

## ***Pre-Agenda Session @ 5:30 p.m.***

# **A G E N D A**

## ***City Council Meeting***

### ***Monday, October 2, 2023 – 6:00 p.m.***

#### **➤ OPENING**

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

#### **➤ FORMAL PUBLIC COMMENT**

##### **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](http://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.

## ➤ 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.

## ➤ PUBLIC HEARINGS

### ***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 minutes from the September 18th Pre-Agenda Session, City Council Minutes, and September 22<sup>nd</sup> Special Called Council Meeting Minutes.

**City Manager's Report**

- Updates and announcements

➤ **ITEMS FOR CONSIDERATION**

- **Ordinance – Zoning Map Amendment (0 Silk Hope Road):** An ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended, to rezone certain property owned by Hana Abouharb at 0 Silk Hope Road, Garden City, Georgia, from its present zoning classification of “C-1” to a “C-2” zoning classification.
- **Annexation Petition:** Consideration of accepting for processing an annexation petition made by Mark Turner to annex 5524 Silk Hope Road, Savannah, Georgia, into Garden City.

➤ **ADJOURN**

## SYNOPSIS

### Pre-Agenda Session Monday, September 18, 2023 – 5:30 p.m.

**Call to Order:** Mayor Campbell called the pre-agenda session to order at approximately 5:30 p.m., and Councilmember Hall gave the invocation.

#### Attendees:

**Council Members:** Mayor Bruce Campbell, Mayor Pro-tem Marcia Daniel, Councilmember Gwyn Hall, 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; Mike Dick, Fire Chief; Yoland Irizarry, HR Director; Gil Ballard, Police Chief; and Cliff Ducey, Recreation Director.

**Review of Council Agenda Items:** The City Manager gave an overview of the items on the council agenda.

**City Manager's Updates:** The City Manager stated that staff is working through the RFP for the new gym. He stated that the new pumper truck would be here in about six months, and the ladder truck would take about 460 days.

Councilmember Lassiter stated that the public works department is doing a good job under Virgil Moore's leadership. Councilmember Morris said you can see the difference in my district. Councilmember Daniel asked the City Manager to introduce Virgil Moore. The City Manager stated that he wasn't here tonight, because of supervisor training this afternoon, and he had to catch up on some things.

The City Manager stated that the special presentation to Gary Cooper would be made during the informal public comment portion of the council meeting. He said that he made a mistake, that's why it is not listed on the council agenda.

**Adjournment:** Given there were no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:45 p.m.

*Transcribed & submitted by: The Clerk of Council  
Accepted & approved by: The City Council 10-2-23*

**M I N U T E S**  
**City Council Meeting**  
**Monday, September 18, 2023 – 6:00 p.m.**

**Call to Order:** Mayor Campbell called the meeting to order 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, Mayor Pro-tem Marcia Daniel, Councilmember Gwyn Hall, 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; Mike Dick, Fire Chief; Yoland Irizarry, HR Director; Gil Ballard, Police Chief; and Cliff Ducey, Recreation Director.

**Presentation:** The Mayor and City Council presented a plaque to Gary Cooper, recognizing him for playing baseball for the Braves and his induction into the Greater Savannah Hall of Fame.

**Informal Public Comment:** Mayor Campbell opened the floor to receive public comments.

Several of Mr. Cooper's family members, as well as members of the community, spoke on behalf of Mr. Cooper in recognition of his accomplishments.

Angela Givens, Third Street, expressed her concerns about the work the Garden City Housing Team has done to her home. She said that none of the work was completed and asked whom to talk to about the situation. Mayor Campbell stated that the City could do nothing since the Garden City Housing Team did not fall under the City. He said to contact the City Manager, and maybe he could tell her someone to contact about the situation.

Given no other speakers, Mayor Campbell closed the informal public comment portion of the meeting.

**Public Hearing**

**PC2331 – Rezoning Request (0 Silk Hope Road):** Mayor Campbell opened the public hearing to receive comments on a request by Hana Abouharb to rezone 0 Silk Hope Road from C-1 to C-2. The City Manager stated that the Planning Commission recommended denial of the rezoning request.

Two citizens spoke against the C-2 zoning and asked the City Council to vote against the rezoning.

Given no other speakers, Mayor Campbell closed the public hearing on PC2331.

