

A G E N D A
City Council Meeting
Monday, March 2, 2026 – 6:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Presentations: Service awards to the following former Board of Appeals/Planning Commission members:**
 - **Michael Bruner**
 - **Dr. Jenecia Perry**

➤ **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. 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 February 17th Pre-Agenda Session and City Council Meeting minutes.

➤ **ITEMS FOR CONSIDERATION**

- **Resolution – SBA Cell Tower Lease Extension Agreement:** A resolution to authorize the execution of an amendment to that certain option and lease agreement dated June 1, 2004, by and between Garden City and SBA Towers II, LLC (A successor by merger to National Wireless Construction, LLC); to provide for an extension of the lease term; to modify rental payments and increases; to provide for a one-time amendment fee; and other lawful purposes.
- **Resolution – General Fund Budget Amendment:** A resolution to amend the FY2025 General Operating Fund budget to adjust for the differences between the originally adopted and presently projected revenues and expenditures for certain line items in the city’s General Fund budget.
- **Resolution – Enterprise Funds Budget Amendment:** A resolution to amend the FY2025 budgets for the four(4) Enterprise Funds in the Fire Protection Fund budget, Stormwater Fund budget, Sanitation Fund budget, and Water/Sewer Fund budget; to adjust for the differences between the originally adopted and presently projected revenues and expenses for certain various line items in the budgets of the four(4) Enterprise Funds.
- **Resolution – Special Revenue Funds Budget Amendment:** A resolution to amend the FY2025 budgets for the three (3) Special Revenue funds in the Confiscated Assets Fund budget, Hotel/Motel Tax Fund budget, and Tourism Fund budget; to adjust for the differences between the originally adopted and presented projected revenues and expenditures for certain various line items in the budgets of the different Special Revenue Funds.
- **Resolution – SPLOST Fund Budget Amendment:** A resolution to amend the FY2025 SPLOST Fund budget; to adjust for the differences between the originally adopted and presently projected revenues and expenditures for certain various line items in the SPLOST Fund budget.
- **Resolution – Capital Projects Fund Budget Amendment:** A resolution to amend the FY2025 Capital Projects Fund budget for the new gym recreation complex; to adjust for the differences between the originally adopted and presently projected revenues and expenditures for certain various line items in the Capital Projects Fund budget.
- **Resolution – American Rescue Plan Act Fund Budget Amendment:** A resolution to amend the FY2025 ARPA Fund budget; to adjust for the differences between the originally adopted and presented projected revenues and expenditures for certain various line items in the ARPA Fund budget.

➤ **ADJOURN**

SYNOPSIS

Pre-Agenda Session Tuesday, February 17, 2026 - 5:30 p.m.

Call to Order: Mayor Campbell called the pre-agenda session to order at approximately 5:30pm and offered the prayer.

Attendees:

Council Members: Mayor Bruce Campbell, Councilmember Michael Bruner, Councilmember Figiel, Councilmember Gwyn Hall, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz.
Absent: Councilmember Richard Lassiter

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Cliff Ducey, Parks and Recreation Director; Carlos Navarez, Planning Director; Veronica Enoch, Executive Assistant to the City Manager; and Tonya Roper, Clerk of Council.

Mayor's Updates

Mayor Campbell announced a reminder to Council of the invitation to the Kingston Hotel open house ceremony.

City Council Updates

Councilmember Morris announced a reminder of the EOA Energy Assistance event for residents to be held at City Hall on Friday, February 27th.

City Manager Updates

The City Manager provided an overview of the agenda.

1. Approval of City Council Minutes

Consideration of the minutes from the February 2nd Pre-Agenda Session and City Council meeting minutes and the February 9th Workshop meeting minutes.

2. Items for Consideration

- a. The resolution to accept the CenterPoint Fawcett Alfred Street agreement is for road improvements and the upgrades for the new water and sewer facilities constructed by CenterPoint.
- b. A resolution to authorize the change order agreement with Lavender Associates; this consideration is for the contract and construction of the new recreation complex as discussed in the February 9th workshop.

- I. The City Manager confirmed letter notification being sent by the City Attorney to CHA. A discussion occurred regarding the items requested, a pending response and the timeline to receive the requested items.
 - II. The City Manager addressed Councilmember's Bruner inquiry into the expectation of receiving more change orders. The City Manager informed Council of the signage, i.e. branding for the building's exterior is to be discussed at the March workshop.
- c. The resolution for Mason's Inc. is the procurement agreement to purchase furniture for the new recreation complex.
 - d. A resolution for a procurement agreement with Keep It Running to purchase fitness equipment for the new recreation complex.
 - e. The resolution for GDOT is to accept an agreement of the state Highway 25 system revision approved in Chatham County.
 - I. The City Manager confirmed Councilmember Ruiz' inquiry into whether there was no cost to the city for this system revision.

