

A G E N D A
City Council Meeting
Monday, April 20, 2026 – 6:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Presentations: Community Spirit Awards presented to the following honorees in celebration of Georgia Cities Week:**
 - **Representative Carl Gilliard**
 - **Bishop Eric Mason**
 - **Mr. Binit Amin**
 - **Georgia Ports Authority**

➤ **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

- **TAM-26-0001 – Text Amendment:** Receipt of public comment on a request by the City of Garden City for approval of a text amendment to the city ordinance to revise the wall and fence code, especially in residential and commercial properties.
- **TAM-26-0002 – Text Amendment:** Receipt of public comment on a request by the City of Garden City for approval of a text amendment to add Apiary to the permitted uses listed in Section 90-47.

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 April 6th Pre-Agenda Session and City Council Meeting minutes and the April 13th Workshop meeting minutes.

➤ **ITEMS FOR CONSIDERATION**

- **First Reading – Ordinance – Text Amendment (Apiary):** An ordinance to amend the code of ordinances as amended, by amending Chapter 90, Article I to add to Section 90-5 the definition of Apiary, and to add Apiary to the Permitted Uses listed in Section 90-47; which shall be permitted in R-A, R-1, R-2, R-I-N, C-1, C-2, C-2A, C-2A(B&W), I-1, I-2, and M zoning districts subject to certain conditions; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.
- **Resolution – Stewart Signs Procurement Agreement (City Hall Municipal Complex Sign):** A resolution of the Mayor and Council authorizing the purchase of an Atlas outdoor monument/LED digital sign from Stewart Signs for the Garden City City Hall/Municipal Complex; authorizing the expenditure of funds in an amount not to exceed \$100,000.00 from the Fiscal Year 2026 General Fund; providing for an effective date; and for other lawful purposes.
- **Mayor Pro-Tem Appointment**

➤ **ADJOURN**



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Carlos Nevarez, Planning Director
Date: April 6th, 2026
Re: TAM-26-0001 Text Amendment: Sec 90-96 Walls and Fences

Application Type	Text Amendment
Case Number	TAM-26-0001
Applicant	City of Garden City
Name of Project	Zoning Text Amendment: Sec 90-96

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a text amendment to the city ordinance, specifically to the Walls and Fences Ordinance Section 90-96.

Additional Background: The proposed Zoning Text Amendment aims to clarify wall and fence requirements in residential, commercial, and industrial districts.

FINDINGS: There have been multiple variance requests regarding wall and fence requirements. This amendment will allow some of those repeated requests to be permitted in designated areas or provide clarification of requirements by districts.

ACTIONS

The Planning Commission/ Board of Appeals shall take one of the following formal actions:

- i. *Recommend approval of the text amendment as presented*

RECOMMENDATION

To approve the text amendment to add the permitted use as presented.

RECOMMENDED MOTION

I move to amend TAM-26-0001 to the city ordinance.

Sec. 90-96. Walls and fences; permit required.

- (a) *Definition.* For purposes of interpreting this section, the term "fence" shall mean any vertical structure, other than a building or plant material, which is erected for the purpose of obstructing visual observation, or for the purpose of obstructing pedestrian, automotive, or animal movement, or for the purpose of beautification, and which is attached to the ground or to a building.
- (b) *Permit required.* No fence or wall exceeding three feet in height shall be erected without first obtaining a fence permit. The building official shall issue the fence permit if he finds that the proposed fence complies with all of the requirements of this section. A brick wall used as a fence shall be constructed in compliance with the building code.
- (c) *Residential districts.* Fences and walls located in residential districts shall be subject to the following restrictions:
- (1) Front yards: Fences in front yards or areas extending from any street right-of-way line to the existing building line of the main primary residence shall be a maximum of four (4) feet in height and shall have a minimum of 25% open voids (opaque or semi-opaque), such as a picket fence, split-rail fence, etc. Chain link fences are prohibited in front yards.
 - (2) No wall or fence shall exceed six feet in height within a side or rear yard. Chain link fence as well as fences made of wood and masonry materials are acceptable.
 - (3) Wire fences and nondecorative metal fences (e.g. fences constructed of roofing tin) are prohibited.
 - (4) If a wooden fence has only one finished face, the finished side shall face the exterior property line.
 - (5) All swimming pools shall be completely enclosed by a fence at least four feet in height or a screen enclosure. Openings in the fence shall not permit the passage of a six-inch diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates. Walls and fences erected for the specific purpose of providing security for accessory recreational uses, such as swimming pools and tennis courts, may be ten feet in height, provided such fence shall be set back at least one foot from the property line for each foot it exceeds six feet in height, and provided such accessory recreational use is located within a rear yard. All of the provisions pertaining to fences, including design and location, shall apply.
- (d) *Commercial districts.* Fences and walls located in any commercial district shall be subject to the following restrictions:
- (1) Fences in front yards or areas extending from any street right-of-way line to the existing building line shall be a maximum of four (4) feet in height and shall have a minimum of 25% open voids (opaque or semi-opaque), such as a picket fence, split-rail fence, wrought iron, extruded aluminum, etc. Chain link fences are prohibited in front yards.
 - (2) On corner lots, no fence or wall shall be erected, placed, or otherwise installed nearer to the street than the minimum front setback line on both streets.
 - (3) If a fence is constructed of metal, the metal shall be of a decorative type and shall not be constructed with roofing tin.
 - (4) Walls and fences erected in commercial districts shall not exceed eight feet in height \, subject to the following:
 - a. Walls and fences adjacent to a residential zoning district or to a permitted residential use shall not exceed eight feet in height along rear and side yards or four feet in height in front yards. If

such fences are constructed of wood, the fence surfaces shall be painted or stained. If such fences are constructed of concrete block, the block shall be painted or stuccoed.