**City Council Minutes:** Councilmember Lassiter motioned to approve the minutes from the August 21<sup>st</sup> pre-agenda session, city council meeting, and September 11<sup>th</sup> workshop. The motion was seconded by Councilmember Tice and passed without opposition.

**Mayor's Updates:** Mayor Campbell stated that the new gym was ahead of schedule.

**City Manager's Updates:** The City Manager reported staff is working on the RFP for the new gym. He stated that it would be approximately six months before the fire department receives the new pumper truck. He said it would take approximately 460 days for the new ladder truck.

#### **Items for Consideration**

**Resolution – Charter Amendment Mayor Pro-tem Selection Method:** The Clerk of Council read the heading of a resolution to request the Garden General Assembly to amend the Charter of Garden City, Georgia, as amended, so as to change the method for selecting the City's Mayor Pro-tem.

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

**Resolution – City Hall Debt Service Early Payoff:** The Clerk of Council read the heading of a resolution authorizing the early payoff of the City's April 30, 2020, installment sale agreement with the Georgia Municipal Association, Inc.

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

**Resolution – Southside Communities Fire Protection Agreement:** The Clerk of Council read the heading of a resolution authorizing payment to Southside Communities Fire Protection, Inc., of an increased annual service fee of \$200,773.50 for fire service coverage for all areas of Garden City south of U.S. Interstate 16 pursuant to the City's fire protection agreement with Southside Communities Fire Protection, Inc., dated January 1, 1999, as amended on November 15, 2021.

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

**Resolution- Outdoor Advertising Moratorium:** The Clerk of Council read the heading of a resolution imposing a moratorium on the issuance of sign permits for outdoor advertising or separate-use signs within Garden City, Georgia, for six months.

Councilmember Ruiz motioned to adopt the resolution, and Councilmember Hall seconded the motion. Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz, Councilmember Tice, and Mayor Campbell voted in favor, with Councilmember Daniel opposed. Mayor Campbell said the motion passed by a vote of 6 to 1.

**Resolution – Police Surplus Vehicles:** The Clerk of Council read the heading of a resolution classifying nine (9) police vehicles as surplus property and authorizing the Police department to dispose of the vehicles at public auction.

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

**Resolution – Fire Surplus Vehicle:** The Clerk of Council read the heading of a resolution classifying the Fire Department's 1995 E-One Pumper Truck as surplus property and authorizing the Fire Department to dispose of the truck at public auction.

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

**Adjournment:** Mayor Campbell called for a motion to adjourn the meeting. Councilmember Ruiz motioned to adjourn the meeting at approximately 6:36 p.m. The motion was seconded by Councilmember Lassiter and passed without opposition.

*Transcribed & submitted by: The Clerk of Council  
Accepted & approved by: The City Council 10/2/23*

## M I N U T E S

### Specially-Called City Council Meeting

**Friday, September 22, 2023 – 8:30 a.m.**

**Call to Order:** Mayor Campbell welcomed everyone and called the meeting to order at 8:30 a.m. Notice of the meeting had been published in the Savannah Morning News on September 13, 2013, and had been posted at a conspicuous place in City Hall and on the City's website.

**Opening:** Bruce Campbell, Pastor of the Oak Grove Missionary Baptist Church (and also Mayor of the Garden City City Council) gave the invocation and invited everyone to join in the pledge of allegiance to the flag.

**Roll Call:** The roll call conducted by City Manager Scott Robider, substituting for the absent Clerk of Council, reflected the following:

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

**Council Members Absent:** None.

**Staff Present:** Scott Robider, City Manager; James P. Gerard, City Attorney.

**Staff Absent:** Rhonda Ferrell-Bowles, Clerk of Council.

**Visitors:** Jon Pannell and Stephen Swinson. Partners of Gray Pannell & Woodward LLP; and William Camp, Managing Director of Raymond James & Associates, Inc.

**Item for Consideration:**

1. RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GARDEN CITY, GEORGIA, RATIFYING A BOND RESOLUTION ADOPTED BY THE CHATHAM COUNTY BUILDING AND FACILITIES AUTHORITY AUTHORIZING THE ISSUANCE OF ITS REVENUE BONDS; TO AUTHORIZE A LEASE CONTRACT WITH THE AUTHORITY; TO AUTHORIZE THE PROPER OFFICERS OF THE CITY TO TAKE SUCH ACTIONS RELATING TO THE ISSUANCE AND DELIVERY OF THE BONDS; AND FOR OTHER PURPOSES.