Briefing

The City Manager informed Councilmember Figiel of a satisfactory completion by the resident on Briarwood Drive for a site call from the Public Works Director.

The City Attorney informed Council of the bills for the dissolution of the CVB and the Mayor Pro-tem amendment have both been passed by the House and moved to the Senate for voting.

The City Attorney discussed an inquiry received in the collection of fire fees for an ordinance by way of an ad valorem tax basis. The City Attorney provided clarification of how to collect such funds by adding it onto the milage rate. A dialogue amongst Council followed about the resources affecting multiple jurisdictions involved with fire fee disputes with the primary difference being the method of collection. Council talked about organizations that are exempt from ad valorem tax with the City Attorney addressing how those exempt organizations are accountable for incurring a fee as well as any concerns to be discussed regarding stormwater fees.

Adjournment: Given no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:44pm.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 3-02-26

MINUTES

City Council Meeting Tuesday, February 17, 2026 – 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, and Mayor Campbell led the City Council in the Pledge of Allegiance.

Roll Call

City Council Members: Mayor Bruce Campbell, Councilmember Bruner, Councilmember Figiel, Councilmember Gwyn Hall, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz. Absent: Councilmember Richard Lassiter.

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Cliff Ducey, Parks and Recreation Director; Tonya Roper, Clerk of Council; and Kyle Thomas, IT Tech.

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

City Council Minutes: Councilmember Morris made a motion to approve the minutes of the February 2nd Pre-Agenda session and City Council meeting minutes and the February 9th Workshop meeting minutes. The motion was seconded by Councilmember Hall and passed with all voting in favor of the motion.

Items for Consideration:

Resolution – CenterPoint Fawcett Alfred Street Acceptance: The Clerk of Council read the heading of a resolution authorizing Garden City, Georgia to accept the dedication by CenterPoint Fawcett Tract, LLC of the Alfred Street extension(Phase II) right-of-way improvements; including the newly constructed water facilities lying within said right-of-way, which run through the 68.556 acre parcel owned by CenterPoint Fawcett Tract, LLC and extends to and accesses the city’s 13.27 acre parcel on Fifth Street formerly known as the Haynes Elementary School site and to further accept the dedication by CenterPoint Fawcett Tract, LLC of the sanitary sewer facilities which it constructed along or connected to the widened Anderson Street extension to service the city’s 13.27 acre parcel, all pursuant to that certain development agreement dated November 3, 2023, between the city and CenterPoint Fawcett Tract, LLC, as amended by a first amendment to development agreement dated January 10, 2025; and for other purposes.

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

Resolution – Lavender & Associates, Inc. Change Order Agreement (New Recreation Complex): The Clerk of Council read the heading of a resolution of the Mayor and Council authorizing change order No. 1 and change order No. 2 to the contract with Lavender & Associates, Inc. for the construction of the new city recreation complex; increasing the contract amount and time of performance; authorizing the expenditures of FY2026 Splost Funds; and for other purposes.

Councilmember Ruiz made a motion to approve the resolution. Councilmember Hall seconded the motion; the motion passes with Councilmember Bruner, Councilmember Figiel, Councilmember Hall, Councilmember Ruiz and Mayor Campbell voting in favor of the motion. Councilmember Morris voted in opposition to the motion.

Resolution – Mason’s Inc. Procurement Agreement (New Recreation Complex): The Clerk of Council read the heading of a resolution of the Mayor and Council authorizing the purchase of furniture and equipment for the city’s new gym and recreational complex located in the Rossignol Hill area at the corner of 5th and Oak Streets from the Hon Company, OFS Company, Groupe Lacasse, and Kimball International, through Mason’s Inc., in the amount of \$183,456.14; providing an effective date; and for other purposes.

Councilmember Morris made a motion to approve the resolution. The motion was seconded by Councilmember Hall and passes with all voting in favor of the motion.

Resolution – Keep It Running Procurement Agreement (New Recreation Complex): The Clerk of Council read the heading of a resolution of the Mayor and Council authorizing the purchase of fitness equipment for the new city recreation complex; awarding the contract to “Keep It Running” in the amount of \$42,250.00; providing for an effective date; and for other purposes.

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

Resolution – GDOT State Highway System Revision Agreement: The Clerk of Council read the heading of a resolution of the Mayor and Council to accept the roadway revisions to the state highway system approved in Chatham County, Georgia, as described in the Georgia Department of Transportation’s Order of the Commissioner.