- b. Walls and fences shall be set back at least five feet from the property line when abutting a residential district or a permitted residential use. The setback area shall be maintained as a landscaped area.
 - c. Walls and fences erected in commercial for enclosure, retaining, or concealment purposes (as opposed to decorative purposes) shall be solid or visually opaque and constructed so as to prevent the passage of debris or light, and constructed of materials which are of a uniform shape, color, and design.
 - d. Walls and fences erected in commercial districts for enclosure, retaining, or concealment purposes shall be constructed of either brick, stone, architectural tile, masonry units, slatted wood, or other similar material. Chain link fence may be used in the side and rear yard, provided that the fence facing a street right-of-way shall be set back at least 10 feet from the property line and screened with vegetation.
- (e) *Industrial districts.* Fences and walls located in any industrial district shall be subject to the following restrictions:
- ~~(1) No fence or wall shall be erected, placed, or otherwise installed on any lot nearer to any street than the minimum building front setback line.~~
 - (2) On corner lots, no fence or wall shall be erected, placed, or otherwise installed nearer to the street than the minimum front setback line on both streets.
 - (3) If a fence is constructed of metal, the metal shall be of a decorative type and shall not be constructed with roofing tin. ~~Barbed wire or razor wire may be used for security purposes in business and industrial districts along the top of a fence if such fence is six feet or greater in height, and/or for agricultural uses.~~
 - (4) Walls and fences erected in industrial districts shall not exceed ten feet in height, subject to the following:
 - a. Walls and fences adjacent to a residential zoning district or to a permitted residential use shall not exceed eight feet in height along rear and side yards or six feet in height in front yards. If such fences are constructed of wood, the fence surfaces shall be painted or stained. If such fences are constructed of concrete block, the block shall be painted or stuccoed.
 - b. Walls and fences shall be set back at least ~~five~~ ten feet from the property line when abutting a residential district or a permitted residential use. The setback area shall be maintained as a landscaped area.
 - c. Walls and fences erected in industrial districts for enclosure, retaining, or concealment purposes (as opposed to decorative purposes) shall be solid or visually opaque and constructed so as to prevent the passage of debris or light, and constructed of materials which are of a uniform shape, color, and design.
 - d. Walls and fences erected in industrial districts for enclosure, retaining, or concealment purposes shall be constructed of either brick, stone, architectural tile, masonry units, slatted wood, or other similar material ~~(not including chain link or other fence wire except as permitted by section 90-96(d)(3)).~~ Chain link fence may be used in the side and rear yard, provided that the fence facing a street right-of-way shall be set back at least 10 feet from the property line and screened with vegetation.

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- e. Barbered wire fences may be used in industrial districts provided that the barbered wire is at least six (6) feet above the base of the fence and provided that the fence facing a street right-of-way shall be set back at least 10 feet from the property line and screened with vegetation.
 - (f) *Variances*. The board of appeals shall be authorized to grant general variances to the requirements of this section.
 - (g) *Temporary walls and fences*. This section shall not prohibit the erection of temporary fences for construction sites or similar activities where approved by the city administrator for a specified period of less than 18 months.
 - (h) *Maintenance*. All walls or fences shall be properly maintained by the owner. Any missing or damaged parts shall be replaced. Painted surfaces shall be repainted and stucco surfaces repaired as necessary to maintain a finished appearance. Weed growth shall be controlled along the structure and within an appropriate area surrounding the structure.
 - (i) *Nonconforming fences*. Any fence in existence as of October 21, 1996, shall be exempt for the provisions of subsections 90-96(c)(3) and (4), and subsections 90-96(d)(3) and (4), which sections were adopted on said date, until such time that it needs to be replaced in its substantial entirety.

(Code 1976, § 8-3014(a); Ord. of 3-18-96, § 1; Ord. of 10-21-96(4), §§ 1—4; Ord. of 7-21-97, § 1; Ord. of 4-19-99(2), § 1; Ord. No. 2008-25, §§ 1, 2, 11-17-08)

Editor's note(s)—Ord. No. 2008-25, § 1, adopted Nov. 17, 2008, amended § 90-96 title to read as herein set out. Former § 90-96 title pertained to walls and fences. Section 5 of an ordinance adopted Oct. 21, 1996, states that "all fences existing upon the effective date of the amendment, and which do not comply with the additional restrictions imposed herein, with the exception of Section 90-96(8) [(g)], shall be altered or removed to comply with same within one (1) year of the amendment's effective date."



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Carlos Nevarez, Planning Director
Date: April 6th, 2026
Re: PC-01-26-1154 Zoning Text Amendment

Application Type	Text Amendment
Case Number	TAM-26-0002
Applicant	City of Garden City
Name of Project	Zoning Text Amendment

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a text amendment to the city ordinance to add the permitted use: Apiary to Section 90-5(b) and 90-47.

Additional Background: The proposed Zoning Text Amendment aims to include the definition of "Apiary" within Section 90-5(b) of the city ordinance and to designate apiary as a permitted use under Section 90-47 in R-A zoning districts.

FINDINGS: The permitted use will allow beekeeper owners in R-A zoning districts to operate within zoning regulations. A careful review of these regulations is necessary to consider expanding this permitted use to other zoning districts, especially when comparing practices in different areas. City staff strongly recommend that the city's Planning Consultant be given more time to develop a thorough zoning recommendation.

ACTIONS

The Planning Commission/ Board of Appeals shall take one of the following formal actions:

- i. *Recommend approval of the text amendment as presented*

RECOMMENDATION

To approve the text amendment to add the permitted use as presented.

RECOMMENDED MOTION

I move for TAM-26-0002 to be amended to the city ordinance.

Section 1. Chapter 90, Article I, of the Code of Ordinances of Garden City, Georgia, as amended, is hereby amended by adding the definition of “Apiary” to Section 90-5(b) as follows:

“Section 90-5(b). Apiary.

Apiary means a place where honey bees and honey bee beehives are kept, especially a place where bees are raised for their honey.”

Section 2. Section 90-47 of the Garden City Code, entitled “Permitted Uses” is hereby amended by adding to Subsection (b), the following as Paragraph ____ of the uses listed therein:

“Para. ____ . Apiary---R-A, R-A, R-1, R-2, R-I-N, C-1, C-2, C-2A, C-2A(B&W), I-1, I-2, M

- (a) Licensing requirement for commercial beekeepers. The Georgia Bee Law, O.C.G.A. §2-14-40, requires that all beekeepers selling bees, queens, nuclei, etc. shall apply to the Commissioner of Agriculture as ex officio state entomologist for a license to do so. All other beekeepers (e.g. hobbyists, pollinators, honey producers) are not required to be licensed or inspected by the State of Georgia.
- (b) Registration required. All beekeepers are required to annually register each apiary with the Chatham County Department of Building Safety. Commercial beekeepers are required to submit a copy of their state license with their registration.
- (c) Mosquito control. Mosquito control operations are conducted to maintain a reasonable quality of life for residents and protect them from mosquito-borne diseases. Mosquito control staff will notify registered beekeepers prior to control operations that may affect their hives. It is the beekeeper’s responsibility to take precautions that will help to protect their hives. Mosquito control staff can provide hive protection recommendations.
- (d) Honey bees shall not be kept on lots containing less than 10,000 square feet. No more than two colonies or hives shall be allowed per 10,000 square feet of lot area. One additional colony shall be allowed per each additional 10,000 square feet of lot area.
- (e) Honey bee hives shall be marked or identified to notify visitors.
- (f) Honey bee hives shall not be located within 75 feet of any property line, public street, sidewalk, or alley except when situated behind a solid fence or hedge six feet in height parallel to the property line; any fence or hedge being within 25 feet of the hive and extending at least 20 feet beyond the hive in both directions, or completely enclosing the hives.
- (g) Each beekeeper shall ensure that a convenient source of water is available to the bees at all times.
- (h) Abandoned colonies of honey bees or honey bee hives and diseased bees shall be removed (this shall not prohibit the use of swarm traps) by the owner.
- (i) In any instance in which a colony exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, the beekeeper shall promptly re-queen the colony. Queens shall be selected from European stock bred for gentleness and non-swarming characteristics.
- (j) Any other nest of colony of stinging insects, such as yellow jackets, hornets, other varieties of bee, and wasps, including Vespidae, in trees, buildings, underground, or in any other space, diseased colonies of honey bees, or any colony of honey bees not maintained in compliance with this

