

## MINUTES

### City Council Meeting Monday, November 17, 2025 – 6:00 p.m.

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

**Opening:** Councilmember Daniel gave the invocation and Mayor Campbell led the City Council in the Pledge of Allegiance.

#### 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, Gil Ballard, Police Chief; Ben Brengman, IT Director/Special Projects Coordinator; Mick Dick, Fire Chief; Carlos Nevarez, Interim Assistant Planning Director, Veronica Enoch, Executive Assistant to the City Manager; Lynnette Hymes, Public Works Executive Assistant; Tonya Roper, Clerk of Council; and Andrew Guzman, IT Tech.

**Informal Public Comment:** Don Bethune, 2621 Woodlawn Avenue stated the Public Works Department came through the neighborhood to cut the ditches and right-of-way. Mr. Bethune stated he wanted to offer kudos for their work, they did an outstanding job and multi-tasked in their work by also using equipment to cut the limbs hanging over the roadway which were impeding my wife on her morning walk. Mr. Bethune said by doing this they have done an outstanding job.

Mr. Bethune continued by stating that as other things are going on around the city, especially now on Hwy 21, with all the work being done between the street and sidewalk from the dirt buildup over the years, it's now looking great. Mr. Bethune further stated he had the opportunity to go by twice to see the new sign that was put up on Volunteer Park because he wanted to see it during the day and at night; he said the sign looked great and requested that the sign out front of City Hall be placed soon. Mr. Bethune concluded by thanking the City for a good job.

Given no additional comments, Mayor Campbell closed the section for informal public comment.

#### Public Hearings:

**PC-9-25-1134 – General Development Plan:** Receipt of public comment on a request by Ranger Legacy, LLC for a general development plan approval for 2301 Hwy 80 for a commercial rental flex space. *Planning Commission recommended approval with a setback variance.*

Mayor Campbell opened the floor for those in favor or with questions and comments.

Councilmember Lassiter asked for clarification on the setback variance as recommended by the Planning Commission.

The Interim Assistant Planning Director stated the recommendation by the Planning Commission was for a 20ft. variance on the backside of the property in the interest of zoning. The zoning requires a setback with a buffer between residentially zoned property. Staff recommended the variance due to the possibility of there being any residential building occurring in the near future.

With no additional questions or comments, Mayor Campbell opened the floor for those in opposition. Given no one to speak against, Mayor Campbell closed the public hearing.

**PC-10-25-1135 – General Development Plan:** Receipt of public comment on a request by Dynamic Engineering Consultants, PC for a general development plan approval for 28 Telfair Place for an industrial storage facility. *Planning Commission recommended approval with conditions to maintain one entrance on Chatham Parkway and improve the driveway.*

Mayor Campbell opened the floor for those in favor or with questions and comments.

The Interim Assistant Planning Director stated this petition was recommended for approval by the Planning Commission with the conditions of one entrance on Chatham Parkway. Mr. Navarez stated the address is at 28 Telfair Placed; however, the actual parcel would be developed as 307 Chatham Parkway. The petitioners have requested Council to consider two entrances. There are already two entrances on Chatham Parkway and when this was redeveloped in 2021, due to the traffic studies and the movement of more commercial vehicles and the shrinkage of the large pond there will be less commercial vehicle utilization so the petitioner would like the two entrances.

Mr. Gerard asked for confirmation of the recommendation by the Planning Commission.

The Interim Assistant Planning Director stated the Planning Commission's recommendation was for one entrance to be maintained on Chatham Parkway and to make improvements to the driveway. However, there are already two entrances due to one entrance not being closed down from the previous redevelopment and traffic study which was initially approved in 2021.

Mayor Campbell asked whether there is potential for two businesses?

The Interim Assistant Planning Director replied there's the potential for two buildings now and the potential for having multi-tenants.

Councilmember Lassiter asked what would have been the utilization of the second entrance?

The Interim Assistant Planning Director stated the parcel was once used as a channel for Chatham school buses and the two entrances were used for that purpose.