After the City Manager read the heading of the Resolution, the Mayor requested that Jon Pannell of Gray, Pannell & Woodard, LLP, come forward to explain the resolution. Mr. Pannell explained that Gray Pannell & Woodard LLP is serving as bond counsel in connection with the issuance by the Chatham County Building and Facilities Authority of revenue bonds totaling \$16,970,000.00 for the purpose of providing funds to finance Garden City's acquisition, construction and equipping of the City's new community gymnasium and recreation complex for use by the City and to pay the costs of issuing the bonds. Pursuant to an intergovernmental lease contract between the Authority and the City, the Authority will be taking title to the complex and making same available to the City while the bonds are outstanding, and in consideration of the Authority's doing so, the City will be paying to the Authority from its general funds or from the proceeds of taxes levied on all taxable property located within the City, at such rate or rates as may be necessary, amounts sufficient to pay the principal of, redemption premium, if any, and interest on the bonds. Payment of the bonds will be secured by a valid first and prior pledge of and charge or lien on the revenues to be paid by the City to the Authority in accordance with the above-mentioned intergovernmental contract. He explained that the bonds are subject to transfer, exchange, and redemption prior to maturity. He explained that upon the payment in full of the bonds, the Authority would convey title to the project to the City without any further payment.

Mr. Pannell then yielded the floor to William Camp, Managing Director of Raymond James & Associates, Inc., which is serving as the underwriter for the bonds. He stated that in connection with his company's marketing of the bonds, he will be publishing and distributing an Official Statement to the public. He stated that the bonds had been highly rated at "Aa3" by Moody's Investors Service, Inc., based on the City's high credit rating, yielding interest averaging at 4.492% per annum. He stated that all of the bonds would have an issuance and delivery date of October 24, 2023, and that the bonds would mature on December 1 of different years (with a weighted average maturity of 18.611 years), the first maturity date being December 1, 2024, and last being December 1, 2053. Interest on the bonds, varying from 4.125% per annum to 5.000% per annum, shall be payable on June 1 and December of each year commencing on June 1, 2024. He stated the bonds maturing on December 1, 2034, and thereafter would be subject to redemption in whole or in part at any time, beginning December 1, 2033. The bonds maturing on December 1, 2040, December 1, 2042, December 1, 2044, December 1, 2048, and on December 1, 2053, are subject to scheduled mandatory redemption prior to maturity in part pro rata among the bondholders. He further stated that if the City chose not to redeem any of the bonds prior to maturity, the total interest paid on the principal indebtedness of \$16,970,000.00 would be \$14,594,798.78, resulting in total debt service of \$31,564,796.78.

Upon motion made by Councilmember Marcia Daniel and seconded by Councilmember Debbie Ruiz, City Council voted unanimously to adopt the Resolution which is attached to these Minutes as Attachment 1.

**Adjournment:** There being no further business before Council, Mayor Campbell asked for a motion to adjourn the meeting. Upon motion being made by Councilmember Marcia Daniel and seconded by Councilmember Gwyn Hall, City Council adjourned the meeting at 8:50 a.m. o'clock.

ATTACHMENT 1

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GARDEN CITY, GEORGIA (THE “CITY”) RATIFYING A BOND RESOLUTION ADOPTED BY THE CHATHAM COUNTY BUILDING AND FACILITIES AUTHORITY (THE “AUTHORITY”) AUTHORIZING THE ISSUANCE OF ITS REVENUE BONDS; TO AUTHORIZE A LEASE CONTRACT WITH THE AUTHORITY; TO AUTHORIZE THE PROPER OFFICERS OF THE CITY TO TAKE SUCH ACTIONS RELATING TO THE ISSUANCE AND DELIVERY OF THE BONDS; AND FOR OTHER PURPOSES.