ordinance, constitutes a public nuisance, The existence of a nest of wild bees of any type, not cultivated by any person and whose honey is not harvested by any person, shall not constitute a violation of this ordinance unless such nest is in such location as to present a threat of stinging to any person on any public street, sidewalk, park, or other public place, or to any person in any parking lot, sidewalk, or other place open to the public, or to any person on adjacent private property.”

SYNOPSIS

Pre-Agenda Session Monday, April 6, 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 Richard Lassiter, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz.

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; Katie Draeger, Finance Director; Virgil Moore, Public Works Director; Veronica Enoch, Governmental Affairs & Strategic Initiatives Director; and Tonya Roper, Clerk of Council.

Mayor's Updates

Mayor Campbell announced being informed by the City Attorney that the Governor has signed the Mayor Pro-tem Bill.

City Council Updates

Councilmember Morris announced a recent 4-hr train blockage on Big Hill Road, Friday, March 27th. It was not CSX but Norfolk Southern. Councilmember Morris spoke about reaching out to Norfolk Southern but due to the changes in staffing she was unable to reach prior contacts. CSX provided an updated contact to assist with inquiries about the blockage and at this time Councilmember Morris is awaiting feedback on the cause behind the lengthy blockage.

Councilmember Morris informed Council of the numerous inquiries she's made to the railroad regarding the blockage with the most recent response being that the occurrence is still under investigation.

Councilmember Morris talked about the location of the blockage and the area of Dilliard Yard being prohibited from being used as a detour for traffic by anyone attempting to avoid train blockages per the Federal Administration. Councilmember Morris expressed the importance of the railroad working with the city as residents deserve better, especially in emergency situations.

Councilmember Morris acknowledged the inquiry by the Federal Administration regarding the status of the road. At this time, the city is awaiting evaluations on appraisals to come in with the next process involving the rights-of-way from the residents.

Council discussed that the track which caused the blockage will not be of help with the development of the proposed road.

Councilmember Morris has been in contact with the City Manager and City Attorney and is to follow up once more information has been provided from the investigation.

Council expressed appreciation for the information and are now mindful about any citizen inquiries.

A discussion amongst Council and the Public Works Director occurred regarding the road near Pipemakers Canal and the gated location which ends onto Dean Forest Road. The Public Works Director is to confer with the City Attorney about the access and ownership of the right-of-way.

Councilmember Ruiz acknowledged and thanked Councilmember Morris for her representation at an event that Councilmember Ruiz was unable to attend.

Councilmember Hall suggested the City Manager provide a brief explanation of items for consideration during council meetings to assist citizens with clarity and transparency. Upon discussion by Council, Mayor Campbell is to recognize the City Manger to offer additional clarification.

Councilmember Ruiz recognized the Parks and Recreation Director for the success of the Easter Eggstravaganza. The Parks and Recreation Director addressed Council suggestions for adding additional food vendors. The goal is to provide activities and refreshments that are free for those in attendance.

City Manager Updates

The City Manager provided an overview of the agenda.

1. Presentations

The City Manager announced service awards will be presented to former Board of Appeals/Planning Commission members: Michael Bruner and Dr. Jenecia Perry.

2. Approval of City Council Minutes

Consideration of the minutes from the March 16th Pre-Agenda Session and City Council meeting minutes.

3. Items for Consideration

- a. A resolution to recognize April 20th – 25th,2026 as Georgia Cities Week and to encourage the support of the celebration and activities.
 - I. The Governmental Affairs & Strategic Initiatives Director announced that Georgia Cities week is a statewide effort that is facilitated by GMA. It's an opportunity for

the city to engage the residents in how the city works and how they can better understand what the city does. For the past three or four years the city has been celebrating Georgia Cities Week, in the past, the city has strived to educate, celebrate, and encourage civic engagement.

In the past, the city collaborated with the school system for Gould and Garden City Elementary to educate youth with tours of city hall as well as allow for the students to engage with each department to better understand what departments do.

The Governmental Affairs & Strategic Initiatives Director informed the Council that the city will celebrate some of the city's community leaders who out of their own acts of kindness supported the community and the city. A community spirit award will be presented to honorees: Representative Carl Gilliard that operates the Empowerment City Center and helped with food giveaway. Bishop Eric Mason, with Jesus First the Community Church, serves holiday and springtime lunches to Garden City first responders. Mr. Binit Amin, local owner of three businesses in Garden City donates the funding for the bicycle giveaways for the city's annual Christmas tree lighting event each year.

The individuals will be recognized with the Community Spirit awards on April 20th during the Council meeting. This offers an opportunity to celebrate them for their support in the community.

The Governmental Affairs & Strategic Initiatives Director announced there is also to be a Heart of the Community award given to Georgia Ports Authority for their efforts and the work the city is doing with them and their continued support of the community.

Each recipient has responded with confirmation of attendance. Councilmember Hall suggested a reception to follow.

- b. The resolution for the surplus and disposal of vehicles is to classify five 2019 Dodge Chargers utilized by the Police Department as surplus to be sold at auction.
 - I. The Police Chief addressed Councilmember Bruner's inquiry regarding the determination in deciding whether a surplus vehicle being no longer a valid vehicle to continue using, whether the five vehicles for consideration will be sold at auction, and whether the vehicles have already been or will be replaced.

The surplus cars have been replaced with more dependable vehicles. Due to cars being fluid, the goal is to have cars in reserve. Currently, three of the five cars are being used as pool cars with the remaining two vehicles experiencing mechanical issues; these two have been taken offline and will be picked up by Enterprise. Authorization of the request does not imply that the vehicles will be deadlined

immediately. The consideration on the agenda prevents multiple resolution requests for an occurrence of only one vehicle.

A dialogue arose with Councilmember Bruner and The Police Chief about the past history of discarding vehicles versus current vehicle disposal based on mileage, maintenance, repairs, and the cost of outfitting.