With no additional comments or questions, Mayor Campbell opened the floor for those in opposition. Given no one to speak against, Mayor Campbell closed the public hearing.

**PC-10-25-1136 – General Development Plan:** Receipt of public comment on a request by Joshua Yellin for a general development plan approval for 305 Hwy 80 for an automobile service station. *Planning Commission recommended approval with a buffer variance.*

Mayor Campbell opened the floor for those in favor or with questions and comments.

The Interim Assistant Planning Director stated there was a recommendation for approval by the Planning Commission with a special condition for a buffer variance. This current site is an existing site, if they meet the some of the buffer requirements it will shrink down their site for some of the turning radius. For commercial trucks and fueling on the property will make the design difficult – therefore they wish to leave the property like it is now and then would not need to meet the buffer requirement.

Harold Yellin stated that he is here on behalf of Joshua Yellin, who is unable to be present, and Samatha Jones, Director of Engineering, is here along with Taylor Pounds, the Project Manager. Mr. Yellin stated we are very excited to be at this existing site to work within the existing footprint and will answer any questions.

Councilmember Ruiz asked if there would be any overnight parking.

Mr. Yellin replied there is to be no overnight parking.

With no additional comments or questions, Mayor Campbell opened the floor for those in opposition. Given no one to speak against, Mayor Campbell closed the public hearing.

**PC-10-25-1139 – General Development Plan:** Receipt of public comment on a request by Circle K. Stores, Inc. for a general development plan approval for 702 Hwy 80 for an automobile service station. *Planning Commission recommended approval as requested (City Staff to enforce no overnight parking for commercial trucks).*

The Interim Assistant Planning Director stated this is a general development plan recommended for approval by the Planning Commission. There are no variances at this time, the only request is for City Staff to enforce no overnight parking for commercial trucks. There's some commercial truck parking as shown on the plan but with these plans commercial truck parking will not be allowed overnight.

Given no comments in favor or in opposition; Mayor Campbell closed the public hearing.

**Alcoholic Beverage License Application:** Receipt of public comment on an alcoholic beverage license application made by Samatha L. Perry as manager to sell wines, beer, and/or malt beverages at Gregory M. Parker, Inc. (D/B/A Parker's #39), 4219 Augusta Road, Garden City, Georgia.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

**City Council Minutes:** Councilmember Hall made a motion to approve the minutes from the November 3rd Pre-Agenda session and City Council meeting minutes and November 10<sup>th</sup> Workshop meeting minutes. The motion was seconded by Councilmember Daniel and passes with all voting in favor of the motion.

#### **Items for Consideration:**

**Resolution – CenterPoint Fee Reduction Waiver:** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia, to approve a reduction in

building/permitting fees and a waiver of certain water/sewer connection fees charged to CenterPoint Dean Forest LLC in connection with its Dean Forest/Norfolk Southern development project in exchange for the developer's installation of water infrastructure improvements during such project which enhances the pressure and flow capacity of the city's water system, and for other purposes.

Councilmember Tice made a motion to approve the resolution. Councilmember Ruiz seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – CenterPoint Fawcett Tract, LLC Utility Easement Agreement:** The Clerk of Council read the heading of a resolution authorizing Garden City, Georgia to accept the conveyance of utility easements from CenterPoint Fawcett Tract, LLC for utilizing, maintaining, repairing, and replacing the City's sanitary sewer facilities located on the CenterPoint Fawcett Tract pursuant to that certain development agreement dated November 3, 2023 between the City and CenterPoint Fawcett Tract, LLC as amended by that certain first amendment to development agreement dated January 10, 2025; and for other purposes.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – B & D Clearing, Inc. Agreement (Lynn Drive Paving):** The Clerk of Council read the heading of a resolution to approve the procurement as a substitute contractor for Savannah River Utilities Company to resurface Lynn Drive.

