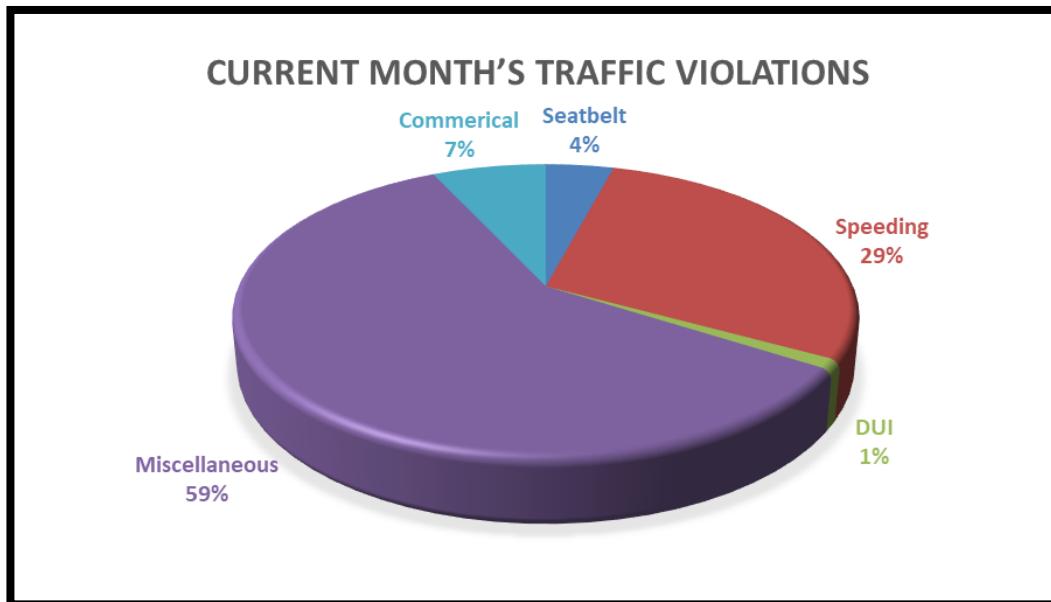
	Daniel District 1	Ruiz District 2	Morris District 3	Lassiter, Jr. District 4	Tice District 5
Assault	4	3	7	4	6
Burglary	3	1	3	0	0
Damage to Property	0	2	4	1	1
Fraud	0	0	3	0	3
Larceny	3	2	8	1	8
MV Theft	0	1	0	1	1
Narcotics	1	2	1	1	0
Robbery	0	2	1	1	0
Sex Offense	1	1	3	0	1
Weapons Violation	0	2	0	0	0
Homicide	0	0	1	0	0

Traffic Violations

There was 1,319 traffic violations during September. A total of 13,420 traffic violations have been written for 2022.

Traffic Violations Issued

Speeding Violations	327	Fatalities	1
Seat Belt Violations	47	Total Citations	1,135
DUI Citations	12	Written Warnings	184
Miscellaneous Citations	670	Commercial Vehicle Citations	79



Accidents

Total Accident Reports	66
Public Roadway Accidents	44

Private Property Accidents 22

Open Records Requests

The Garden City Records Clerk received and processed 423 Open Records requests for September. A total of 4,134 Open Records Requests have been processed in 2022.

Training

During the month of September, police personnel reported a total of 361 hours of training. Officers averaged 12 hours of training per officer. Some of the special training classes the officers attended during the month of September were: Below 100 (Officer Safety), Supervision Level 3, Basic Digital Photography, and Special Weapons and Tactics (SWAT). Of the three Garden City officers who attended SWAT school, Ofc. Spencer Semple was given the Honor grad award (Point Man Award).

Items of Interest for September 2022

- The Garden City Police Department welcomed Officer Jeremiah Davallou, Officer Shawn Rice, and Officer Darryl Wills to our team on September 23rd. The three graduated from the Georgia Public Safety Training Center. Officer Jeremiah Davallou received the education award for his class.
- On September 30th, Det. Villegas, Ofc. Semple and Cpl. Soroken (K9) completed the Basic SWAT Course. Thank you to the Savannah Police Department for facilitating this great course!