The Police Chief addressed The City Attorney's inquiry regarding current ownership of vehicles versus leased vehicles. The vehicles for consideration are not leased but were purchased. Approval of leasing occurred a couple of years ago, therefore Enterprise has an agreed to sell them and remove graphics which saves manpower within the department.

- c. A resolution to purchase a senior citizen center van is to accept the proposal from OC Welch for the purchase of a 2026 Ford transit van.
 - I. The City Manager informed Council that the Recreation Director also received quotes from Paul Thigpen Ford and JC Lewis Ford, in amounts of approximately \$60,000. OC Welch is the lowest bidder.

The Recreation Director addressed Mayor Campbell's inquiry regarding the current transit van. The Recreation Director talked about the age, milage, and condition of the current van. The purchase of a second van allows for more space to provide day trips for the seniors. The Recreation Director confirmed the second van will also be beneficial for use in also aiding with space for youth day camp or tournaments.

The City Manager addressed Councilmember Hall's inquiry regarding the lowest bid price in comparison with the state price.

The Recreation Director confirmed Councilmember Morris' inquiry into the request being a budgeted item. It was previously placed in the budget three years ago but removed and then for FY2025 put back into the budget for this year. The van is also to be used for recreational youth teams for sporting trips.

Adjournment: Given no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:55pm.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 4-20-26

MINUTES

City Council Meeting Monday, April 6, 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 Richard Lassiter, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz.

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

Presentations: The Planning Director along with Mayor Campbell and Council presented service awards to Michael Bruner and Dr. Jenecia Perry in recognition of their dedicated service as former Board of Zoning Appeals/Planning Commission members.

The Planning Director stated the presentation is a recognition of service and the first recognition of service is for Mr. Bruner who is now a Councilmember. Mr. Bruner formerly served as a member as well as the most recent Chair of the Board of Zoning Appeals/Planning for the past two years. The Planning Director stated on behalf of the entire committee he would like to express appreciation for your dedicated service as a Planning and Board of Zoning Appeals commissioner. The commitment to both committees has made a difference in shaping our communities' future.

The Planning Director stated it was an honor learning together with Councilmember Bruner and the careful consideration and integrity towards the communities by volunteering his time and expertise have helped in serving our town to grow and thrive in ways that reflect value to those who call it home. The Planning Director concluded by saying thank you to Councilmember Bruner for your part in our community and we're grateful for your service and positive impact.

The Planning Director stated the next presentation is to Dr. Perry. On behalf of our entire community, it is a world of thanks for Dr. Perry's remarkable service for spending over a decade as a Planning Commissioner and Board of Appeals member. Dr. Perry's long-term dedication was instrumental in guiding our community's decisions towards growth. For these years, your leadership, judgement and your commitment has set an example for us all and all committee members.

The Planning Director said, with Dr. Perry giving her generous time and expertise, it has helped to ensure communities' progress while reflecting the hopes and priorities of the residents. The Planning

Director finished by stating we deeply appreciate Dr. Perry's efforts and the positive differences made. Dr. Perry's legacy will continue to inspire myself, those in the community and with warm appreciation, we thank you for serving as a Board of Appeals and Planning Commission member.

Dr. Perry stated she would like to give honor to God, Mayor Campbell, Council, her family, loved one's present, and the constituents and friends met over the past 13 years of serving with the Planning and Zoning Commission. It has truly been an honor and a humbling experience that has not been taken for granted in standing for and representing the people.

Dr. Perry stated every vote has been taken seriously and from the heart. She said she voted with consciousness, did the homework, and felt prepared for every opportunity. Preparedness didn't come from just the agenda packet; it came from speaking with citizens and business owners. Dr. Perry finished by saying she is thankful to God for being able to provide in the capacity both spiritually and professionally for 13 years of dedicated service to the city.

Dr. Minesha Ruffin, daughter of Dr. Perry, stated she wants to acknowledge everyone and all of the volunteers represented today as they deserve a round of applause for their service in this space. She stated that seeing her mother in service as a child growing up is phenomenal and as a mother to six, service has become a way of life for both her and her husband.

Dr. Minesha stated she wants to take this time to tell everyone in the room and everyone who is a volunteer that your work is not in vain – although there are times it may feel as such. Volunteering is much like an apple tree, it seems so small and although it's growing, the fruit isn't visible right away, it doesn't provide any shade or looks to be serving any purpose – however, in time, with effort and intention in showing up makes a difference. She continued by saying the hidden sacrifices of being present for every meeting, the long meetings and all things that come with this role do not go unnoticed. Garden City is a better place because of each of you, your leadership, your diligence and your integrity.

Dr. Minesha stated she is taking a small moment to acknowledge all, it may feel small in the moment but a few hours in showing up once a week is an impact that grows over time and has an effect on people like me – who's fairly new to the area and for my children get an opportunity to see you all lead through zoning and laws that are impacting our city. She finished by saying with a round of applause to each of you and all volunteers, just know when it doesn't seem valuable, it is. As a mother, a wife and community member; I want to say thank you all for your service. It's been a pleasure speaking with you today.

Councilmember Bruner stated he wants to say thank you as he came on board because of former Councilmember Daniel – she pushed for me to join the Planning Commission/Board of Appeals. It was definitely a journey because there was a lot of learning that had to take place. I have worked together with the Planning Director and together we have learned a lot over the last couple of years. My other commissioners supported me in serving as Chair and I appreciated their faith in me to handle the position; and now, I hope to be able to serve Garden City for several more years.

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

City Council Minutes: Councilmember Lassiter made a motion to approve the minutes of the March 16th Pre-Agenda Session and City Council meeting minutes. The motion was seconded by Councilmember Morris and passed with all voting in favor of the motion.

Items for Consideration:

Resolution – Georgia Cities Week: The Clerk of Council read the heading of a resolution recognizing Georgia Cities Week, April 20-25, 2026, and encouraging all residents to support the celebration and corresponding activities.

The City Manager stated the resolution for consideration pertains to acknowledging April 20-25th as Georgia Cities Week. During the Georgia Cities Week, the Georgia Municipal Association and its member cities join together to recognize the important role played by city Government in our lives.

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

Resolution – Surplus of City Vehicles and Disposal: The Clerk of Council read the heading of a resolution by Mayor and Council authorizing the City Manager to dispose of five (5) 2019 Dodge Chargers used by the Police Department; and classified as surplus property by reason of said vehicles which no longer services any public purpose due to exceeding their useful life and having been replaced with vehicles more dependable for use.

The City Manager stated this resolution is to classify five 2019 Dodge Chargers as surplus; these chargers have already exceeded their useful life.