WHEREAS, the City is a municipal corporation of the State of Georgia and a governmental body as defined in the Revenue Bond Law of the State of Georgia, codified in Official Code of Georgia Annotated § 36-82-60 through § 36-82-85 (the “Revenue Bond Law”); and

WHEREAS, the Authority was created by an act of the General Assembly of the State of Georgia, Ga. Laws 2021, p. 3545 (the “Act”), the purpose of which is to acquire, construct, equip, maintain, and operate certain projects for use by Chatham County, Georgia or any municipality or other political subdivision within Chatham County, including the City, for its governmental, proprietary, public, and administrative functions; and

WHEREAS, the City is authorized pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia, to contract for any period not exceeding 50 years with the Authority for joint services, for the provision of services or for the joint or separate use of facilities or equipment, provided such contracts deal with activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, at the request of the City, the Authority adopted a bond resolution on September 21, 2023 (the “Bond Resolution”) providing for the issuance of its CHATHAM COUNTY BUILDING AND FACILITIES AUTHORITY REVENUE BONDS (CITY OF GARDEN CITY PROJECT), SERIES 2023, in the aggregate principal amount of \$16,970,000 (the “Series 2023 Bonds”), to provide financing to pay the costs of acquiring, constructing and equipping a new community gymnasium and recreation complex for use by the City, as more particularly described in the plans and specifications therefore on file with the City (the “Project”), and to pay the costs of issuance of the Series 2023 Bonds; and

WHEREAS, payment of the Series 2023 Bonds shall be secured by a first and prior pledge of and charge on the Basic Rent (as defined in the Lease) to be paid henceforth by the City for the use of the Project pursuant to the provisions of an intergovernmental lease contract to be entered into as of the date of issuance and delivery of the Series 2023 Bonds (the “Lease”), the form of which is on file with the City; and

WHEREAS, the Lease provides for the payment by the City, as Lessee, to the Authority, or to its assignee for the account of the Authority, of the amounts to be set forth in the Lease sufficient to pay the principal of and interest due on the Series 2023 Bonds as the same shall become due and payable; and

WHEREAS, upon payment in full of the Series 2023 Bonds, any parity bonds or other obligations issued by the Authority to finance the Project, the Authority will convey title to the Project to the City without any further consideration; and

WHEREAS, it is proper that the Mayor and City Council of the City (the “**Mayor and Council**”) ratify and approve the actions of the City Manager and the actions of the Authority in authorizing the issuance of the Series 2023 Bonds, and it is further necessary to authorize the Mayor or Mayor Pro-Tem to execute and deliver the Lease.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council as follows:

1. The Mayor and Council hereby approve and ratify the actions of the City Manager and the Authority in proceeding with financing the Project through the issuance of the Series 2023 Bonds as authorized by the Bond Resolution. The Bond Resolution, which is on file and of record with the Clerk of Council, has been considered by the Mayor and Council, and the issuance of the Series 2023 Bonds and the terms of the Series 2023 Bonds to be issued by the Authority are hereby approved in all respects.

2. The Mayor and Council hereby approve the form of the Lease, and authorize the Mayor or Mayor Pro-Tem, with the advice of the City Attorney, to finalize the terms of the Lease and the execution of the Lease and such closing papers or other documents by the Mayor or Mayor Pro-Tem shall be conclusive evidence of such approval to provide for the issuance of the Series 2023 Bonds in accordance with the Bond Resolution and to fulfill the obligations of the City pursuant to the Lease.

3. The Mayor and Council hereby approve the Bond Purchase Agreement with Raymond James & Associates, Inc., Atlanta, Georgia (the “**Underwriter**”), a copy of which has been presented and considered by the City at this meeting and which is on file and of record with the Clerk of Council. The Mayor or Mayor Pro-Tem is authorized to execute and deliver the Bond Purchase Agreement.

4. The Preliminary Official Statement having been deemed final by the City Manager, the officials of the City are authorized and directed to provide such information as shall be necessary in connection with the preparation and delivery of the final Official Statement relating to the Series 2023 Bonds and the Mayor or Mayor Pro-Tem is authorized to execute the final Official Statement.

5. The Mayor and Council hereby authorize and approve the execution, delivery and performance by the officers of the City of the Continuing Disclosure Certificate, to be executed as of the date of the issuance and delivery of the Series 2023 Bonds, the form of which is on file and of record with the Clerk of Council. The City hereby covenants for the benefit of the owners of

the Series 2023 Bonds and the Underwriter to comply with its obligations under the Continuing Disclosure Certificate.

6. The Mayor, Mayor Pro-Tem, Clerk of Council, City Manager, Finance Director, City Attorney and such other officers or agents of the City as may be required are directed to take such actions as are necessary to provide security for payment of the Series 2023 Bonds, to fulfill the obligations of the City pursuant to the Lease, and to execute closing documents necessary for the issuance of the Series 2023 Bonds, as the same shall be delivered, supplemented, or amended, and to take such other actions as may be required in accordance with the intents and purposes of this resolution.