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

Adjournment: Councilmember Ruiz made a motion to adjourn at approximately 6:10pm. The motion was seconded by Councilmember Hall and passes without opposition.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council on 3-02-26*

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THAT CERTAIN OPTION AND LEASE AGREEMENT DATED JUNE 1, 2004, BY AND BETWEEN GARDEN CITY AND SBA TOWERS II, LLC (A SUCCESSOR BY MERGER TO NATIONAL WIRELESS CONSTRUCTION, LLC); TO PROVIDE FOR AN EXTENSION OF THE LEASE TERM; TO MODIFY RENTAL PAYMENTS AND INCREASES; TO PROVIDE FOR A ONE-TIME AMENDMENT FEE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Garden City, Georgia (the “Lessor”), and National Wireless Construction, LLC, entered into that certain Option and Lease Agreement dated June 1, 2004 (the “Lease”), concerning the use of city-owned property located at 2406 Highway 80, Garden City, Georgia, for the construction, operation, and maintenance of a telecommunications facility; and,

WHEREAS, SBA Towers II, LLC (the “Lessee”), is the successor in interest by merger to National Wireless Construction, LLC; and,

WHEREAS, the current term of the Lease is set to expire on August 22, 2029; and,

WHEREAS, the Lessee has requested an amendment to the Lease in the form attached hereto as Exhibit 1 to extend the term and modify the rental escalation structure, while providing the City with a one-time signing payment; and,

WHEREAS, the Mayor and Council have determined that it is in the best interest of the City to amend said Lease under the terms set forth herein.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in a regular meeting assembled, as follows:

Section 1. Approval of Amendment.

Mayor and Council hereby approve that certain First Amendment to Option and Lease Agreement with SBA Towers II, LLC (the “First Amendment”), as attached hereto as Exhibit A, incorporating the following essential terms:

- (a) Term Extension: The Lease shall be extended by five (5) additional successive terms of five (5) years each.
- (b) Automatic Renewal: Each renewal term shall be automatically extended unless Lessee provides written notice to Lessor of its intention not to

renew at least ninety (90) days prior to the commencement of the succeeding renewal term.

- (c) Revised Rent: Effective August 23, 2029, the monthly rentals shall be increased from Eight Hundred Twenty and 85/100's (\$820.85) Dollars to One Thousand Six Hundred and 00/100's (\$1,600.00) Dollars.
- (d) Annual Escalation: Starting on the first anniversary of the August 23, 2029, rent increase, the rent shall increase by three (3%) percent annually, replacing the previous escalation structure of five (5%) percent every five (5) years.
- (e) Amendment Fee: The Lessee shall pay to Lessor a one-time, nonrefundable payment of Twenty Thousand and 00/100's (\$20,000.00) Dollars within thirty (30) days of the full execution of the Amendment.
- (f) Lease Remains Unmodified and Remains in Full Force and Effect: Except as specifically set forth in the First Amendment, the Lease is otherwise unmodified and remains in full force and effect and is ratified and reaffirmed including, but not limited to, Section 10 of the Lease providing that Lessor is leasing the premises in an "as is, where is" condition, with all faults and defects, and Section 14 providing that each party to the Lease shall have the right, following the expiration of the Initial Term, to terminate the Lease upon six months prior written notice to the other party without further obligation thereunder.

Section 2.

Execution of Documents.

The City Manager is hereby authorized to execute, and the City Clerk to attest, the First Amendment attached hereto is Exhibit A and any other document necessary to effectuate this Resolution, subject to the final review and approval as to form by the City Attorney.

Section 3.

Effective Date.

This resolution shall become effective immediately upon its adoption.

ADOPTED this _____ day of February, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this _____ day of February, 2026.

BRUCE CAMPBELL
Mayor

EXHIBIT A

Prepared by: Tiffany Gonsalves
After recording return to: Rita Drinkwater
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487
Ph: 800-487-7483 ext. 7872

Parcel ID: 6-0881-01-011

FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT

THIS FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT (“First Amendment”) is executed this _____ day of _____, 202__ (“Effective Date”) by and between **GARDEN CITY, GEORGIA, a Georgia municipal corporation**, having an address at 100 Central Avenue, Garden City, GA 31405 (“Lessor”) and **SBA TOWERS II LLC, a Florida limited liability company**, having a principal office located at 8051 Congress Avenue, Boca Raton, FL 33487 (“Lessee”).

