Pre-Agenda Session @ 5:30 p.m.

A G E N D A

City Council Meeting

Monday, July 6, 2026 – 6:00 p.m.

- **OPENING**
  - **Call to Order**
  - **Invocation**
  - **Pledge of Allegiance**
  - **Roll Call**

- **FORMAL PUBLIC COMMENT**
  - **Fiscal Year 2025 Audit Report:** Kellan Shuford from Maulden and Jenkins will present the City's Annual Comprehensive Financial Report for fiscal year 2025.

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

- **Millage Rate:** Receipt of public comment for Mayor and Council to tentatively set the ad valorem tax rate of Garden City for the fiscal year 2026.

- **Garden City 2040-2045 Comprehensive Plan Update:** Receipt of public comment before final submission of the draft plan update to the Coastal Georgia Regional Commission and Georgia Department of Community Affairs for official review.

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 June 15th Pre-Agenda Session and City Council meeting minutes.

- ## ITEMS FOR CONSIDERATION

  - **Resolution - Comprehensive Plan Transmittal:** A resolution of the City Council of Garden City, Georgia authorizing the transmission of the draft 2040-2045 Comprehensive Plan update to the Coastal Georgia Regional Commission and the Georgia Department of Community Affairs for requisite review; and for other purposes.

  - **Resolution – Stewart Signs Procurement Agreement (New Recreation Complex):** A resolution of the Mayor and Council authorizing the purchase of an of Atlas outdoor monument/LED digital sign from Stewart Signs for the new Garden City recreational complex; authorizing the expenditure of funds in an amount not to exceed $50,000 for the purchase and installation of the sign; amending the FY2026 budget to appropriate funds from the SPLOST fund balance to cover the acquisition and installation cost of the sign; providing for an effective date; and for other lawful purposes.

  - **Resolution – City Manager 2nd Amendment Employment Agreement:** A resolution by the Mayor and Council of Garden City, Georgia authorizing to execute the second amended employment agreement between the City and Rhonda Ferrell-Bowles setting forth the terms of Mrs. Ferrell-Bowles' employment by the City as the City Manager.

- ## ADJOURN

FY2025 ANNUAL COMPREHENSIVE FINANCIAL REPORT PRESENTATION

- **Introduction**
  - Maudlin & Jenkins Team
  - Materials Provided: AD&A and Annual Comprehensive Financial Report
- **Overview of Government Wide Financial Statements**
  - Total Assets: $105.5 million (Includes $48.4 million in cash & investments)
  - Total Liabilities: $36.9 million
    - Total long-term debt has increased by approximately $339,000.
    - Net pension liability represents 67% funded ratio as compared to 67% and 59% for the prior two years
  - City Net Position: $68.6 million
  - Total Revenues: $33.1 million. Total Expenses: $28.0 million. Net Income: $5.1 million
- **2025 General Fund Summary**
  - Cash & Investments: $17.9 million. Fund Balance: $17.1 million.
    - Equates to 15.6 months or 475 days of operational expenses and meets City Fund Balance Policy.
  - Total Revenues: $16.0 million. Total Expenditures: $13.8 million.
  - Other Financing Uses and Special Item: $2.5 million.
  - Overall Net Decrease in Fund Balance: $315,000.
- **2025 Enterprise Fund Summaries**
  - Water & Sewer Fund
    - Operating Revenues: $4.9 million. Operating Expenses: $4.6 million
    - Year End Net Position: $18.8 million
  - Solid Waste Fund
    - Operating Revenues: $623,000. Operating Expenses: $644,000
    - Year End Net Deficit: $10,000
  - Stormwater Fund
    - Operating Revenues: $1.1 million. Operating Expenses: $1.4 million
    - Year End Net Position: $1.7 million
  - Fire Protection Fund
    - Operating Revenues: $1.8 million. Operating Expenses: $4.7 million
    - Year End Net Position: $4.1 million
- **Auditor's Comments**
  - Mauldin & Jenkins has issued an unmodified audit report (i.e., "Clean Opinion).
  - Single audit – clean opinion on compliance (ARPA).
  - Required Communications under GAS
  - New and pending financial reporting standards
  - Free continuing education and tailor firm authored newsletters.
- **City Council Questions/Comments**