REPORT TO MAYOR AND CITY COUNCIL**AGENDA ITEM**

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: September 12, 2022

CT: Human Resources Department Report for September 2022

Report in Brief

Attached is the Human Resources Department's Month-End Report for September.

Prepared by: Yolanda Irizarry

Title: Human Resources Director

Reviewed by: _____

Title _____

City Manager

Garden City
Human Resources Department
September Month-End Report

Recruitment/Positions Filled

In addition to the continuous recruitment of Police Officers/Police Officer Recruits and Firefighters, the City has job opportunities for a Building Inspector, 1 Code Enforcement Officer, 1 Public Works Technician, a Water and Sewer Repair Technician, a Business License Specialist, and an Executive Assistant.

New Hires

The City welcomed one (1) new hire during the month of September: the individual was hired as Firefighter.

Promotions/Milestones

There were three (3) promotions during the month of September: the three individuals were promoted to Police Officers (previous title Police Officers Recruit).

Employment Terminations

There were two (2) separations from employment during the month of September: one individual from the Fire Department and the other from the Finance Department.

City Employment

The City ended the month of September with 104 full-time employees.

Additional Personnel Information Including Part-Time Employees

This report normally covers the count for full- and part-time employees. In view of the current COVID-19 pandemic, included in the count below for City employees is part-time regularly scheduled, temporary, part-time, casual/summer help (persons that have other employment and work as needed), along with full-time employees.

September	
FULL-TIME ONLY:	104
CONTRACTOR/TEMP:	0
PART-TIME/SEASONAL:	8
PART-TIME/CASUAL:	8

Employee Turnover Data Per Month

Month	Percent
January	5%
February	4%
March	3%
April	2%
May	2%
June	1%
July	1%
August	0%
September	1.9%
October	
November	
December	

Garden City Personnel Data
New Hires – 2022

Job Title	Hire Date
Chief of Fire	1/1/2022
Police Officer	1/18/2022
Firefighter	1/24/2022
Firefighter	1/31/2022
Deputy Clerk of Municipal Court	1/31/2022
Human Resources Director	2/14/2022
Firefighter	2/19/2022
GCIC Records Clerk	2/28/2022
Firefighter	3/12/2022
Firefighter	3/15/2022
Police Officer (3)	3/28/2022
Senior Center Assistant Manager(PT)	3/28/2022
Parks and Recreation Technician	4/25/2022
IT Technician	4/25/2022
Human Resources Generalist/Executive Assistant	5/16/2022
Parks and Recreation Technician	6/7/2022
Firefighter	6/21/2022
Police Officer Recruit (3)	6/27/2022
IT Technician	7/18/2022
Firefighter (PT)	8/05/2022
Utility Services Technician	8/22/2022
Firefighter	9/02/2022

REPORT TO MAYOR AND CITY COUNCIL**AGENDA ITEM**

TO: THE HONORABLE MAYOR AND CITY COUNCIL **DATE: 10/13/22**
SUBJECT: *Technology Department Report for June*

Report in Brief

The Technology and Building Department Monthly Status Report includes a wide variety of information to inform the public and the City Council better.

Prepared by: Chris Snider
Title System Administrator

Attachment(s)

Technology Report

- Completeded upgrades to the Watchguard system
- 2 New Desktop computers and three new laptops
- The city website upgrade has started
- Work Completed on Garden City, my civic app, Testing phase

Building Maintenance

-
-

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL **DATE:** 10/12/2022

SUBJECT: *Public Works & Water Operations Monthly Status Report*

Report in Brief

The Public Works & Water Operations Departments Monthly Status Report includes an extensive summary of the monthly activity of all divisions within the Department. This report also provides information regarding key projects and/or activities throughout the month.