WHEREAS, Lessor and Lessee, successor by merger to Natwireless LLC, a Tennessee limited liability company, f/k/a National Wireless Construction, LLC, a Tennessee limited liability company, entered into that certain Option and Lease Agreement dated June 1, 2004, and recorded September 24, 2004, in Deed Book 276L, Page 412 (“Lease”), in the Superior Court of Chatham County, Georgia, for Lessee’s use of a portion of the real property (“Premises”), located at 2406 Highway 80, Garden City, GA 31408 (“Property”), being more particularly described in the attached Exhibit “A”; and

WHEREAS, Lessor and Lessee desire and intend to amend and supplement the Lease as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant, agree and bind themselves to the following modifications to the Lease:

1. **Section 9. Initial Term**, of the Lease is hereby amended to include the following:

In addition to the Renewal Terms as referenced in the Lease, the Lease is hereby amended to include five (5) additional successive Renewal Terms of five (5) years, each of which shall be deemed automatically extended, unless Lessee notifies Lessor of its intention not to renew the Lease at least sixty (90) days prior to the commencement of the succeeding Renewal Term. The first additional Renewal Term shall commence on August 23, 2029, upon the expiration of the Renewal Term expiring on August 22, 2029.

2. **Section 10. Consideration**, of the Lease is hereby amended to include the following:

Commencing on August 23, 2029, Lessor's rent shall have a one-time increase of One Thousand Six Hundred and No/100 Dollars (\$1,600.00) per month.

Commencing on August 23, 2030 and each anniversary of such date thereafter, Lessor's rent shall increase by three percent (3%), replacing the existing five percent (5%) every five years.

3. **Section 20. Notices**, of the Lease is hereby amended as follows:

Lessor: Garden City, Georgia
100 Central Ave.
Garden City, GA 31405

Lessee: SBA Towers II LLC
Attn: Site Administration
8051 Congress Ave.
Boca Raton, FL 33487
Re: GA10792-A-1/Central Junction

4. Upon full execution of this First Amendment, Lessee shall pay to Lessor a one-time payment of Twenty Thousand and No/100 Dollars (\$20,000.00).
5. Capitalized terms not defined in this First Amendment will have the meaning ascribed to such terms in the Lease.
6. This First Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Premises is located without regard to principles of conflicts of law.
7. Except as specifically set forth in this First Amendment, the Lease is otherwise unmodified and remains in full force and effect and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Lease and this First Amendment, the terms of this First Amendment shall take precedence.
8. Lessor acknowledges that the exhibits attached to the Lease may be incomplete or contain inaccuracies and, accordingly, Lessee in its sole discretion may replace and

substitute such exhibits at its cost with an accurate survey and/or legal descriptions of the Premises and re-record this First Amendment with notice to Lessor. Following such re-recording, the descriptions contained therein shall serve as the descriptions for the same for all purposes under the Lease.

9. Lessor represents and warrants to Lessee that Lessor is the sole owner in fee simple title to the Property and Lessor's interest under the Lease and that consent or approval of no other person is necessary for Lessor to enter into this First Amendment.
10. This First Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same First Amendment.
11. Lessee shall have the right to record this First Amendment.

[The remainder of this page is intentionally left blank. Signatures to follow.]

STATE OF GEORGIA)
)ss
COUNTY OF CHATHAM)

IN WITNESS WHEREOF, the Grantor hereunder has executed this First Amendment under seal, as of the date first above written below.

WITNESSES:

Signed, sealed, and delivered in the presence of:

Print Name: _____

LESSOR:

Garden City Georgia, a Georgia municipal corporation

By: _____

Print Name: Rhonda Ferrell-Bowles

Title: City Manager

(NOTARY SEAL)

Notary Public _____

My Commission Expires _____

WITNESSES:

LESSEE:

SBA Towers II LLC, a Florida limited liability company

Print Name: _____

Print Name: _____

By: _____

Joshua Koenig, Executive Vice
President and General Counsel

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 202____, by Joshua Koenig, Executive Vice President and General Counsel of SBA Towers II LLC, a Florida limited liability company, on behalf of said company, who is personally known to me and did not take an oath.

Notary Public _____

My Commission Expires _____

(NOTARY SEAL)

EXHIBIT "A"

Legal description to be incorporated upon receipt of final survey.

