

M I N U T E S

City Council Meeting Monday, January 6, 2025 – 6:00 p.m.

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

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

Roll Call

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

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Major Brian Hood; Police Dept. Administrative Commander; Katie Draeger, Finance Director; Mike Dick, Fire Chief; Carlos Nevarez, Fire Marshal; Cliff Ducey, Parks and Recreation Director; Leon Davenport, Thunderbolt Engineering, LLC; Veronica Enoch, Executive Assistant; Tonya Roper, Clerk of Council; and Andrew Guzman, IT Technician.

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

Public Hearings:

PC-11-24-1109 – Rezoning Request: Receipt of public comment on a request by Roberts Civil Engineering for a rezoning to C-2 (currently split zoned R-A and R-2) at 4602 Old Louisville Road.

Kennon Strowd; Robert's Civil Engineering, 2 East Bryan Street, Savannah stated he is here representing his client for a potential rezoning of a residential property that's currently split zoned as R-A and R-2. It is one parcel, and we're looking to rezone to C-2 for an all inside large storage site of boats, nothing outside, it will have fencing and buffers to provide screening for any areas with the industrial zoning at the rear or the residential area on the sides and front. There is industrial zoning to the rear as this is also shown with the Future Land Use, but we are proposing a C-2 zoning district as it is a little less intensive and it can be a buffer to the industrial properties in the area. Mr. Strowd said he is available for any questions.

Paul Miller, 4781 Hwy 80 East, Thunderbolt, GA. Mr. Miller said that Roberts Engineering is working on his behalf. He stated that we have put a sign up and are not ashamed of our request. We have talked to a lot of the residents – nobody that we have spoken with has opposed this request. We would like to give something back to the residents of Old Louisville Road. The residents in the apartment complex have stated that there is no place to run or take their dogs to, so we have accommodated by reducing the building size in order to have a big and small dog park, it is a building that is not required to be staffed and there will be a restroom available to anyone using the

dog park while the business is open. Mr. Miller said it is not just us trying to take but we are trying to give.

Councilmember Morris said the intent is to have a self-storage building but give back with a dog park but how will this large storage building housing boats take away from the residential area?

Mr. Miller replied that no one can build a building that looks like a storage facility anymore as an architectural review board won't allow it, but it will be a storage building. There will be a buffer between what is residential now and what is obviously heavy industrial. It's a piece of property that is derelict, the owners of the property are out of state. There is a house on the property that has fallen in. I understand from many of the residents that vagrants have to be ran out of the building; it would just be an opportunity to clean it up, maintain it and give the dog park back to the community. The structure is completely collapsed, there is a 30-inch oak tree that is almost all the way down.

Jim Gerard, City Attorney, asked what was the Planning Commission's decision on this rezoning application? He then asked that the findings be summarized.

Carlos Nevarez, Fire Marshal stated the recommendation was for a denial.

Jim Gerard, City Attorney stated that in the file that the Future Land Use map indicates this area as commercial, not industrial.

Carlos Nevarez, Fire Marshal stated on the map the current property is residential based on the Sagis mapping.

Michael Bruner, Planning Commission Chair stated that our decision on this was due to there being residential all around this parcel, we recently approved some subsized lots to build houses on just a few lots over from that particular lot in that same area, so we didn't want to recommend that it go commercial and we're actually building some new residential investment.

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

Alcoholic Beverage License Application: Receipt of public comment on an alcoholic beverage license application made by Sunil Patel to sell spirituous liquors by the drink, wines, beer, and/or malt beverages at Prism Hospitality, LLC (D/B/A Dockside Bar & Restaurant) 174 Minus Avenue, Garden City, Georgia.

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

City Council Minutes: Councilmember Lassiter motioned to approve the minutes from the November 18th Pre-Agenda Session and City Council meeting minutes. The motion was seconded by Councilmember Morris. The motion passed with all voting in favor of the motion.

Items for Consideration

Resolution – CenterPoint Fawcett Property: The Clerk of Council read the heading of a resolution authorizing Garden City, Georgia to enter into a first amendment to development agreement with CenterPoint Fawcett Tract, LLC for the development as a 68.556-acre tract located Southwest of the Anderson Street Extension off U.S. Highway 80; to authorize the City Manager to execute the amendment; and for other purposes.

Councilmember Ruiz made a motion to approve the resolution. Councilmember Tice seconded the motion, the motion passed without opposition.

Resolution – Graham Settlement Release Agreement: The Clerk of Council read the heading of a resolution authorizing Mayor and Council to approve a settlement release agreement resolve between Garden City Georgia and Graham Outdoor Advertising, LLC.

Councilmember Lassiter made a motion to approve the resolution. The motion was seconded by Councilmember Hall and passed without opposition.

Resolution – Amendment to City Council Meeting Schedule: The Clerk of Council read the heading of a resolution to amend the regular meeting schedule of the Garden City Council; to eliminate the January 20, 2025, regular City Council meeting due to the Martin Luther King, Jr. holiday; and to establish a meeting of the City Council on January 21, 2025.

Councilmember Tice made a motion to approve the resolution. The motion was seconded by Councilmember Ruiz and passed without opposition.