[SIGNATURES ON FOLLOWING PAGE]

APPROVED AND ADOPTED this September 22, 2023.

CITY OF GARDEN CITY, GEORGIA

By:   
\_\_\_\_\_  
Mayor

CLERK OF COUNCIL CERTIFICATE

NOW COMES the undersigned Clerk of Council of the City of Garden City, Georgia (the "City"), keeper of the records and seal thereof, and certifies that the foregoing is a true and correct copy of a resolution approved and adopted by the Mayor and City Council of the City in public meeting properly and lawfully held and assembled on September 22, 2023, the original of which resolution has been entered in the official records of the City under my supervision and is in my official possession, custody, and control.

I further certify that the meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

(S E A L)



Rhonda Howell Bowles

Clerk of Council

ORDINANCE NO. 2023-

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP OF GARDEN CITY, GEORGIA, AS AMENDED, TO REZONE CERTAIN PROPERTY OWNED BY HANA ABOUHARB AT 0 SILK HOPE ROAD, GARDEN CITY, GEORGIA (CHATHAM COUNTY, GEORGIA, TAX PARCEL NUMBER 60990D 02007), FROM ITS PRESENT ZONING CLASSIFICATION OF "C-1" TO A "C-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 Hana Abouharb and located at 0 Silk Hope Road in Garden City, Georgia, is rezoned from its present "C-1" zoning classification to a zoning classification of "C-2":

All that certain lot, tract, or parcel of land situate, lying, and being in the 7th G.M. District, Chatham County, Georgia, in the City of Garden City, shown and designated as the northern portions of Lot Number Thirty-Six (36) and Lot Number Fifty-Two (52), Silk Hope Plantation, on that certain Retracement Survey recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 53, Page 342, 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 real property and the improvements located thereon have been assigned a property identification number of 60990D 02007 by the Board of Tax Assessors for Chatham County, Georgia.

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 2<sup>nd</sup> day of October, 2023.

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RHONDA FERRELL-BOWLES,  
Clerk of Council

RECEIVED AND APPROVED this the 2<sup>nd</sup> day of October, 2023.

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BRUCE CAMPBELL, Mayor

Read first time:

Read second time and approved:

STATE OF GEORGIA      )  
                            )  
COUNTY OF CHATHAM    )

**PETITION FOR ANNEXATION**

September 27, 2023

To the Mayor and Council of Garden City, Georgia.

1. The undersigned, being the sole owner of one hundred (100%) percent of the real property within the territory described herein, does respectfully request that the Mayor and City Council of Garden City, Georgia, annex the territory described below to the City of Garden City, Georgia, and extend the city boundaries to include the same.

2. The territory to be annexed is unincorporated and contiguous (as defined in O.C.G.A., § 36-36-20) to the existing corporate limits of Garden City, Georgia, and the description of such territory is as follows:

ALL that certain lot, tract, or parcel of land measuring 6.56 acres, more or less, situate, lying, and being in the 7<sup>th</sup> G.M. District of Chatham County, Georgia, shown and designated as Lot 1 on a plat entitled "Plat of a Subdivision of 49.86 Acres of Land in the 7<sup>th</sup> G.M.D. of Chatham County, GA, being a portion of Silk Hope Plantation, formerly known as the C.E. Daniel Tract," prepared by Lester Land Surveying, dated April 25, 1981, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 3-P, Page 146, 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 that was conveyed to 1143 & 1145 Dean Forest Road, LLC, by Terry L. Wilkes and Marcia Wilkes pursuant to a Limited Warranty Deed dated November 15, 2022, filed for record, and recorded on January 11, 2023, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Book 3002, Page 723.

Said property and the improvements located thereon are more commonly

known as 5524 Silk Hope Road, Savannah, Georgia, and have been assigned a Tax Parcel Identification Number of 1-0990-01-011.

3. It is requested that this territory to be annexed shall be zoned to a R-2 zoning classification.

Respectfully submitted this 27 day of September, 2023.

1143 & 1145 Dean Forest Road, LLC

By: Mark A. Turner  
Mark A. Turner, Manager

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ACCEPTED this \_\_\_\_\_ day of October, 2023, for processing purposes alone.

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Rhonda Ferrell Bowles,  
Clerk of Council

RECEIVED AND APPROVED, this \_\_\_\_\_ day of October, 2023, for processing purposes alone.

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BRUCE CAMPBELL, Mayor