Portions of that certain piece, parcel or lot of land, situate, lying and being in Garden City, in the County of Chatham, in the State of Georgia, being the property of Garden City, Georgia, also known as Tax Parcel No. 6-0881-01-011 and 6-0881-01-011A, and being more fully shown and designated on the "Lease Site, and Access, Utility, & Maintenance Easement Exhibit," prepared by Star Survey, Inc., dated May 28, 2004, and having the following metes and bounds to wit:

PARCEL ONE (LEASE AREA)

Starting at a 2" open top iron found at the southeastern most corner of TPN: 6-0881-01-011, with state plan coordinates of N:756867.4754 and E:957305.2128, thence N76°28'28"W for a distance of 20.00 feet to a point, thence N14°19'51"E for a distance of 30.32 feet to a point, said point being the True Point of Beginning of the Lease Area, thence N75°40'09"W for a distance of 80.00 feet to a point, thence N14°19'51"E for a distance of 80.00 feet to a point, thence S75°40'09"E for a distance of 80.00 feet to a point, thence S14°19'51"W for a distance of 80.00 feet to a point, said point being the True Point of Beginning of The Lease Area, containing 6,400 square feet/0.147 acre in area.

PARCEL TWO (EX. 25' ACCESS, UTILITY, & MAINTENANCE EASEMENT)

Starting at a 2" open top iron found at the southeastern most corner of TPN:6-0881-01-011, with state plan coordinates of N:756867.4754 and E:957305.2128, said point being the True Point of Beginning of The Existing 25' Access, Utility, & Maintenance Easement, thence S14°19'51"W for a distance of 130.00 feet to a point, thence N76°26'28"W for a distance of 25.00 feet to a point, thence N14°19'51"E for a distance of 130.00 feet to a point, thence S76°26'28"E for a distance of 25.00 feet to a point, said point being the True Point Of Beginning of The Existing 25' Access, Utility, & Maintenance Easement, containing 3,250 square feet/0.075 acre in area.

PARCEL THREE (20' ACCESS, UTILITY, & MAINTENANCE EASEMENT)

Starting at a 2" open top iron found at the southeastern most corner of TPN:6-0881-01-011, with state plane coordinates of N:756867.4754 and E:957305.2128, said point being the True Point of Beginning of The 20' Access, Utility, & Maintenance Easement, thence N76°26'28"W for a distance of 20.00 feet to a point, thence N14°19'51" E for a distance of 30.32 feet to a point, thence N14°19'51" E for a distance of 80.00 feet to a point, thence S75°40'09"E for a distance of 19.99 feet to a point, thence S14°19'51"W for a distance of 110.06 feet to a point, said point being the True Point of Beginning of The 20' Access, Utility, & Maintenance Easement, containing 2,203 square feet/0.051 acre in area.

RESOLUTION

A RESOLUTION TO AMEND THE FY2025 GENERAL OPERATING FUND BUDGET; TO ADJUST FOR THE DIFFERENCES BETWEEN THE ORIGINALLY ADOPTED AND PRESENTLY PROJECTED REVENUES AND EXPENDITURES FOR CERTAIN VARIOUS LINE ITEMS IN THE CITY’S GENERAL FUND BUDGET.

WHEREAS, an amendment in the General Fund Budget is needed to adjust for the differences between the originally adopted revenues and expenditures for various line items as set forth in the attached Exhibit “A” after taking into account money actually received and spent as of December 31, 2025, from the FY2025 General Operating Fund Budget, as opposed to the originally budgeted revenues and expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, do approve an amendment to the FY2025 General Fund Operating Budget to accurately reflect the differences between the originally adopted revenues and expenditures and the amended revenues and expenditures based on actual revenues and expenditures as of December 31, 2025, with respect to each of the City’s various departments as set forth on the attached Exhibit “A.”

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this ____ day of March 2026.

BRUCE CAMPBELL, Mayor

Received and approved this ____ day of March 2026.

TONYA ROPER, Clerk of Council

EXHIBIT "A"

GENERAL FUND				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
Revenues				
General Fund Operating Revenue	13,207,135	16,990,378	3,783,243	
Operating Revenues	13,207,135	16,990,378	3,783,243	
Appropriation of Prior Year's Fund Balance	3,312,985	-	(3,312,985)	
Total Revenues	16,520,120	16,990,378	470,258	3%
Operating & Capital Expenditures				
Legislative	173,200	535,975	362,775	
Executive	617,500	771,653	154,153	
Information Technology	1,398,300	1,337,357	(60,943)	
Finance	214,200	257,194	42,994	
Human Resources	353,300	279,879	(73,421)	
Municipal Court	494,950	454,486	(40,464)	
Police	6,607,500	6,306,468	(301,032)	
Emergency Management	35,000	7,798	(27,202)	
Public Works	2,013,725	1,444,863	(568,862)	
Senior Center	292,600	300,820	8,220	
Parks & Recreation	1,184,445	1,135,280	(49,165)	
Planning, Zoning & Building	873,200	938,278	65,078	
Operating & Capital Expenditures	14,257,920	13,770,051	(487,869)	
Transfer Out to Fire Protection Fund	2,262,200	2,833,579	571,379	
Total Expenditures	16,520,120	16,603,630	83,510	1%
Net Surplus (Loss)	-	386,748		