SYNOPSIS

Pre-Agenda Session
Monday, June 15, 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, Mayor Pro Tem Gwyn Hall, Councilmember Michael Bruner, and Councilmember Chris Figiel. Absent: Councilmember Natalyn Morris, Councilmember Richard Lassiter, and Councilmember Debbie Ruiz.

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Joe Papp, Patrol Commander Captain; Cliff Ducey, Parks and Recreation Director; Carlos Navarez, Planning Director; Veronica Enoch, Governmental Affairs & Strategic Initiatives Director; Katie Draeger, Finance Director; and Tonya Roper, Clerk of Council.

Mayor's Updates

Mayor Campbell announced his attendance at the Chatham Municipal Association meeting along with Councilmember Figiel and Governmental Affairs Director. This meeting was hosted by the City of Tybee.

City Council Updates

No updates.

City Manager Updates

The City Manager announced the CSX/ Big Hill Railroad Crossing timeline has been extended. The work scheduled to start on Wednesday, June 17th with completion on Tuesday, June 23rd. An updated notice and posting will be put out.

Millage Rate Update

The City Manager informed Council of the information received from the County on Friday afternoon. The updated information was provided by the Finance Director.

The Finance Director provided a copy of a resolution to tentatively set the Ad Valorem Tax rate. The Finance Director explained that the resolution allows staff to advertise and does not set the millage rate, which cannot be done until the public hearings are held. The resolution says where the city needs to be with our millage rate. The figures came in, and the rollback rate went up to 4.017 – the reassessments of property have gone down instead of up. Our digest increased slightly, and the rollback rate went up but based on the calculations of the digest Council can decide to tentatively adopt a rate of 7.581 mills which allows a break even for the budget. This is all for discussion when public hearings are held; the resolution only allows staff to advertise.

The Finance Director informed Council that confirmation of dates for the public hearings are needed and a quorum is required. Those dates are Monday, July 6th at 10am and 6pm, which is a Council meeting day and Monday, July 13th at 4pm – workshop day with adoption consideration scheduled for the next Council meeting on June 20th.

The City Manager confirmed Councilmember Figiel's inquiry of the consideration being taken into account for inclusion of the new recreation center funds. Only the two recreation positions are on the agenda for consideration as a staffing level budget amendment.

The Finance Director confirmed Councilmember Bruner's inquiry regarding the salaries associated with the two recreation positions. The resolution included the approximate total salary for two new positions. Both this and the legislative budget were also included as an amended budget with the calculation for the millage rate.

The City Manager announced the information for this item was recently received and requires a vote to amend the agenda in order to add the resolution for consideration.

The Finance Director reconfirmed that the consideration is for Staff to move forward with advertising based on where the budget falls.

Upon discussion, The City Manager will send calendar invites for the public hearing dates.

The City Manager provided an overview of the agenda.

1. Public Hearings

There are two public hearings for alcohol beverage license application. The first public hearing is for 1727 Old Dean Forest Road with the second public hearing for 617 U.S. Highway 80.

2. Approval of City Council Minutes

Consideration of the minutes from the June 1st Pre-Agenda Session and City Council meeting minutes and the June 8th Workshop meeting minutes.