The operations detail contained in this report is for the month of September and all project related information is current as of 09/30/2022.

Prepared by: Lynnette S. Hymes
Title Executive Administrative Assistant

Reviewed by: Jon Bayer
Title Public Works Director

C. Scott Robider, City Manager

Attachment(s)

Department of Public Works



Public Works Department
Monthly Status Report
Summary – September 2022

Operations & Maintenance:

Public Works personnel completed 24 **Resident Requests**, and 283 **Work Orders** for the month of September.

Resident Request – Every time a request for Public Works service is made by phone call, written request, email request, or an actual one-on-one request to a PW employee, a “**Resident Request**” is generated. This builds a computerized record of all requests made.

Work Order – A “**work order**” is created each time a work crew or individual is assigned a task either because of service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Storm Drainage:

- Ditch/Canal Maintenance: Dug – 4,601 ft., Cut – 4,687 Ft.

Streets:

- Routine City Street and right of way shoulder maintenance/Demo & Pour Driveway - 303 Olmstead (\$2,565.00), Demo & Pour Driveway - 318 Chatham Villa (\$3,705.00), Sidewalk Form & Pour – 14 Nelson Ave. (\$550.00), Curb Work – Smith Ave. (\$650.00). Total \$7,470.00.
- Asphalt Patching on Telfair Rd. (\$2,816.95), Asphalt Flume for Storm Water Washout on Salt Creek Rd. (\$662.50). Total \$3,479.45.
- Street Sweeper Mileage – 14.57 miles
- Signs: Multiple Knockdowns/replacements - 9 Total

Mixed Dry Trash Collection by City and Disposal:

- 0.00

Trees: Location: 2622 Hwy 80 – Clean up debris from fallen tree (\$675.00). 2612 13th St. - 1 Pine Tree taken down damaged by Storm (\$750.00). 603 Davis Avenue - Grind 1 stump, (\$75.00). Overall total \$1,500.00.



Water Operations & Maintenance:

92 Service Orders, 68 Work Orders

31.8 Million Gallons of Drinking Water for the Month of September 2022

Hydrant Services: 11

Water Line Services: 16

Located Services: 158

Utility Services:

- Meter Services: 58
- Connects: 49
- Disconnects: 42
- Delinquent Disconnects: 83

* Maintenance Services consist of repairs made for leaks at the meter, register repairs, box or lid replacements, as well as, requested cleaning services for apartments.

Sewer Operations and Maintenance:

- Gravity Main/Manhole Services: 40
- Lateral/Blockage Services: 9
- Sanitary Sewer Overflow Event: 0

Wastewater Treatment Plant and Water System

EXECUTIVE SUMMARY

- The treatment plant received a total of 5.35 inches of rain during the month and treated 42.5 million gallons.
- The max EFF daily flow for the treatment plant was 2.04 MGD recorded on both September 9th and 10th, 2022 when a combined 3 inches of rain was received in 48 hours.
- The water system withdrew a total of 31.8 MG from well facilities and purchased 1.04 MG from the Savannah Southbridge System (Town Center Water System)
- Monthly drinking water bacteriological sampling completed = passed
- Monthly water and wastewater reporting submitted to State = no violations.

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 11, 2022

SUBJECT: Planning and Economic Development Permitting and Inspections Monthly Status Report

Report in Brief

The Department of Planning and Economic Development Monthly Status Report includes a summary of the monthly activities and projects of permitting and inspections within the department. This report also provides information regarding key items of interest and/or activities throughout the month.

The operations detail contained in this report is for September 2022 and all related information is current as of October 1, 2022.

Prepared by: Tonya Roper
Title Staff

Reviewed by: _____
Title _____

Scott Robider; City Manager

Attachment(s)

- Code Enforcement

Planning and Economic Development Department

Status Report

Summary – September 2022

Permits

There were 28 permits issued during September 2022. ***They included:***

New Construction Building Permits

- Please see attached sheet for listing of permits

Renovation/Expansion Building Permits

- Please see attached sheet for listing of permits

Miscellaneous Permits

- Please see attached sheet for listing of permits

The graph below is a visual summary of the permits issued.