Councilmember Tice made a motion to approve the resolution. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – EOM Contract Extension Agreement:** The Clerk of Council read the heading of a resolution renewing for one year that certain Master Services Agreement and task order by and between Garden City, Georgia, and EOM Operations, a division of EOM Public Works, LLC for site plan review for residential subdivisions, commercial sites, and industrial sites within the city; and for other purposes.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

**FY2026 Fee Schedule:** The Clerk of Council read the heading for consideration by the Mayor and City Council to approve the updated schedule of fees for the fiscal year 2026.

Councilmember Daniel made a motion to approve the consideration. Councilmember Lassiter seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – FY2026 Alcoholic Beverage License Renewals:** The Clerk of Council read the heading of a resolution to authorize the renewal of Garden City alcohol licenses for the 2026 calendar year; to provide for review and limited investigation of said license holders and for other purposes.

Councilmember Hall made a motion to approve the resolution. Councilmember Daniel seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution - PayScale Update:** The Clerk of Council read the heading of a resolution to adjust the City's pay plan to reflect the increased cost of living; to establish an effective date; and other purposes.

Councilmember Morris made a motion to approve the resolution with a request to approve the following resolutions in consolidation. Councilmember Daniel seconded the motion. The vote passes with all voting in favor of the motion.

Mayor Campbell called for readings of the headers to consolidate and adopt the following personnel policies and procedures.

- **Resolution – Personnel Policies and Procedures (Longevity Pay Update):** The Clerk of Council read the heading of a resolution to update the City's established longevity retention incentive program.
- **Resolution - Personnel Policies and Procedures (Bilingual Policy):** The Clerk of Council read the heading of a resolution establishing a bilingual pay policy for city employees, and for other purposes.
- **Resolution – Personnel Policies and Procedures (Referral Policy):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia establishing an employee referral bonus program and for other purposes.

Mayor Campbell asked for a roll-called vote to adopt the resolutions. The vote passes with Councilmember Daniel, Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz, Councilmember Tice and Mayor Campbell voting in favor to adopt the personnel policies and procedures.

**FY2026 Budget Adoption:** The Clerk of Council read the heading of a resolution to adopt the FY2026 operating and capital budgets; to provide appropriation of funds for operating and capital expenditures, and to appropriate funding for specific operating and capital funds of the Garden City government.

Councilmember Hall made a motion to approve the resolution. The motion is seconded by Councilmember Daniel; the vote passes with all voting in favor of the motion.

**Resolution - State Legislature to Amend Charter:** The Clerk of Council read the heading of a resolution to request the Georgia General Assembly to amend the Charter of Garden City, Georgia as amended, to provide that the Mayor shall have the authority to fill any vacancy in the Mayor Pro Tem's office; and for other purposes.

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

Councilmember Lassiter asked for clarification for the resolution.

Mr. Gerard stated this resolution covers a situation where the vacancy is due to Mayor Pro-Tem leaving office as a councilperson because his or her term has expired. The version of the Charter amendment read allowed the Mayor to appoint a substitute if the Mayor Pro-Tem left before her current term had expired.

With no further questions or comments, Mayor Campbell called for a roll call of the motion. The vote passes with Councilmember Daniel, Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz, Councilmember Tice and Mayor Campbell all voting in favor of the motion.

**Resolution – General Development Plan (2301 Highway 80):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Michael Blatt, as authorized agent for Savannah EV Holdings, LLC for four (4) commercial multi-tenant buildings and parking areas to be located at 2301 U.S. Highway 80 in Garden City, Georgia.

Councilmember Hall made a motion to approve the resolution. Councilmember Daniel seconded the motion; the vote passes with all voting in favor of the resolution.

**Resolution – General Development Plan (28 Telfair Place):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Angel Pinero, P.E. as authorized agent for 307 Chatham Parkway, LLC, for an industrial outdoor storage facility with two (2) 7,800 square feet buildings and parking areas to be located at 28 Telfair Place, Savannah, Georgia.

Councilmember Ruiz made a motion to approve the resolution. Councilmember Daniel seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – General Development Plan (305 Hwy 80):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Hunter Maclean, as authorized agent for Shree Sai Properties, LLC for a RaceTrac automobile and truck service/fueling station to be located at 305 U.S. Highway 80 in Garden City, Georgia.