3. Items for Consideration

a. The FY2026 2nd Budget Amendment is a resolution to amend the general fund budget to fund the estimated expenditures for the newly created Government Affairs & Strategic Initiatives Department.

b. The resolution to amend the staffing level is for the recreation department to add two new positions for the new recreation center complex. One position is an outreach coordinator, and the other position is a weekend facilities coordinator. Both of the positions were estimated at $61,169 for an approximate total of $122,000. This will bring the recreation department staffing level from 9 to 11.

c. The consideration of the amendment to the recreation department's fee schedule is to approve the updated fees for FY2026.

d. The amendment to the City Council meeting schedule for the summer schedule is to cancel the meetings on August 3rd and September 7th; the first Monday of the month. Meetings will be held on the 3rd Monday. Workshops are still to be held on their normal schedule. City Council meetings for the month of July are scheduled for the 1st and 3rd Monday.

e. The resolution for the data centers is to impose a 6-month temporary moratorium to allow City Staff, Planning Commission, and City Council sufficient time to review the impacts and consider amendments to the zoning ordinance.

    I. The City Manager confirmed Councilmember Hall's inquiry of six months being an adequate timeframe to allow staff to research the impact of data centers. Staff has begun their research into data centers. The resolution has a duration period to allow for an extension

f. The resolution to tentatively set the millage/ad valorem tax rate for advertisement of public hearings by Staff will occur after the amendment to the agenda.

g. Consideration of the alcohol beverage license application for 1727 Old Dean Forest Road.

h. Consideration of the alcohol beverage license application for 617 US Highway 80.

i. Consideration to enter into an executive session for personnel matters.

Briefing

Councilmember Bruner expressed concern for the resolutions for FY2026 budget amendments. The budget amendments are continuing to occur after cuts to the initial budget – which has become a topic to increase the millage rate in order to cover these items.

The City Manager clarified the amendment for the increase in staffing of the Parks and Recreation Department is for the new recreational complex. The budget amendment for the Governmental Affairs & Strategic Initiatives Department was discussed during the previous workshop. The increase in the millage rate is due to the loss of fire protection fees.

Councilmember Bruner voiced that the items for department budget amendments were also added after the loss. There must be a stopping point, and it's not possible to be in favor of these add-ons when budget cuts were initially discussed. The increase in the millage rate puts it back on the residents to cover the additional spending. Councilmember Bruner spoke about his understanding as the information was presented of there not being a large difference seen by residents in their expenses with the loss of the fire fee and a minimal increase of the millage rate; however, this causes a burden for anyone with multiple properties. Councilmember Bruner talked about the effects on District 1 of not seeing any benefits with the annexation of the area and the promises of infrastructure and fire department provided services. At that time, there were no taxes, no stormwater fees or fire fees. The recreation department is a huge operation expense that keeps increasing with no increase to what's coming in. We must be good stewards in money management.

Councilmember Figiel agreed and expressed that Mayor and Council must vote on higher priority issues such as drainage as opposed to décor.

Councilmember Hall announced in order to provide the services to the citizens there must be funding; an increased millage rate helps in providing the needed funding for those services.

The City Attorney explained that in order to extend these services to the annexed area, an even higher increase is needed as the current funding is still repairing what is currently broken. In order to extend water and sewer services to areas that don't have these services, the city will need grants, or Mayor and Council will have to raise the millage rate more. The monies for the Governmental Affairs Department were existing in a budget but switched into a department in order to fund the activities of the Director. There must be funds placed into the recreation center complex to get it going – the goal is to not make money off of the recreation center. The center will be one of the city's most valuable assets. The complex must be adequately equipped; the only way to accomplish this is through budget amendments.

Councilmember Bruner talked about rates going down this year; however, over the past five to six years, property values have increased as much as 30 – 40% and taxes are going up for what owners are paying out whether the millage rate increases or decreases. If value goes up, all taxes go up.

Councilmember Hall provided clarification of the annexation done under Mayor Quinney. As a part of the committee, Councilmember Hall recalled the uncertainty of the availability of water and sewer in the area as it was unable to predict when the infrastructure improvement would occur.

The City Manager confirmed Councilmember Hall's inquiry that the city is looking at the possibilities for services in the annexed areas.