Resolution – Terracon Proposal Service Agreement: The Clerk of Council read the heading of a resolution authorizing the City Manager to execute and the Clerk of Council to attest to a professional services agreement with Terracon Consultants, Inc. for material testing and special inspection services associated with the new city Gymnasium complex project; authorizing payment by Garden City in an amount not to exceed sixty-five thousand (\$65,000) dollars for such services plus an additional amount not to exceed twenty thousand (\$20,000) dollars for optional inspection services related to erosion, sedimentation, and pollution control.

Councilmember Daniel made a motion to approve the resolution. The motion was seconded by Councilmember Hall. The motion passed with Councilmember Daniel, Councilmember Hall, Councilmember Lassiter, Councilmember Ruiz, Councilmember Tice and Mayor Campbell voting in favor. Councilmember Morris voted in opposition.

Resolution - Associate Judge Agreement (Wilson): The Clerk of Council read the heading of a resolution by the City Council to authorize the Mayor to execute an agreement between the City and Ty Wilson, which sets forth the terms of Mr. Wilson's appointment as the Associate Judge of the Garden City Municipal Court.

Councilmember Tice made a motion to approve the resolution. Councilmember Ruiz seconded the motion.

Councilmember Morris asked if all contracts for the Judges will be for only for one year?

Jim Gerard, City Attorney stated the contracts will be for two years.

With no further questions, the motion passed with Councilmember Daniel, Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz, Councilmember Tice and Mayor Campbell voting in favor of the motion.

Resolution - Judge Pro-tem Agreement (Tomlinson): The Clerk of Council read the heading of a resolution by the City Council to authorize the Mayor to execute an agreement between the City and Billy Tomlinson, which sets forth the terms of Mr. Tomlinson's appointment as the Judge Pro-tem of the Garden City Municipal Court.

Councilmember Tice made a motion to approve the resolution. Councilmember Daniel seconded the motion.

Councilmember Lassiter asked if Council can collectively vote on all municipal court appointments.

Jim Gerard, City Attorney stated all Judge appointment terms are for two years with the Prosecuting Attorney and Public Defender appointments are for one year.

With no further questions, the motion passed with Councilmember Daniel, Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz, Councilmember Tice and Mayor Campbell voting in favor of the motion.

Resolution - Judge Pro-tem Agreement (Call): The Clerk of Council read the heading of a resolution by the City Council to authorize the Mayor to execute an agreement between the City and Craig Call, which sets forth the terms of Mr. Call's appointment as the Judge Pro-tem of the Garden City Municipal Court.

Councilmember Tice made a motion to approve the resolution. Councilmember Daniel seconded the motion and passed without opposition.

Mayor Campbell called for the motion to adopt the resolutions appointing the following municipal court officials.

- **Resolution - Prosecuting Attorney Agreement (Bradley):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Caroline Bradley, which sets forth the terms of Ms. Bradley's appointment as the City's Prosecuting Attorney.
- **Resolution - Pro-Tem Prosecuting Attorney Appointment (Beard):** A resolution to appoint Ashley Beard to serve as the City's Pro-tem Prosecuting Attorney.
- **Resolution - Public Defender Agreement (Montgomery):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Gage

Montgomery, which sets forth the terms of Mr. Montgomery's appointment as the City's Public Defender.

- **Resolution - Pro-Tem Public Defender Appointment (Tell):** A resolution by the Mayor and Council to appoint Lawrence Tell to serve as Public Defender if Public Defender Gage Montgomery is unavailable to perform his duties for court.

Councilmember Lassiter motioned to adopt the resolutions appointing the court officials. The motion was seconded by Councilmember Daniel and passed without opposition.

Resolution - EOM Master Services Agreement: The Clerk of Council read the heading for a resolution authorizing the execution of a master services agreement and task order by and between Garden City, Georgia and EOM Operations for site plan review for residential subdivisions, commercial sites, and industrial sites within the City.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Morris seconded the motion, the motion passed without opposition.

Resolution – Pumper Truck (Fire Dept. FY2025 Budget): The Clerk of Council read the heading for a resolution by Mayor and Council authorizing a commitment to purchase a Pierce-Custom Fire Pumper Truck in the amount of \$899,500.00 including related equipment and service guarantees from Ten-8 Fire & Safety, LLC through the State of Georgia Cooperative Purchasing program; to provide for an effective date; and for other purposes.

Councilmember Tice made a motion to approve the resolution. Councilmember Lassiter seconded the motion, the motion passed without opposition.

Alcoholic Beverage License Application: The Clerk of Council read the heading for a consideration by the Mayor and Council of an alcoholic beverage license application made by Sunil Patel to sell spirituous liquors by the drink, wines, beer, and/or malt beverages at Prism Hospitality, LLC (D/B/A Dockside Bar & Restaurant) 174 Minus Avenue, Garden City, Georgia.

Major Brian Hood, Garden City Police Department confirmed the application process as complete.

Councilmember Daniel made a motion to approve the alcoholic beverage license application. The motion was seconded by Councilmember Tice and passed without opposition.

Adjournment: Mayor Campbell called for a motion to adjourn the meeting. Councilmember Tice motioned to adjourn the meeting. The motion was seconded by Councilmember Ruiz and passed without opposition.

Transcribed & submitted by: The Clerk of Council

Accepted & approved by: The City Council on 2-03-2025