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 – Senior Center Van Procurement Agreement (Parks and Recreation Dept.): The Clerk of Council read the heading of a resolution of the Mayor and Council to approve the City Manager to enter into an agreement with O.C. Welch Ford to purchase a 2026 Ford Transit Van in the amount of \$55,775.00 for the city's Senior Center.

The City Manager stated this is a budgeted item for 2026 which is a purchase for a 2026 transit van. Staff went through the process of receiving quotes and of those received, O.C Welch was the lowest bidder.

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

Councilmember stated for clarification the van will not only be used for Senior Center purposes but also used for the you as well.

Mayor Campbell confirmed the van is to be used for both Senior Center and Garden City youth. With no additional questions or comments and a roll call vote; the motion passes with all voting in favor of the motion to approve the resolution.

Adjournment: Councilmember Ruiz made a motion to adjourn at approximately 6:17pm. The motion was seconded by Councilmember Hall and passed without opposition.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council on 4-20-26*

SYNOPSIS

City Council Workshop Monday, April 13, 2026 – 5:30 p.m.

Call to Order: Mayor Campbell called the workshop to order at approximately 5:30pm and Councilmember Bruner offered the prayer.

Attendees:

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

Staff Members Present: Rhonda Ferrell- Bowles, City Manager; James P. Gerard, City Attorney; Capt. Joseph Papp, Patrol Commander; Leon Davenport, Consulting Engineer; Katie Draeger, Finance Director; Mike Dick, Fire Chief; Virgil Moore, Public Works Director; Marth Vallada, Water/Sewer Interim Director; Dagny Pariani, Wastewater Operations Manager; Lynnette Hymes, Public Works Executive Administrative Assistant; Cliff Ducey, Parks and Recreation Director; Carlos Nevarez, Planning Director; Veronica Enoch, Governmental Affairs & Strategic Initiatives Director ; and Tonya Roper, Clerk of Council.

➤ **Water & Sewer Item(s):**

a. **Water & Sewer Report Presentation by Consulting Engineers**

The City Manager announced CJ Chance; project engineer with HGB will present a technical presentation of the updated Master Water and Sewer Plan report.

Mr. Chance gave a background summary of previous discussions regarding rates, water models, and report submittals of recommendations including the three items of focus – the Constantine tract, Silk Hope, and the Treatment Plant.

Mr. Chance discussed updates regarding rates and cost association and the anticipated amount with the wastewater treatment plant improvements. He conversed about the security of funds with a recommendation to start working with the city's state delegation. He provided an overview of the I & I program which identifies faulty locations such as compromised pipelines, joints and manholes. Recommendation is for \$500,000 per year for a number of years – taking at least two years to see a difference in the system.

Mr. Chance spoke about the Constantine tract and informed Council of the options to be considered. He talked about the recommendation of a storage source for the system as it builds up water for peak usage and fire protection. The second recommendation is connection to the north side of I16 which provides the city another water source.

Mr. Chance talked about his recommendations with sewer and a limited capacity, there needs to be consideration prior to development and how the city plans to expand. He encouraged the city to consider requesting more sewer allocation.

He discussed suggestions for guarantees to be put into place prior to committing to contracts for development.

For Silk Hope, a master plan that showed phases of water and sewer and how those areas could be served was previously completed. Metering stations and new connection points offers the potential of becoming a worthy investment.

Mr. Chance suggested the City have conversations with the City of Savannah regarding more water. He reminded the Council of past discussions about rates and at some point, there will need to an increase with an evaluation of the connection fees.

A discussion occurred regarding development with surrounding municipalities, GIFA loans, connection costs, and the city's current supply.

➤ **Public Works & Emergency Services Item(s):**

a. **Big Hill Road Emergency Access Update**

The City Manager announced that Staff has been looking into this item due to residents being blocked by the train. The City Manager informed Council of The Public Works Director, Patrol Commander, and Consulting Engineer will discuss the item in regard to ownership and emergency access.

The Patrol Commander announced a ride-along was completed with the Public Works Director and Lieutenant Glasco. A discussion then arose regarding ownership, the location, and the responsibility of a public throughfare. The Patrol Commander suggested safety measures aligning the canal if decisions are made to allow access. The City Manager confirmed the access would not be for public access and by putting safety measures (ex. guardrail) in place prevents the County from cleaning the canal.

Councilmember Morris addressed the City Manager's inquiry regarding the ability to access the road from the railroad track to Dean Forest Road. Councilmember Morris provided pictures of the blockage on Friday, March 27th.

The Public Works Director informed Council of the County confirming ownership as belonging to the city with Mr. Davenport, announcing that ownership remains with the County along with providing justification of why the County continues to hold and maintain the rights of these canals although there are jurisdictions which may cross over. He recommended that access to the road should be in emergency situations only with no public access no matter which jurisdiction has ownership. Mr. Davenport is to confirm ownership and provide an update.

The City Attorney informed Council that when a city annexes county properties, the city takes ownership of the roads but not ownership of the canals; the canals would continue to be owned by the County even when agreements occur between the two regarding maintenance; it's still owned by the County.

A discussion occurred amongst Staff and Council about the importance of the road being accessed for police, fire, and EMS only which still provides a benefit for the quality of life of the residents in the area.

The Fire Chief talked about the importance of emergency access in addition to the vital importance of a roadway being able to support the weight of emergency vehicles which for fire trucks is 20 to 40 tons. The road may allow for a pickup truck but is not compacted to withstand daily travel or the weight of ladder trucks. The Fire Chief confirmed he rode every entrance to test for safety.

The City Manager confirmed the City is looking into and weighing all options for the best solution in helping the citizens in the area.

➤ **IT Department Item(s):**

a. City Hall Media Sign

The City Manager provided an overview of the project. The digital media sign is a budgeted item in the 2026 budget as a Capital Improvement Project. Positive responses have been received for the digital signage placed on Highway 21. The signs provide information to keep all informed of public meetings, emergency alerts and city events. The IT Director received a quote of \$95,366. This estimate is for the sign and there are additional costs associated with electrical, installation and landscaping work; therefore, the IT Director budgeted \$150,000.

A discussion amongst Council and Staff occurred with the City Manager providing a breakdown of the sign's height design for adequate visibility and the budgeting for the complete project. The City Manager emphasized the primary purpose for the request is identifying City Hall while communicating information to the public.

The City Manager talked about the responsibilities of the city for the signage to be placed along the road on Highway 80 which is only the media portion, Garden City Recreation information, and acquiring of the easement for placement with CenterPoint being responsible for the sign and the electricity.

The City Manager and Finance Director addressed Councilmember Figiel's and Councilmember Bruner's inquiries regarding revenue and the differences for consideration of a general fund, a bond or SPLOST funding for projects. Any concerns regarding budgets involve the consideration by Council of an increase in the millage rate. Occupational Tax with business licensing is a regulatory fee and the budget is monitored as such. The City Manager informed Council that any property tax analysis scenarios regarding millage rate will be examined once data has been received.