Councilmember Tice made a motion to approve the resolution. Councilmember Ruiz seconded the motion; the vote passes with all voting in favor of the motion.

**Resolution – General Development Plan (702 U.S. Highway 80):** The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Harrison Aiken, as authorized agent for Shirdi Sai 1912, LLC for a

Circle K Convenience store-automobile fueling station to be located at 702 U.S. Highway 80 in Garden City, Georgia.

Councilmember Ruiz made a motion to approve the resolution. The motion was seconded by Councilmember Lassiter; the vote passes with all voting in favor of the motion.

**Alcoholic Beverage License Application:** The Clerk of Council read the heading for a consideration by the Mayor and Council of an alcoholic beverage license application made by Samatha L. Perry as manager to sell wines, beer, and/or malt beverages at Gregory M. Parker, Inc. (D/B/A Parker's #39), 4219 Augusta Road, Garden City, Georgia.

Councilmember Tice made a motion to approve the application as manager for the alcoholic beverage license application. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

**Executive Session - Legal Matters:** Mayor Campbell called for a motion to enter executive session at approximately 6:26pm. Councilmember Morris made a motion to enter executive session. Councilmember Daniel seconded the motion; the vote passes with all voting in favor of the motion.

*Transcribed & submitted by: The Clerk of Council*

*Accepted & approved by: The City Council on 12-01-25*

## GARDEN CITY, GEORGIA AFFIDAVIT AS TO OPEN MEETING LAW

The undersigned Mayor, under oath, certifies that at a meeting of the Mayor and Council of Garden City Georgia, held on the date identified below being the date of this document, the Mayor and Council closed their meeting as permitted by the Chapter 14 of Title 50 of the Georgia Code and pursuant to advice by the City Attorney. The only matters considered or discussed during the closed session or executive session of the meeting is as checked below:

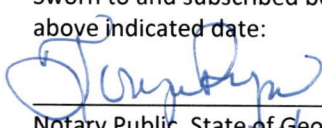
Check ✓	Subject Matter	As provided in O.C.G.A. Section
	Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. <i>The subject discussed was _____ (identify the case or claim discussed, but not the substance of the attorney-client discussion)</i>	50-14-2 (1) 50-14-3 (b)(1)(A)
	Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property.	50-14-3(b)(1)(B)
	Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate.	50-14-3(b)(1)(C)
	Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote.	50-14-3(b)(1)(D)
	Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote.	50-14-3(b)(1)(E)
	Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee.	50-14-3(b)(2)
	Meeting to interview one or more applicants for the position of executive head of an agency.	50-14-3(b)(2)
✓	Pursuant to the attorney-client privilege, a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved, and the matter discussed was _____ <i>(identify the matter but not the substance of the discussion)</i>	50-14-2(1)
	Staff meeting held for investigative purposes under duties or responsibilities imposed by law.	50-14-3(a)(1)
	Meeting to consider records or portions of records exempt from public inspection or disclosure because there are no reasonable means to consider the record without disclosing the exempt portions.	Article 4, Chapter 18 of Title 50

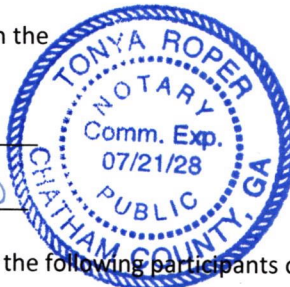
This Affidavit is executed for the purpose of complying with the mandate of O.C.G.A 50-14-4(b) and is to be filed with the official minutes of the aforementioned meeting.

This the 17<sup>th</sup> day of November 2025.

By:   
Mayor, City of Garden City, Georgia

Sworn to and subscribed before me on the above indicated date:

  
Notary Public, State of Georgia  
Commission expires: 1/21/28



(Although the same is not mandatory, the following participants concur with the accuracy of this Affidavit.)

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