The Finance Director explained that funding for these services is in a holding pattern due to the water treatment project. It would be exceedingly expensive as access requires a pathway under I16 and serviced through Savannah – which has capacity limitations on the acceptance of increases from what is currently being provided. The process also includes cost analysis for providing service which involves high rates to recoup costs for acquiring the bonds. The acreage between each property structure in the annexed area is a cost factor with the consideration of providing metering stations which potentially cost approximately $1M for each station install.

Councilmember Bruner expressed his understanding of the infrastructure of water/sewer services not being cost effective at this time; however, the concern is asking for more money and not providing the services. When this area was annexed, it was originally presented with no taxes and better service.

The City Attorney talked about LHOST, which is the Local Homestead Option Sales Tax. This is to be brought before the Legislature to give tax relief to homestead properties. It is a 1% sales tax and if passed, it's a local act and if a municipality chooses to participate, it will require a local referendum.

Adjournment: Given no other items to discuss, the Mayor and City Council adjourned the pre-agenda session at approximately 5:51pm

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 7-6-26

M I N U T E S

City Council Meeting
Monday, June 15, 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, Mayor Pro Tem Gwyn Hall, Councilmember Bruner, Councilmember Figiel, Councilmember Richard Lasster. Absent: 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; Veronica Enoch, Governmental Affairs & Strategic Initiatives Director; Tonya Roper, Clerk of Council; and Kyle Thomas, IT Tech.

Motion to Amend Agenda: Mayor Campbell called for a motion to amend the agenda for consideration of a resolution to tentatively set a millage rage and authorize staff to move forward with advertising for public hearings in accordance with Georgia law.

Councilmember Hall made a motion to amend the agenda due to a time-sensitive matter consideration of the resolution of the ad valorem tax rate for the advertisement of public hearings. Councilmember Lassiter seconded the motion. With no questions on the motion, Mayor Campbell asked the City Manager for further clarification.

The City Manager stated the amendment to the agenda is a time-sensitive matter for staff to start the advertising for the millage rate for an increase; the resolution sets a tentative millage rate so that we can advertise now.

The motion to amend the agenda passes with all voting in favor of the motion.

Informal Public Comment: Jeffrey Beauvais, a resident of Savannah representing 100 Miles – a environmental non-profit. Mr. Beauvais said he wants to thank Council for taking the initiative to add the data center moratorium to the agenda. I hope the resolution will pass and I encourage you to do so as data centers are complex and an emerging industrial land use. They have significant impacts on our natural resources and quality of life for neighboring residents. Data centers are not more benign than other industrial land uses and they are not an abstract possibility in this region anymore.

Mr. Beauvais continued by saying the city of Kingsland received the first fully-fledged application for a data center on the Georgia coast which led to a moratorium from the city. Developers are eyeing our region for this industry and it’s critical that local governments act now. It is encouraging to see City Council take this cautious approach and recognize that pressing pause is the best move for this city. Bulloch County and Camden County have also passed moratoriums. There are over a dozen other local city and county governments that have done moratoriums or have had them in place while they took the time to develop a strong ordinance. Nearly all of the moratorium votes have been unanimous approvals; and I am not aware of a single local government that has failed to pass a moratorium when it was on their agenda. Passing this is the first step and there is no doubt that Council and Staff will do an excellent job researching the impacts of data centers and how other local governments have addressed them.

Mr. Beauvais finished by saying we at 100 Miles have also been working on this issue. I have copies of a sample ordinance that we have written in conjunction with other partners. I am not asking you to adopt this ordinance as written – it is simply a conversation starter and a list of things that we have identified that would be useful to think about as you go about the process of drafting an ordinance. I would strongly encourage the City Council to receive feedback from the residents as data centers are a topic of real focus and concern among Georgia residents; if advertised, you would receive a lot of feedback from the people who live here. Thank you for taking a proactive step with the moratorium – it demonstrates leadership and you are the first government in Chatham County to pass a moratorium and it sends a signal to your residents that Council is taking this seriously. Establishing a mechanism to meaningfully incorporate resident feedback can only approve the final ordinance and ensure that Garden City remains the place that residents envision.