	<u>Number of Permits</u>
2021 Year End	466
Jan-22	38
Feb-22	55
Mar-22	48
Apr-22	39
May-22	43
Jun-22	43
Jul-22	59
Aug-22	37
Sep-22	28
Oct-22	
Nov-22	
Dec-22	
2022 YTD	390

Inspections

Inspections scheduled included:

- 18 Business License
- 32 Mechanical/Electrical/Plumbing
- 35 Building
- 12 Site (Property/Development/Preliminary/Demolition)

Code Enforcement Activity

- 29 Courtesy Notice of Violations Issued
- 00 Signs
- 01 Sanitation Citations
- 127 Re-Inspections
- 45 Cases Closed (Compliance or Dismissed)
- 25 Vehicles Tagged Derelict or tagged for tow
- 10 Vehicles Towed
- 23 Vehicles Move by Owner or brought into compliance
- 02 Court Citations
- 07 Miscellaneous Inspections (Checking zoning, business license, permits)
- 03 Housing codes
- 00 Cease and Desist orders obtained
- 02 Warrants and Court Orders obtained
- 07 Properties that the City worked on (including cutting, cleaning, securing) and billed
- 03 Code Enforcement condemnations (placards posted – including unfit, unsecure, unsafe)
- 00 Stormwater Inspections
- 01 Stop Work Order Issues

New Business Licenses Issued

September 2022

Name	Address	Business Type
Blue Force Gear, Inc.	117 Prosperity Drive	General Warehousing & Storage
Newline Interactive, Inc.	15 Aviation Ct.	General Warehousing & Storage
Pro Renovations Savannah, LTD Co.	4805 Old Louisville Road Ste A	Residential Remodelers
B & Nem Roofing, LLC	112 ½ Salt Creek Road	Roofing Contractors
Tristan Townhomes	112 Denmark Street	Apartment Complex
Total Clean, LLC	6053 Commerce Ct	Tank Trailer Wash
William & Sons Redo \$\$\$ LLC	10 Rowe Avenue	Residential Remodelers

Memorandum

To: Scott Robider
From: Jonathan Trego – Code Officer
Date: October 11, 2022
Re: Council Report

The Code Enforcement Unit activity report for the month of September is as follows:

Signs- 00

Sanitation Citations- 01 (Sanitation Enforcement to Cease until further notice per CM)

Courtesy Notices and Violation Notices- 29

Re-inspections- 127

Cases Closed (Compliance or dismissed)- 45

Vehicles Tagged Derelict or tagged for tow- 25

Vehicles Towed-10

Vehicles MBO or brought into compliance- 23

Court Citations- 02

Misc. Inspections (including zoning insps., tax cert checks, permit checks, routine insps.)- 07

Housing Codes- 03

Cease and Desist Orders obtained: 00

Warrants and other Court Orders obtained: 02

Properties that the City worked on (including cutting, cleaning, securing) and billed- 07

CE Condemnations (Placards posted- including for unfit, unsecure, unsafe): 03

Stormwater Inspections (EPD): 00

Stop Work Orders Issued: 01

Parks & Recreation 2022 September Report



Garden City Cheerleaders Cheer recently at a GC Eagles youth football game at Garden City Stadium

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: October 12th 2022

SUBJECT: Parks & Recreation 2022 September Report

Report in Brief

The Parks & Recreation Monthly Status Report includes a summary of the monthly activities and projects of all divisions within the Department.

The operations detail contained in this report is for the Month of September 2022 and all related information is current as of October 12, 2022.

Parks & Recreation Department Status Report Summary - September 2022

Adult Programs Senior Center



- We served 804 meals in September, averaging 40 seniors a day.
- In September our seniors enjoyed shopping and lunch day trips to Hilton Head.
- All the usual activities with games, bingo, Devotion Time, group exercise, line dancing and Game Night are on the calendar.
- We are still taking signups for Seniors for our trip to Pigeon Forge in November.