The City Manager discussed projects of concerns from citizens that are of top priority such as drainage, roads, striping, signal timings and potholes. These topics will be included at the proposed Town Hall meeting tentatively scheduled for June 29th. Mayor Campbell announced the annual convention includes the date of June 29th. The City Manager is to follow-up with the engineers for a new proposed Town Hall meeting date.

Councilmember Morris suggested adding Municipal Complex to the monument sign. She commended the City Manager and Finance Director on their efforts regarding budgetary communications with Council.

Councilmember Figiel announced he is not opposed to the media sign and wants to ensure the city is being responsible with spending.

Councilmember Lassiter announced a reminder that the revenue for this item has been budgeted.

Upon discussion Council agreed to move forward with this item for consideration.

Councilmember Lassiter made an early departure due to a prior commitment.

➤ **Planning, Zoning & Building Item(s):**

a. Board of Zoning Appeals/Planning Commission Cases:

TAM-26-0001: The City of Garden City request approval for a text amendment to the city ordinance to revise the wall and fence code; Section 90-96 especially in residential and commercial properties.

The Planning Director provided an overview of the request. There have been multiple variance requests concerning wall and fence requirements. The amendment will either allow reoccurring requests in specific areas or provide better guidance on the requirements by district. We want to ensure fairness with all residents.

The Planning Commission recommendation is to add specifics about fencing materials, any other materials, such as pallets, metal tins, or other types that are prohibited or must be approved by the Board of Zoning Appeals.

A discussion resulted regarding code, fences in front yards, material type, the maintenance costs for repair and the cost to submit a variance application for replacement which is prohibited if it's an existing fence in the front yard.

The City Manager expressed concerns regarding the variations of materials being proposed throughout neighborhoods and the city needs to look at the city as a whole in order to make the best decisions to impact the future of the city.

Upon discussion, Council agreed to move forward with the item for public hearing.

TAM-26-0002: The City of Garden City request approval for a text amendment to add apiary to the permitted uses listed in Section 90-47.

The Planning Director provided an overview of the request. The proposed ordinance mirrors the City of Savannah and registration with Chatham County. The proposed text amendment aims to add the definition of Apiary with Section 90-5(b) of the city ordinance and to designate apiary as a permitted use under Section 90-47. The permitted use will allow beekeepers to operate zoning districts in accordance with regulations and require owners to register with Chatham County Department of Building Safety. The recommendation by the Planning Commission was to approve as submitted.

The Planning Director addressed Councilmember Bruner's inquiry regarding a residential district limitations on square footage and the acreage requirement for maintaining a colony. The most important thing is having the apiary registered within their zoning district.

Council agreed to move forward with the item for public hearing and consideration.

b. Unincorporated Service Areas:

The Planning Director provided an overview for the consideration of annexing unincorporated areas of the county surrounding the city which are currently served by the city's public utilities. The focus on the growth within the corridors. Annexing these properties would ensure more reasonable provision of services and potentially increase the city's tax base. The discussion is to begin the process towards developing recommendations for Council consideration.

The City Attorney informed Council this was previously attempted years ago and talked about the options of either proceeding through legislature or taking a section that would receive a vote majority.

A discussion amongst Council and Staff occurred regarding the history of the unincorporated service areas regarding location, fire service, and benefit to acquiring the properties. The Planning Director discussed his concerns with code and water and sewer.

The Planning Director announced April 17th as a virtual meeting for the Comp Plan and April 30th as a public meeting. These meeting dates are for MPC discussions with the public hearing to be advertised on the website. These dates are not City Council meetings. He reminded Council of the Planning and Zoning training session being held on May 1st from 8:30am – 4pm.

➤ **Governmental Affairs & Strategic Initiatives Item(s):**

a. Public Relations:

The City Manager informed Council of the meeting held on March 23rd with the Recreation Director and the Governmental Affairs & Strategic Initiatives Director for the public relations promotion of the new gym. Discussions from the meeting included how to promote the gym using the website, social media through Facebook, Instagram, and TikTok.

The City Manager announced that additional promotions include showcasing the facilities throughout upcoming events, hosting a grand opening, and having features offering free classes, facility tours, local vendors, and activities with incentives for early registration and special discounts. The city currently offers a quarterly newsletter with a suggestion of the recreation department having their own newsletter. The visual marketing is to include photos and videos. The launching of

a branded hashtag, utilizing local media such as radio and news sites, press releases, stories on community impact, and demographic campaigns tailored to specific groups.

The Governmental Affairs & Strategic Initiatives Director informed Council she has reached out to WTOC for media marketing in setting up the media campaign. The item is open for discussion as a result of the preliminary meeting and to gauge if Council wishes to move forward. Marketing of a new facility is very important. A marketing campaign is an opportunity to attract new programs and elevates the city's presence. The advertising also markets to surrounding communities and Chatham County as a whole. The media campaign offers community engagement and a sports circuit for tournament events. More detail and production information can be provided at a later date.

A discussion amongst Council and Staff occurred regarding budgeting, programs, soft and grand opening dates, additional staffing, and the beneficial opportunities as a revenue source. Councilmember Figiel expressed his concerns regarding media campaigns with banners.

The City Manager confirmed the item will be brought back to the May 11th workshop with more detailed information.

➤ **City Council Item(s):**

a. Special Assessment/Tax Districts

The City Attorney informed Council of the alternatives for establishing special logistics infrastructure to fund maintenance of district roads being damaged by heavy vehicle traffic. The City Attorney provided an overview of methods via state legislature. The tax would need to be

based pursuant to the state constitution and applied uniformly. He discussed provisions of creating a tax district, the state legislature and spot taxing, the impact fees, and Community Improvement Districts. The suggestion is to post weigh limits or have an ordinance to enforce repair.

Council and The City Manager discussed the importance of applying for grants through each Department. Council and Staff to share any information received regarding the grant process.

b. Corporate Sponsorship & Naming Rights

The City Manager detailed the process with corporate sponsorships and naming rights. While such partnerships can generate revenue, for a community focused facility, the long-term benefits of preserving a community-based name outweighs the temporary financial gains of corporate sponsorship. Using the name Garden City Recreation Complex adopts a stronger sense of ownership among the residents. The City Manager discussed past sponsorships for internal amenities. With these justifications, the City Manager recommended not moving forward.

The Councilmember Figiel spoke about the benefits of exploring sponsorship or partnerships as a revenue option.

Council agreed to maintain the naming rights as Garden City Recreation Complex and the Recreation Director is to follow-up with more information regarding partnerships.