RESOLUTION

A RESOLUTION TO AMEND THE FY2025 BUDGETS FOR THE FOUR ENTERPRISE FUNDS; TO ADJUST FOR THE DIFFERENCES BETWEEN THE ORIGINALLY ADOPTED AND PRESENTLY PROJECTED REVENUES AND EXPENSES FOR CERTAIN VARIOUS LINE ITEMS IN THE BUDGETS OF THE FOUR DIFFERENT ENTERPRISE FUNDS.

WHEREAS, an amendment in the Fire Protection Fund Budget, Stormwater Fund Budget, Sanitation Fund Budget, and Water/Sewer Fund Budget is needed to adjust for the differences between the originally adopted revenues and expenses for various line items as set forth in the attached Exhibit "A" after taking into account money actually received and spent as of December 31, 2025, from the FY2025 Budget for the four Enterprise Funds, as opposed to the originally budgeted revenues and expenses.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, do approve an amendment to the Fire Protection Fund Budget, Stormwater Fund Budget, Sanitation Fund Budget, and Water/Sewer Fund Budget in order to accurately reflect the differences between the originally adopted revenues and expenses and the amended revenues and expenses for the FY2025 Enterprise Funds based on actual income and expenses as of December 31, 2025, with respect to each of the City's various departments as set forth on the attached Exhibit "A."

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this ____ day of March 2026.

BRUCE CAMPBELL, Mayor

Received and approved this ____ day of March 2026.

TONYA ROPER, Clerk of Council

EXHIBIT "A"

<u>FIRE PROTECTION FUND</u>				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
<u>Revenues</u>				
Operating Revenues	1,867,000	1,953,950	86,950	
Operating Revenues	1,867,000	1,953,950	86,950	
Transfer In from General Fund	2,262,200	2,833,579	571,379	
Total Revenues	4,129,200	4,787,529	658,329	16%
<u>Expenses</u>				
Operating Expenses	4,129,200	4,758,365	629,165	
Capital Expenses	-	29,164	29,164	
Total Expenses	4,129,200	4,787,529	658,329	16%
Net Surplus (Loss)	-	-		

<u>STORMWATER FUND</u>				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
<u>Revenues</u>				
Operating Revenues	1,126,100	1,461,926	335,826	
Total Revenues	1,126,100	1,461,926	335,826	30%
<u>Expenses</u>				
Operating Expenses	1,092,976	1,458,802	365,826	
Debt Service Expenses	3,124	3,124	-	
Operating Expenses	1,096,100	1,461,926	365,826	
Transfer Out to Sanitation	30,000	-	(30,000)	
Transfers Out	30,000	-	(30,000)	
Total Expenses	1,126,100	1,461,926	335,826	30%
Net Surplus (Loss)	-	-		

<u>SANITATION FUND</u>				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
<u>Revenues</u>				
Operating Revenues	610,000	629,334	19,334	
Operating Revenues	610,000	629,334	19,334	
Transfer In from Stormwater Fund	30,000	-	(30,000)	
Total Revenues	640,000	629,334	(10,666)	-2%
<u>Expenses</u>				
Operating Expenses	640,000	592,937	(47,063)	
Total Expenses	640,000	592,937	(47,063)	-7%
Net Surplus (Loss)	-	36,397		

EXHIBIT "A"

WATER/SEWER FUND				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
Revenues				
Operating Revenues	4,721,000	5,085,762	364,762	
Operating Revenues	4,721,000	5,085,762	364,762	
Appropriation of Prior Year's Net Position	2,799,051	829,496	(1,969,555)	
Total Revenues	7,520,051	5,915,258	(1,604,793)	-21%
Expenses				
Wastewater Treatment & Collection	3,870,254	2,003,202	(1,867,052)	
Water Treatment	432,200	375,816	(56,384)	
W/S Distribution, Billing & Repair	3,067,597	3,536,240	468,643	
Operating & Capital Expenses	7,370,051	5,915,258	(1,454,793)	
Transfer Out to General Fund	150,000	-	(150,000)	
Transfers Out	150,000	-	(150,000)	
Total Expenses	7,520,051	5,915,258	(1,604,793)	-21%
Net Surplus (Loss)	-	-		

RESOLUTION

A RESOLUTION TO AMEND THE FY2025 BUDGETS FOR THE THREE SPECIAL REVENUE FUNDS; TO ADJUST FOR THE DIFFERENCES BETWEEN THE ORIGINALLY ADOPTED AND PRESENTLY PROJECTED REVENUES AND EXPENDITURES FOR CERTAIN VARIOUS LINE ITEMS IN THE BUDGETS OF THE DIFFERENT SPECIAL REVENUE FUNDS.