Our Garden City Senior Citizens enjoying fellowship at the Senior Center.

Sports Programs/Activities

During the month of September, 198 Youths participated in Garden City's Parks and Rec Youth Programs.

➤ Upcoming Sports Programs/Events **Garden City Youth Basketball (sign-ups underway for more info (912)966-7788**



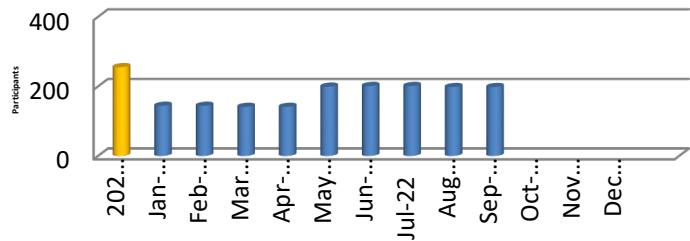
Garden City Eagles in action!

Garden City Parks & Rec Youth Football league records so far:

- **6u 2-0,**
- **8u 3-0**
- **10u 3-0**
- **12u 1-2**

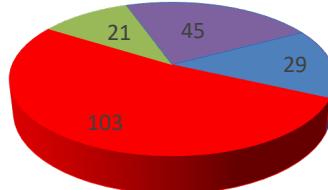
Football season ends late November

Recreation Programs/Activities Participation Summary September 2022



The graphs are visual summaries of the number of participants in Garden City's Recreation

September Participation



■ Open Gym ■ Y Tackle Football ■ Gymnastics ■ Basketball

Prepared by: Cliff Ducey
 Title Parks & Recreation Director

ORDINANCE NO. 2022-

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP OF GARDEN CITY, GEORGIA, AS AMENDED, TO REZONE CERTAIN PROPERTY OWNED BY 1143 & 1445 DEAN FOREST ROAD, LLC, LOCATED AT 1445 DEAN FOREST ROAD IN GARDEN CITY, GEORGIA (CHATHAM COUNTY TAX PARCEL NUMBER 6-0990-01-007), FROM ITS PRESENT ZONING CLASSIFICATION OF “R-A” TO A “R-2” ZONING CLASSIFICATION; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY The Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority of the same that:

Section 1: The zoning ordinance and zoning map of Garden City, Georgia, as amended, is amended so that the following described property presently owned by 1143 & 1445 Dean Forest Road, LLC, located at 1445 Dean Forest Road in Garden City, Georgia, is rezoned from its present “R-A” zoning classification to a zoning classification of “R-2”:

All that certain lot, tract, or parcel of land shown as Lot 3, 18.58 acres, on that certain plat entitled “Recombination Survey: Being a Recombination of Lot 3-A and Lot 3-B of a Subdivision of Lot 3, Dean Forest Acres Subdivision and the Remaining Portion of Parcel 5 of the Pine Forest Tract, 7th G.M. District, Garden City, Chatham County, Georgia,” prepared by Michael A. Hussey, Georgia Registered Land Surveyor No. 2509, dated April 11, 2019, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book 52, Page 37, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property.

The above-described property is the same property which was conveyed by Ardmore Recovery, LLC, f/k/a Emerge Savannah, LLC, to 1143 & 1445 Dean Forest Road, LLC, pursuant to a Limited Warranty Deed dated June 20, 2022, filed for record and recorded on July 6, 2022, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 2850, Page 781.

Chatham County, Georgia Property Identification Number 6-0990-01-007

Property Address: 1445 Dean Forest Road, Garden City, Georgia 31408

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective on the date of passage.

ADOPTED this 3rd day of October, 2022.

RHONDA FERRELL-BOWLES,
Clerk of Council

RECEIVED AND APPROVED this the 3rd day of October, 2022.