➤ **Mayor's Updates:**

Mayor Campbell announced attendance of the CMA meeting along with Councilmember Morris, Councilmember Figiel and the Governmental Affairs & Strategic Initiatives Director.

Mayor Campbell announced the ribbon cutting for the opening of a cigar lounge on Augusta Road.

➤ **City Council's Updates:**

Councilmember Morris announced that Chairman Ellis is planning a county commissioners conference in July 2027. Chairman Ellis requests attendance by all municipalities.

➤ **City Manager's Updates:**

The Public Works Director informed Council of drainage evaluations completed on Varnedoe Avenue and sidewalk assessments in the area.

Councilmember Figiel thanked the Public Works Director and the city team for their efforts.

The Planning Director provided an update on the code enforcement concerns.

The meeting adjourned approximately at 7:26pm.

Transcribed by: Clerk of Council

Approved by Mayor & Council:4-20-2026

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GARDEN CITY, GEORGIA, AS AMENDED, BY AMENDING CHAPTER 90, ARTICLE 1 THEREOF, TO ADD TO SECTION 90-5 THE DEFINITION OF APIARY, AND TO ADD APIARY TO THE PERMITTED USES LISTED IN SECTION 90-47, WHICH USE SHALL BE PERMITTED IN R-A, R-1, R-2, R-I-N, C-1, C-2, C-2A, C-2A(B&W), I-1, I-2, AND M ZONING DISTRICTS IN GARDEN CITY, GEORGIA, SUBJECT TO CERTAIN CONDITIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Council of Garden City, Georgia, and it is hereby ordained by the authority thereof that:

Section 1. Chapter 90, Article I, of the Code of Ordinances of Garden City, Georgia, as amended, is hereby amended by adding the definition of “Apiary” to Section 90-5(b) as follows:

“Section 90-5(b). Apiary.

Apiary means a place where honey bees and honey bee beehives are kept, especially a place where bees are raised for their honey.”

Section 2. Section 90-47 of the Garden City Code, entitled “Permitted Uses” is hereby amended by adding to Subsection (b), the following as Paragraph of the uses listed therein:

“Para. _____. Apiary--- R-A, R-1, R-2, R-I-N, C-1, C-2, C-2A, C-2A(B&W), I-1, I-2, M

- (a) Licensing requirement for commercial beekeepers. The Georgia Bee Law, O.C.G.A. §2-14-40, requires that all beekeepers selling bees, queens, nuclei, etc. shall apply to the Commissioner of Agriculture as ex officio state entomologist for a license to do so. All other beekeepers (e.g. hobbyists, pollinators, honey producers) are not required to be licensed or inspected by the State of Georgia.
- (b) Registration required. All beekeepers are required to annually register each apiary with the Chatham County Department of Building Safety. Commercial beekeepers are required to submit a copy of their state license with their registration.
- (c) Mosquito control. Mosquito control operations are conducted to maintain a reasonable quality of life for residents and protect them from mosquito-borne

diseases. Mosquito control staff will notify registered beekeepers prior to control operations that may affect their hives. It is the beekeeper's responsibility to take precautions that will help to protect their hives. Mosquito control staff can provide hive protection recommendations.

- (d) Honey bees shall not be kept on lots containing less than 10,000 square feet. No more than two colonies or hives shall be allowed per 10,000 square feet of lot area. One additional colony shall be allowed per each additional 10,000 square feet of lot area.
- (e) Honey bee hives shall be marked or identified to notify visitors.
- (f) Honey bee hives shall not be located within 75 feet of any property line, public street, sidewalk, or alley except when situated behind a solid fence or hedge six feet in height parallel to the property line; any fence or hedge being within 25 feet of the hive and extending at least 20 feet beyond the hive in both directions, or completely enclosing the hives.
- (g) Each beekeeper shall ensure that a convenient source of water is available to the bees at all times.
- (h) Abandoned colonies of honey bees or honey bee hives and diseased bees shall be removed (this shall not prohibit the use of swarm traps) by the owner.
- (i) In any instance in which a colony exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, the beekeeper shall promptly re-queen the colony. Queens shall be selected from European stock bred for gentleness and non-swarmling characteristics.
- (j) Any other nest of colony of stinging insects, such as yellow jackets, hornets, other varieties of bee, and wasps, including Vespidae, in trees, buildings, underground, or in any other space, diseased colonies of honey bees, or any colony of honey bees not maintained in compliance with this ordinance, constitutes a public nuisance, The existence of a nest of wild bees of any type, not cultivated by any person and whose honey is not harvested by any person, shall not constitute a violation of this ordinance unless such nest is in such location as to present a threat of stinging to any person on any public street, sidewalk, park, or other public place, or to any person in any parking lot, sidewalk, or other or other place open to the public, or to any person on adjacent private property.”

Section 3: This ordinance shall be effective as of the date of passage.

Section 4: All ordinances of parts of ordinances in conflict herewith are hereby repealed.

ADOPTED, this _____ day of April, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED THIS _____ day of April, 2026.

BRUCE CAMPBELL
Mayor

Read first time:

Read second time and passed:

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AUTHORIZING THE PURCHASE OF AN ATLAS OUTDOOR MONUMENT/LED DIGITAL SIGN FROM STEWART SIGNS OF SARASOTA, FLORIDA, FOR THE GARDEN CITY CITY HALL/MUNICIPAL COMPLEX; AUTHORIZING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED \$100,000.00 FROM THE FISCAL YEAR FY 2026 GENERAL FUND; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and Council of Garden City are committed to enhancing communication with the public regarding municipal meetings, community events, and critical emergency alerts; and,

WHEREAS, the City has identified a need for a modern, high-visibility digital signage solution at the Garden City City Hall/Municipal Complex located on Dean Forest Road; and,

WHEREAS, Stewart Signs (“SS”) of Sarasota, Florida has submitted a sales proposal attached hereto as Exhibit A for an 18-foot tall and 15-foot wide Atlas outdoor monument sign, with a double-sided full-color LED cabinet display area measuring of 5’3” X 10’6”, being specifically engineered for durability and compliance with relevant safety regulations; and,

WHEREAS, SS’s design of the proposed sign which is attached hereto as Exhibit B includes a brick textured base aesthetically matched to the architecture of the Towne Center to maintain visual consistency within the City’s municipal corridor; and,

WHEREAS, SS’s proposal quotes a purchase price of **\$95,366.00** plus applicable sales tax which includes a five-year limited warranty and a 10-year parts availability guaranty; and,

WHEREAS, the Mayor and Council have previously budgeted **\$150,000.00** for this capital improvement within the Fiscal Year 2026-2027 General Fund (IT Department), and the quoted purchase price falls within these allocated funds; and,

WHEREAS, the Mayor and Council find that the acquisition of this signage serves a vital public purpose and is in the best interest of the health, safety, and welfare of the citizens of Garden City.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, and it is hereby resolved by authority of the same, as follows:

1. **Approval of Purchase:** The Mayor and Council hereby approve the purchase of one (1) 18-foot tall Atlas outdoor monument/LED digital sign from Stewart Signs of Sarasota, Florida, for the Garden City Garden City/Municipal Complex in accordance with the terms and provisions of SS’s sales proposal which is attached hereto as Exhibit A and the

sign design lay-out which is attached hereto as Exhibit B, both Exhibits being incorporated into this resolution by reference thereto and made a part hereof.