WHEREAS, an amendment in the Confiscated Assets Fund Budget, Hotel/Motel Tax Fund Budget, and Tourism Fund Budget is needed to adjust for the differences between the originally adopted revenues and expenditures for various line items as set forth in the attached Exhibit “A” after taking into account money actually received and spent as of December 31, 2025, from the FY2025 Budget for the three Special Revenue Funds, as opposed to the originally budgeted revenues and expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, do approve an amendment to the Confiscated Assets Fund Budget, Hotel/Motel Tax Fund Budget, and Tourism Fund Budget in order to accurately reflect the differences between the originally adopted revenues and expenditures and the amended revenues and expenditures for the FY2025 Special Revenue Funds based on actual income and expenditures as of December 31, 2025, with respect to each of the City’s various departments as set forth on the attached Exhibit “A.”

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this ____ day of March 2026.

BRUCE CAMPBELL, Mayor

Received and approved this ____ day of March 2026.

TONYA ROPER, Clerk of Council

EXHIBIT "A"

HOTEL/MOTEL FUND				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
Revenues				
Hotel/Motel Taxes	486,667	456,255	(30,412)	
Hotel Motel Penalties and Interest	50	246	196	
Total Revenues	486,717	456,501	(30,216)	-6%
Operating Expenditures				
Payments to Other Agencies	78,400	76,099	(2,301)	
Payments to CVB	163,317	152,152	(11,165)	
Transfer Out - General Fund	245,000	228,251	(16,749)	
Total Expenditures	486,717	456,502	(30,215)	-6%
Net Surplus (Loss)	-	(1)		

CONFISCATED ASSETS FUND				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
Revenues				
Cash Confiscation	-	6,034	6,034	
Operating Revenues	-	6,034	6,034	
Appropriation of Prior Year's Fund Balance	12,500	-	(12,500)	
Total Revenues	12,500	6,034	(6,466)	-52%
Operating Expenditures				
Small Equipment	10,000	-	(10,000)	
Canine Supplies	2,500	5,318	2,818	
Total Expenditures	12,500	5,318	(7,182)	-57%
Net Surplus (Loss)	-	716		

TOURISM FUND				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
Revenues				
Interest Revenues	-	3	3	
Operating Revenues	-	3	3	
Appropriation of Prior Year's Fund Balance	-	302,191	302,191	
Total Revenues	-	302,194	302,194	100%
Operating Expenditures				
Contracts & Agreements	-	302,194	302,194	100%
Total Expenditures	-	302,194	302,194	100%
Net Surplus (Loss)	-	-		

RESOLUTION

A RESOLUTION TO AMEND THE FY2025 SPLOST FUND BUDGET; TO ADJUST FOR THE DIFFERENCES BETWEEN THE ORIGINALLY ADOPTED AND PRESENTLY PROJECTED REVENUES AND EXPENDITURES FOR CERTAIN VARIOUS LINE ITEMS IN THE SPLOST FUND BUDGET.

WHEREAS, an amendment in the SPLOST Fund Budget is needed to adjust for the differences between the originally adopted revenues and expenditures for various line items as set forth in the attached Exhibit "A" after taking into account money actually received and spent as of December 31, 2025, from the FY2025 SPLOST Fund Budget, as opposed to the originally budgeted revenues and expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, do approve an amendment to the SPLOST Fund Budget to accurately reflect the differences between the originally adopted revenues and expenditures and the amended revenues and expenditures for the FY2025 SPLOST Fund based on actual revenues and expenditures as of December 31, 2025, as set forth on the attached Exhibit "A."

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this ____ day of March 2026.

BRUCE CAMPBELL, Mayor

Received and approved this ____ day of March 2026.