BRUCE CAMPBELL, Mayor

Read first time:

Read Second time and approved:

**A RESOLUTION AUTHORIZING GARDEN CITY,
GEORGIA, TO ENTER INTO AN AGREEMENT WITH
NEXTSITE, LLC, FOR PROVIDING RESEARCH,
MARKETING, AND CONSULTING SERVICES AIMED AT
RECRUITING NEW COMMERCIAL DEVELOPMENT AND
RE-DEVELOPMENT FOR CERTAIN SITES/CORRIDORS
WITHIN GARDEN CITY, AND FOR OTHER PURPOSES.**

WHEREAS, Garden City, desires to contract with NextSite, LLC, a leading retail consulting firm, to provide in depth research, analysis, marketing, and consulting services, to devise methods for proactively recruiting new commercial development and re-development within certain sites/corridors identified by the City; and,

WHEREAS, the scope of the work being proposed by NextSite, LLC, includes (1) identifying and recommending certain commercial establishments that fit the profile of Garden City consumers, (2) recommending site/corridor locations for such establishments; and (3) developing marketing materials to advertise certain targeted sites/corridors within Garden City to retailers and developers; and,

WHEREAS, NextSite, LLC, is well qualified to provide such services, having worked with multiple communities throughout the Southeast, and numerous cities in Georgia, including Augusta, Hinesville, Norcross, Rincon, Richmond Hill, Statesboro, Dublin, and Roswell, and also having successfully worked with Garden City for the period from November 20, 2017, through November 19, 2020; and,

WHEREAS, NextSite, LLC, has submitted a service proposal attached hereto as Exhibit "A" providing for a minimum 3-year agreement at a fee of \$10,000.00 per year plus a "Success Fee" on all commercial development recruited and completed during the agreement and ending at the conclusion of 24 months following the termination of the agreement; and,

WHEREAS, the service proposal of NextSite, LCC, attached hereto as Exhibit "A" is adequate with respect to both scope of services and price;

NOW, THEREFORE, be it resolved by the Mayor and Council of Garden City, Georgia, and it is hereby resolved that:

1. The Mayor and Council of Garden City, Georgia, shall engage the professional services of NextSite, LLC, to render professional retail research, marketing, and consulting services relating to the recruitment of new commercial development and re-development within certain areas within the City.
2. The City Manager is hereby authorized to negotiate and execute, on behalf of the City, an agreement with NextSite, LLC, which defines. With particularity, the scope of the company's research, marketing, and consulting services, and which incorporates the terms of the price proposal attached hereto as Exhibit "A". The City Manager shall also be authorized on behalf of the City to execute any other document which he and the City Attorney deem necessary to further the intent of this Resolution.

The effective date of this Resolution shall be the date of passage.

SO RESOLVED this 17th day of October, 2022.

RHONDA FERRELL-BOWLES
Clerk of Council

Received and approved this 17th day of October, 2022.

BRUCE CAMPBELL, Mayor

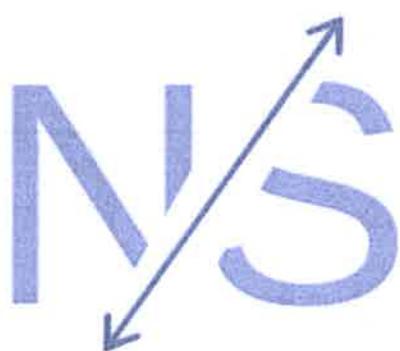
NextSite Services – Community Pricing

Success Fee Option - \$10,000/Year + Success Fee

- Minimum 3-year agreement
- Updated research and analysis with on-demand reporting
- A pragmatic approach to creating a realistic and restaurant target list
- Connecting opportunities to the appropriate real estate contacts
- Quarterly updates or more frequent as recruitment warrants

In consideration of NextSite's agreement to reduce the initial investment, the client will pay success fees to NextSite per the schedule below on all commercial development recruited and completed during the agreement and ending at the conclusion of 24 months following the termination of the agreement:

- Restaurant(s) – QSR, FSR or Fast Casual
 - \$4,500 per location
- Single or Multi-Tenant development of less than 10,000 square feet
 - \$7,500 per development
- Multi-tenant development or single tenant retailer(s) between 10,001 and 50,000 square feet
 - \$15,000 per development
- Multi-tenant development or single tenant retailer(s) between 50,001 and 100,000 square feet
 - \$20,000 per development
- Development or single tenant retail of 100,001+ square feet
 - \$30,000 per location
- Multi-family, hospitality, healthcare, entertainment or senior housing development
 - \$25,000 per location **if the developer is introduced to the market by NextSite**



RESOLUTION

A RESOLUTION EXTENDING UNTIL JANUARY 1, 2023, THE MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR THE RE-ZONING OF ANY PROPERTY TO AN INDUSTRIAL ZONING CLASSIFICATION OR DISTRICT WHILE THE CITY CONSIDERS CHANGES TO ITS ZONING ORDINANCES; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION DATE AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Garden City, Georgia, intends to make revisions to its zoning ordinances with respect to the regulation of industrial development to ensure that the design, development, and location of industrial uses in the City are consistent with its long-term planning objectives; and,

WHEREAS, in order to provide time to fully study the legal and practical factors involved in making changes to the Garden City Zoning Code in anticipation of industrial development within the City, it was appropriate to impose a moratorium on the filing of applications for the re-zoning of any property to an industrial zoning classification or district; and,

WHEREAS, on May 2, 2022, the Mayor and Council did adopt a resolution providing for such an initial moratorium running from May 2, 2022, until either the adoption of zoning ordinances to address the concern about industrial development within the City, or October 29, 2022, whichever date is earliest; and,

WHEREAS, since May 2, 2022, the City Manager has implemented a work plan and established a process for studying and evaluating the issues involved with regulating industrial development within the City through zoning code amendments which will preserve neighborhood districts within the City and promote balanced growth, having delegated such land-use-zoning-planning considerations to the City's Zoning Administrator and Planning Commission; and,

WHEREAS, the City's work has involved (1) estimating and projecting the anticipated industrial development within the City; (2) considering new zoning regulations for industrial development which address current development trends in an orderly and predictable manner with the least amount of disturbance to the residential areas of the City; (3) reviewing the legal implications of such regulations as determined by state and federal court decisions; and (4) evaluating any other considerations deserving review including the efforts of other Chatham County municipalities to regulate industrial development within their respective city limits; and,

WHEREAS, in addition to the work already done, the City Manager is scheduling or already has scheduled more meetings to receive and review additional information regarding the regulation of industrial development within the City; and,

WHEREAS, until these further tasks are completed, the Planning Commission will not be in a position to make meaningful recommendations for amendments to the City's zoning code and land use regulations; and,

WHEREAS, accordingly, the City needs more time to consider properly and carefully all of the factors involved in determining the appropriate location and regulation of industrial uses within the City;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. The findings and recitals set forth in that certain resolution of Mayor and Council passed on May 2, 2022, imposing a moratorium on the acceptance of applications for the re-zoning of any property to an industrial zoning classification are fully reaffirmed and are incorporated herein by this reference.
2. The moratorium on the City's acceptance of rezoning applications for the re-zoning of any property within the City to an industrial classification or district under the current zoning ordinances of the City is extended until either the City adopts amendments to its zoning ordinances to address the above-mentioned concern about industrial development within the City, abandons such effort by vote of the Mayor and Council, or January 1, 2023, whichever date is earliest.
3. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.
4. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.
5. The proper officials, employees, and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.
6. This Resolution shall take effect immediately upon its adoption.

Adopted by the Mayor and Council of Garden City, Georgia, this 17th day of October, 2022.

RHONDA FERRELL-BOWLES, Clerk of Council

Received and approved this 17th day of October, 2022.

BRUCE CAMPBELL, Mayor