

## MINUTES

### City Council Meeting Monday, July 21, 2025 – 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.

#### Roll Call

**City Council Members:** Mayor Bruce Campbell, Mayor Pro-Tem 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; Brian Hood, Police Administrative Commander; Cliff Ducey, Parks and Recreation Director; Carlos Nevarez, Interim Assistant Planning Director; Lynnette Hymes, Public Works Executive Assistant; Mack Roberts, Fire Marshal; Veronica Enoch, City Manager's Executive Assistant; Tonya Roper Clerk of Council; and Andrew Guzman, IT Tech.

**Informal Public Comment:** Given no comments, Mayor Campbell closed the section for informal public comment.

#### Public Hearing:

**PC-7-25-1132 – Rezoning Request:** Receipt of public comment on a request by Jesus First Community Church to rezone 2105 Bisbee Street from R-1 to R-2. *The Planning Commission recommended approval of the request.*

Eric Mason stated 2208 US Highway is the location of the church; the request is due to not having enough space for a multi-purpose situation. There is not enough space to host church functions, preparation of meals and dinners or to hold private meetings. We are requesting to rezone to use the property as additional space to accommodate for the lack room at the current building.

With no one to speak against and given no additional comments, Mayor Campbell closed the Public Hearing.

**City Council Minutes:** Councilmember Lassiter made a motion to approve the minutes from the July 7<sup>th</sup> Pre-Agenda Session and City Council meeting, the July 14<sup>th</sup> City Council Special Called Meeting, and the July 14<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**

**First Reading - Ordinance – Text Amendment (Role of the Planning Commission):** The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia and the Zoning ordinance, by limiting the authority of the Planning Commission with respect to (1) designating “P” districts on the city’s zoning map, (2) approving development plans for “P” district properties, (3) approving proposed development plans for group development projects, property contiguous to property with a more restrictive zoning classification, or property abutting or fronting onto arterial or collector streets, (4) approving proposed developments in mixed-use zoning districts, (5) approving buffer requirements, and (6) approving permit applications and development plans for the location of outdoor advertising and separate use signs, to reviewing and making recommendations thereon to the Mayor and Council for the taking of final action thereon; to repeal all ordinances and conflict herewith; and for other lawful purposes.

Councilmember Daniel made a motion to deny on the first reading of the ordinance. Councilmember Ruiz seconded the motion. The motion fails by majority with Councilmember Hall, Councilmember Lassiter, Councilmember Morris and Mayor Campbell voting against the motion. Councilmember Daniel, Councilmember Ruiz and Councilmember Tice voted in favor of the motion.

Councilmember Hall made a motion to approve on the first reading of the ordinance. Councilmember Lassiter seconded the motion. The motion passes by majority with Councilmember Hall, Councilmember Lassiter, Councilmember Morris and Mayor Campbell voting in favor of the motion. Councilmember Daniel, Councilmember Ruiz and Councilmember Tice voted against the motion.

**First Reading - Ordinance – Text Amendment (Fire Marshal):** The Clerk of Council read the heading of an ordinance to amend Chapter 31, Article II, of the code of ordinances of Garden City, Georgia, as amended to establish the job position of Fire Marshal and to define the duties of said position; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

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

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

**Second Reading – Ordinance – Text Amendment (Fire Marshal):** The Clerk of Council read the heading of an ordinance to amend Chapter 31, Article II, of the code of ordinances of Garden City, Georgia, as amended to establish the job position of Fire Marshal and to define the duties of said position; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

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

**First Reading - Ordinance – Text Amendment (Knox Box):** The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, as amended, in particular section 18-13 of Chapter 18, Article I, to require that all buildings within the city which are protected by either an automatic fire suppression or standpipe system install standardized Knox boxes for which only one master key is used by fire personnel to access such buildings in fire emergencies, and to delegate the responsibility for implementing such requirement to the city Fire Marshal; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

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

**Motion to Suspend the Rules of Council:** Councilmember Lassiter motioned to suspend the rule of Council to hold the second reading of the ordinance. The motion was seconded by Councilmember Tice and passes with all voting in favor of the motion.

**Second Reading – Ordinance – Text Amendment (Knox Box):** The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, as amended, in particular section 18-13 of Chapter 18, Article I, to require that all buildings within the city which are protected by either an automatic fire suppression or standpipe system install standardized Knox boxes for which only one master key is used by fire personnel to access such buildings in fire emergencies, and to delegate the responsibility for implementing such requirement to the city Fire Marshal; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

Councilmember Morris made a motion to approve on the second reading of the ordinance. Councilmember Hall seconded the motion, the motion passes with all voting in favor of the motion.

**Resolution – Tapestry Park Commercial, LLC Land Sales Agreement:** The Clerk of Council read the heading of a resolution by the Mayor and Council authorizing the City Manager to execute a sales agreement with Tapestry Park Commercial LLC for the purchase of property located at 1400 Dean Forest Road.

Councilmember Hall made a motion to approve the resolution. Councilmember Ruiz seconded the motion, the motion passes with all voting in favor of the motion.

**Resolution – Equipment Proposal Agreement (Water and Sewer Department):** The Clerk of Council read the heading of a resolution by Mayor and Council authorizing the City Manager to enter into an agreement to purchase a new dump truck and backhoe loader for the City's Water and Sewer department.

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

**Resolution – Heidt Avenue Easement Termination Agreement:** The Clerk of Council read the heading of a resolution approving and authorizing the execution of a release and termination of easement agreement for easement rights held by Garden City, Georgia, on 1305 Heidt Avenue in Garden City, Georgia, and for other purposes.

Councilmember Tice made a motion approving the resolution. Councilmember Ruiz seconded the motion, the motion passes with all voting in favor of the motion.

**Resolution – City Council Summer Meeting Schedule:** The Clerk of Council read the heading of a resolution to amend the regular meeting schedule of the Garden City Council for the period of August 1<sup>st</sup>, 2025, through September 30, 2025.

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

**Personnel Matter:** Councilmember Ruiz motioned to enter executive session. The motion was seconded by Councilmember Daniel and passed without opposition.

**Adjournment:** Councilmember Tice made a motion to enter back into regular session with adjournment at approximately 7:15pm. The motion was seconded by Councilmember Lassiter and passed without opposition.

*Transcribed & submitted by: The Clerk of Council*  
*Accepted & approved by: The City Council on 8-18-25*

## 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:

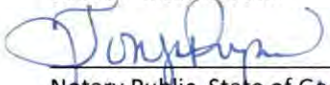
Check ✓	Subject Matter	As provided in O.C.G.A. Section
	Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege. <i>The subject discussed was _____ (identify the case or claim discussed, but not the substance of the attorney-client discussion)</i>	50-14-2 (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

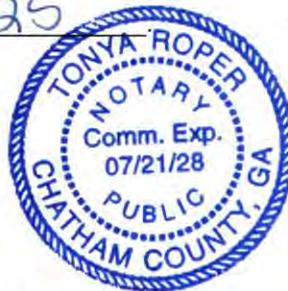
This Affidavit is executed for the purpose of complying with the mandate of O.C.G.A 50-14-4(b) and is to be filed with the official minutes of the aforementioned meeting.

This the 21<sup>st</sup> day of July 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: 7/21/28



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

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