TONYA ROPER, Clerk of Council

EXHIBIT "A"

SPLOST FUND				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
Revenues				
SPLOST Revenue	2,705,630	4,301,365	1,595,735	
State Aid (LMIG)	123,472	274,952	151,480	
Property Sale (Gym/Stadium)	3,000,000	-	(3,000,000)	
Capital Lease Proceeds	-	1,572,492	1,572,492	
Interest Revenues	-	158,984	158,984	
Contributions from Private Sources	-	75,000	75,000	
Total Revenues	5,829,102	6,382,793	553,691	9%
Capital Expenditures				
Police Vehicles & Equipment	270,000	601,629	331,629	
Fire Vehicles & Equipment	165,000	1,180,301	1,015,301	
Public Works - Infrastructure	450,000	841,290	391,290	
Recreation New Gymnasium	3,000,000	29,900	(2,970,100)	
Recreation Bond Loan	1,053,407	1,053,407	-	
Police Vehicles Loans	50,000	103,874	53,874	
City Hall Loan	655,844	655,844	-	
Fire Vehicle Loans	184,851	9,686	(175,165)	
Total Expenditures	5,829,102	4,475,931	(1,353,171)	-23%
Net Surplus (Loss)	-	1,906,862		

RESOLUTION

A RESOLUTION TO AMEND THE FY2025 CAPITAL PROJECTS FUND BUDGET FOR THE NEW GYM RECREATION COMPLEX; TO ADJUST FOR THE DIFFERENCES BETWEEN THE ORIGINALLY ADOPTED AND PRESENTLY PROJECTED REVENUES AND EXPENDITURES FOR CERTAIN VARIOUS LINE ITEMS IN THE CAPITAL PROJECTS FUND BUDGET.

WHEREAS, an amendment in the Capital Projects Fund Budget is needed to adjust for the differences between the originally adopted revenues and expenditures for various line items as set forth in the attached Exhibit "A" after taking into account money actually received and spent as of December 31, 2025, from the FY2025 Capital Projects Fund Budget, as opposed to the originally budgeted revenues and expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, do approve an amendment to the Capital Projects Fund Budget to accurately reflect the differences between the originally adopted revenues and expenditures and the amended revenues and expenditures for the FY2025 Capital Projects Fund based on actual revenues and expenditures as of December 31, 2025, as set forth on the attached Exhibit "A."

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this ____ day of March 2026.

BRUCE CAMPBELL, Mayor

Received and approved this ____ day of March 2026.

TONYA ROPER, Clerk of Council

EXHIBIT "A"

CAPITAL PROJECTS FUND (New Gym Rec. Complex)				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
Revenues				
Interest Revenues	600,000	655,766	55,766	
Operating Revenues	600,000	655,766	55,766	
Appropriation of Prior Year's Fund Balance	16,821,430	9,305,004	(7,516,426)	
Total Revenues	17,421,430	9,960,770	(7,460,660)	-43%
Capital Expenditures				
Recreation Building & Improvements	17,421,430	9,960,770	(7,460,660)	
Total Expenditures	17,421,430	9,960,770	(7,460,660)	-43%
Net Surplus (Loss)	-	-		

RESOLUTION

A RESOLUTION TO AMEND THE FY2025 ARPA FUND BUDGET; TO ADJUST FOR THE DIFFERENCES BETWEEN THE ORIGINALLY ADOPTED AND PRESENTLY PROJECTED REVENUES AND EXPENDITURES FOR CERTAIN VARIOUS LINE ITEMS IN THE ARPA FUND BUDGET.

WHEREAS, an amendment in the ARPA (American Rescue Plan Act) Fund Budget is needed to adjust for the differences between the originally adopted revenues and expenditures for various line items as set forth in the attached Exhibit “A” after taking into account money actually received and spent as of December 31, 2025, from the FY2025 ARPA Fund Budget, as opposed to the originally budgeted revenues and expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, do approve an amendment to the ARPA Fund Budget to accurately reflect the differences between the originally adopted revenues and expenditures and the amended revenues and expenditures for the FY2025 ARPA Fund based on actual revenues and expenditures as of December 31, 2025, as set forth on the attached Exhibit “A.”

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this ____ day of March 2026.

BRUCE CAMPBELL, Mayor

Received and approved this ____ day of March 2026.

TONYA ROPER, Clerk of Council

EXHIBIT "A"

ARPA FUND				
Description	2025 Adopted	2025 Amended	\$ Change	% Change
<u>Revenues</u>				
ARPA Fiscal Recovery Funds	-	1,908,935	1,908,935	
Interest Revenues	20,000	9,839	(10,161)	
Appropriation of Prior Year's Fund Balance	-	28,774		
Total Revenues	20,000	1,947,548	1,927,548	9638%
<u>Capital Expenditures</u>				
Vehicles - Fire	20,000	1,947,548	1,927,548	
Total Expenditures	20,000	1,947,548	1,927,548	9638%
Net Surplus (Loss)	-	-		