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

Public Hearings:

Alcoholic Beverage License Application (1727 Old Dean Forest Road): Receipt of public comment on an alcoholic beverage license application made by Siddhi Kodal to sell wines, beer, and/or malt beverages at Siddhi Shell, (D/B/A Mosaic Shell) 1727 Old Dean Forest Road, Garden City, Georgia.

Mayor Campbell confirmed staff's approval of the application with Chief Ballard.

Mayor Campbell opened the floor to those wishing to speak for or against the request. Given no comments, Mayor Campbell closed the public hearing.

Alcoholic Beverage License Application (617 US Highway 80): Receipt of public comment on an alcoholic beverage license application made by Oscar Armando Rodriguez at Tienda La Tamaulipeca, LLC, 617 US Highway 80, Garden City, Georgia.

Mayor Campbell confirmed staff's confirmation of the application with Chief Ballard.

Mayor Campbell opened the floor to those wishing to speak for or against the request. Given no comments, Mayor Campbell closed the public hearing.

City Council Minutes: Councilmember Lassiter made a motion to approve the minutes of the June 1st Pre-Agenda Session and City Council meeting minutes and the June 8th Workshop meeting minutes. The motion was seconded by Councilmember Hall and passed with all voting in favor of the motion.

Items for Consideration:

Resolution – FY2026 2nd Budget Amendment: The Clerk of Council read the heading of a resolution to amend the FY2026 General Operating Fund budget; to adjust for the creation of the new Governmental Affairs and Strategic Initiatives Department expenditures within the General 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.

The City Manager stated the resolution is to amend the General Fund budget to fund the estimated expenditures for the newly created Governmental Affairs Department.

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

Resolution – FY2026 Staffing Level Budget Amendment (Recreation Department): The Clerk of Council read the heading of a resolution of the Mayor and Council for Garden City to amend the FY2026 adopted budget staffing level of the Parks and Recreation Department within the General Fund to add two (2) new positions.

The City Manager stated the resolution is to amend the staffing level for the Recreation Department. It is to add an outreach coordinator position and one (1) weekend facility coordinator. These are full-time positions, and it will bring the staffing level for the Recreation Department to eleven (11).

Councilmember Hall made a motion to approve the resolution. With no second on the motion, Mayor Campbell announced the motion fails.

FY2026 Fee Schedule Amendment (Recreation Department): The Clerk of Council announced the consideration by the Mayor and Council is to approve the updated schedule of fees for the Parks and Recreation Department.

The City Manager stated the fee schedule amendment is to update the fee schedule for the new recreation complex.

Councilmember Hall made a motion to approve the FY2026 Fee Schedule Amendment for the Recreation Department. Councilmember Bruner seconded the motion. The motion passes by majority with Councilmember Hall, Councilmember Bruner, and Mayor Campbell voting in favor of the motion. Councilmember Figiel and Councilmember Lassiter voted in opposition.

Resolution – Amendment to City Council Meeting Schedule: The Clerk of Council read the heading of a resolution to amend the regular meeting schedule of the Garden City Council; for the period of August 1, 2026, through September 30, 2026.

The City Manager stated the resolution is to cancel the August 3rd and September 7th Council meetings. Council will only hold a meeting on the third Monday of the month during the summer schedule and workshops will still be held as usual.

Councilmember Lassiter asked the City Manager to explain why the schedule changed.

The City Manager replied that the City will need to hold the July meeting for items including property tax – this is why the July 6th meeting is not in the amendment.

Councilmember Bruner made a motion to approve the resolution. Councilmember Figiel seconded the motion. The motion passes with all voting in favor of the motion.

Resolution – Data Centers Moratorium: The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City to impose a temporary, six-month moratorium on the acceptance of applications and the issuance of permits, licenses, or approvals for the establishment, construction, or operation of Data Centers within the corporate limits of Garden City; providing for an effective date; providing for exemptions; and for other lawful purposes.