2. **Authorization of Funds:** The expenditure of funds not to exceed **\$100,000.00** from the FY 2026-2027 General Fund (IT Department) is hereby authorized for the equipment purchase from SS. It is noted that this amount does not include the separate costs for installation or electrical connectivity.
3. **Execution of Documents:** The City Manager, and/or her designees are hereby authorized to execute any and all documents necessary to finalize this purchase in accordance with the terms described herein.
4. **Effective Date:** This Resolution shall become effective immediately upon its adoption.

ADOPTED this _____ day of April, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of April, 2026.

BRUCE CAMPBELL, Mayor

Prepared for: City of Garden City • Garden City, Georgia

Prepared by: Alejandro Vasquez • avasquez@stewartsigns.com • 1.888.237.3928 x2440

SHIPPING INFORMATION

Sign and All Other Components

100 Central Avenue Garden City, GA 31405

Contact:

Invoices

100 Central Avenue Garden City GA, 31405

All items not specified here will be shipped to:

100 Central Avenue Garden City GA, 31405

Shipping terms: FOB Origin. Storage and other freight services may be added to your invoice should they be required. Unless managed installation services are included, customer is responsible for unloading of sign upon delivery. Signs greater than 6 feet wide are not eligible for lift gate services.

TERMS & CONDITIONS (*unless noted elsewhere in this quote)

TAX: Any applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exemption certificate with order.

PERMITS: Permits and zoning are the responsibilities of the buyer. Check with your city or county zoning office for proper permitting procedures in your area. Sealed engineer drawings available at additional cost.

INSTALLATION: Installation of footers, erection, electrical service to sign site, electrical hook-up, removal and/or disposal of any existing signage, and any decorative masonry are the responsibilities of the buyer. Managed installation services are available at additional cost.

CANCELLATION: Any cancellation may be subject to cancellation, return, and/or restocking fees. A late fee of 1.5% per month will be charged on any overdue balances. In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.

SUPPORT: US-based phone and internet support are provided FREE for the lifetime of the product. A premier service warranty is available at additional cost.

SOFTWARE: By purchasing the SignCommand.com software product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).

-- IF YOUR ORDER INCLUDES A CELLULAR DATA PLAN --

COMMUNICATION: Connectivity requires cell service at sign site. Must be within the United States (including Puerto Rico) with 4G LTE coverage shown on the Verizon Coverage Map (<https://www.stewartsigns.com/verizon-map>).

DATA PLAN: By purchasing the Cell Connect Data Plan, you are agreeing with the Data Plan Terms and Conditions (<https://www.signcommand.com/data-plan>).

I have read and understand the Terms & Conditions above.

INITIALS 

ORDERING INSTRUCTIONS

1. Review this quote for accuracy. Initial each page of the quote. Sign and date the quote here.
2. Review any corresponding artwork provided with this quote. Check all spelling and colors. Sign and date the artwork.
3. Submit both documents along with your deposit payment to your sign consultant. Speak with your consultant about payment method options.
4. If your organization is sales tax exempt, provide your sales tax exemption certificate with order.

Customer's authorized signature for quote Q-1015294

SIGNATURE 

PRINT NAME

DATE

Alejandro Vasquez

04-07-2026

Alejandro Vasquez, Sign Consultant

Prepared for: City of Garden City • Garden City, Georgia

Prepared by: Alejandro Vasquez • avasquez@stewartsigns.com • 1.888.237.3928 x2440

Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed. LED panels are also covered from vandalism for the duration of the electronics portion of the Limited Warranty (5 years). Excludes Cornerstone monument signs and other Cornerstone components.
- 6) Failed electronic parts or assemblies will be repaired or replaced, at the sole discretion of the Company. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one quarter of one percent (0.25%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LEDs in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) Customer Obligations:
Failure by the Customer to properly maintain the Product will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) Exclusions and Restrictions:
The Company reserves the right to restrict service, limit replacement parts, or invalidate this Limited Warranty to Customers whose account balance is past due. This Limited Warranty specifically excludes any on-site labor required to service the covered Product, including diagnosis, removal, and installation of parts and/or products. Any on-site service required by the Customer of Company technicians or a local Company-authorized service provider is billable to the Customer based on an agreed-upon written quote. This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement. ID cabinet LED illumination and power supply are covered for two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
 - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty. This includes the Ubiquiti wireless radios provided by Stewart Signs, which carry a one (1) year warranty from ship date when purchased with a new sign
 - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.

- c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
 - d) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.
- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
- a) Defects caused by: unreasonable or unintended use of Product; improper or unauthorized handling; accident; omission; neglect; vandalism (unless otherwise noted in this Limited Warranty); misuse; physical abuse; installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
 - b) Damage (not resulting from manufacturing defects) that occurs while the Product is in the Owner's control and/or possession, unless otherwise noted in this Limited Warranty.
 - c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring salt air/fog, electrochemical oxidation or corrosion and/or metallic pollutants. Also not covered is normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
 - d) Unauthorized modification, including installation of third-party software on the Product.
 - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to damaged or malfunctioning Product which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
 - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
 - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense.
- 13) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 14) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 15) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.
- 10-Year Parts Guarantee - Stewart Signs provides a 10-year parts guarantee for our LED signage. While hardware can change year over year, we will have available suitable hardware to allow the continued use of your signage for 10-years from the ship date of the sign. Changes in hardware include but are not limited to: visual hardware changes, software changes, or control system upgrades.

Contact Information:

Stewart Signs Customer Satisfaction
2201 Cantu Court, Suite 215
Sarasota, FL 34232
Phone: 855-841-4624
Web: www.stewartsigns.com/support/

EXHIBIT B



- Primary SW Paint: Snowbound 7004
- Faux Brick texture: Contemporary Brick, Tan color
- Integrated Text SW Paint: Sable 6083, Cilantro 6453



Custom Cornerstone, Double Sided



Atlas 8.88mm 180x360
 AR-1004649 Cust: 3131842
 3/25/2026 CgO/aVasquez PROPOSAL
 Scale: 1/4"=1'

Signature _____
 Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Original design, do not duplicate.