The City Manager stated the resolution will allow City Staff, Planning Commission, and City Council sufficient time to review the impacts and consider amendments to the zoning ordinance.

Councilmember Bruner made a motion to approve the resolution to impose a temporary six-month data centers moratorium. Councilmember Hall seconded the motion. A vote was taken and passed with all voting in favor of the motion.

Resolution – Ad Valorem Tax Rate: The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, to tentatively set the ad valorem tax rate of Garden city for Fiscal Year 2026, and for other purposes.

The City Manager stated this is to set a tentative Ad Valorem rate and to allow staff to advertise and for City Council to study the increase.

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

Alcoholic Beverage License Application: The Clerk of Council announced the consideration by Mayor and Council of an alcoholic beverage license application made by Siddhi Kodal to sell wines, beer, and/or malt beverages at Siddhi Shell, (D/B/A Mosaic Shell) 1727 Old Dean Forest Road, Garden City, Georgia.

Councilmember Lassiter made a motion to approve the alcoholic beverage license application. The motion was seconded by Councilmember Bruner. A vote is taken and passed with all voting in favor of the motion.

Alcoholic Beverage License Application: The Clerk of Council announced the consideration by Mayor and Council of an alcoholic beverage license application made by Oscar Armando Rodriguez at Tienda La Tamaulipeca, LLC, 617 US Highway 80, Garden City, Georgia.

Councilmember Bruner made a motion to approve the alcoholic beverage license application. The motion was seconded by Councilmember Figiel. The motion passes with all voting in favor of the motion.

Executive Session – Personnel Matter: Mayor Campbell called for a motion to enter an executive session for personnel matters.

Councilmember Bruner made a motion to enter executive session. Councilmember Lassiter seconded the motion. The motion passes with all voting in favor of the motion.

Mayor Campbell stated no voting occurred during the executive session and called for a motion to close the executive session. Councilmember Hall made a motion to close the executive session. The motion is seconded by Councilmember Bruner and passes without opposition.

Adjournment: Councilmember Hall made a motion to adjourn at approximately 7:02pm. The motion was seconded by Councilmember Bruner and passed without opposition.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council on 7-06-26

GARDEN CITY, GEORGIA AFFIDAVIT AS TO OPEN MEETING LAW

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

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

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

This the 15th day of June 20__.

By: [signature]
Mayor, City of Garden City, Georgia

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

[signature]
Notary Public, State of Georgia
Commission expires: 7/21/28

TONYA ROPER NOTARY Comm. Exp. 07/21/28 PUBLIC CHATHAM COUNTY, GA

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

________________ ________________

________________ ________________

________________ ________________

A RESOLUTION OF THE CITY COUNCIL OF GARDEN CITY, GEORGIA, AUTHORIZING THE TRANSMISSION OF THE DRAFT 2040–2045 COMPREHENSIVE PLAN UPDATE TO THE COASTAL GEORGIA REGIONAL COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REQUISITE REVIEW; AND FOR OTHER PURPOSES.

WHEREAS, the Georgia Planning Act of 1989 requires local governments to maintain a comprehensive plan to retain Qualified Local Government (QLG) status; and,

WHEREAS, the last full Comprehensive Plan was developed and approved by the Department of Community Affairs in 2021; and,

WHEREAS, Georgia law requires that the Comprehensive Plan be updated every five (5) years; and,

WHEREAS, Garden City has prepared the 2040–2045 Comprehensive Plan Update in strict compliance with the Minimum Standards and Procedures for Local Planning established under Chapters 110-12-1-.03 and 110-12-1-.04 of the Official Compilation of the Rules and Regulations of the State of Georgia; and,

WHEREAS, pursuant to state rules, the Plan Update contains all universally required components, specialized elements, and retrospective progress reports necessary to guide the city's growth, including:

1. **Community Goals:** The long-term vision, core values, and operational objectives developed to steer the city's future.
2. **Needs and Opportunities:** A comprehensive analytical assessment of the community's current challenges and potential areas for local optimization.
3. **Report of Accomplishments:** A comprehensive audit detailing the exact operational status (completed, underway, postponed, or cancelled) of every individual activity from the city's prior Community Work Program.
4. **Community Work Program:** A prioritized, forward-looking five-year roadmap outlining specific action items, timeframes, estimated costs, and funding sources, inclusive of any carried-over unfinished initiatives.
5. **Broadband Services Element:** An evaluation of local deployment, access, and programmatic efforts to maximize digital infrastructure.
6. **Land Use Element:** Specialized text and mapping frameworks required for communities with active local zoning regulations.
7. **Transportation Element:** Specialized infrastructure coordination required due to the city's inclusion within a designated Metropolitan Planning Organization (MPO); and,

WHEREAS, this Plan Update was developed with active public participation, including required public hearings held on April 30, 2026, and on July 6, 2026, virtual meetings, open houses, community events, social media, websites, a public online and written survey, and other channels to gather community input and guide future growth; and,

WHEREAS, the draft Plan Update has been completed and must be submitted to the Coastal Georgia Regional Commission (CRC) and the DCA for official review and approval prior to formal adoption by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Garden City, Georgia, as follows:

1. **Authorization to Transmit:** The City Council hereby authorizes the transmission of the draft Garden City 2040–2045 Comprehensive Plan Update—fully incorporating the Report of Accomplishments and all required elements of Ga. Comp. R. & Regs. R. 110-12-1—.03—to the Coastal Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

2. **Execution of Documents:** The Mayor, City Manager, and City Clerk are authorized to sign all necessary transmittal letters, forms, and certifications required to facilitate this submission.

3. **Effective Date:** This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 6th day of July, 2026.

____
BRUCE CAMPBELL, MAYOR

ATTEST:

____
TONYA ROPER, CLERK OF COUNCIL

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 RECREATION COMPLEX; AUTHORIZING THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $50,000.00 FOR THE PURCHASE AND INSTALLING OF THE SIGN; AMENDING THE FISCAL YEAR 2026 BUDGET TO APPROPRIATE FUNDS FROM THE SPLOST FUND BALANCE TO COVER THE ACQUISITION AND INSTALLATION COST OF THE SIGN; 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 its new recreation center including seasonal registrations, programs and classes, community events, and facility notices; and,

WHEREAS, the City has therefore identified a need for a modern, high-visibility digital signage solution at its new Garden City Recreation Complex located at 20 Eagles Way; and,

WHEREAS, Stewart Signs ("SS") of Sarasota, Florida has submitted a sales proposal attached hereto as Exhibit A for an 12.25-foot tall and 9.5-foot wide Atlas outdoor monument sign, with a double-sided full-color LED cabinet display area measuring of 4'2" X 9'5", having a leg height of 6 feet and a leg width of 50 inches, all 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 Recreation Complex; and,

WHEREAS, SS's proposal quotes a purchase price of **$46,097.00** plus applicable sales tax which includes a five-year limited warranty and a 10-year parts availability guaranty; and,

WHEREAS, Georgia law permits the acquisition of goods and services through cooperative purchasing agreements, commonly referred to as "piggybacking," provided the host cooperative utilized a competitive, sealed bidding process that satisfies local and state standards; and,

WHEREAS, the Interlocal Purchasing System (TIPS), a national purchasing cooperative, has competitively bid, evaluated, and awarded a master contract to Stewart Signs under TIPS Contract #22010202; and,

WHEREAS, utilizing an established cooperative contract satisfies the competitive bidding requirements of the City, eliminates the administrative delay and expense associated with drafting and advertising a traditional standalone Request for Proposals (RFP), and ensures the City receives verified competitive volume pricing; and,

WHEREAS, O.C.G.A. § 36-81-3(d) authorizes the governing authority of a local government to amend its annual or project-length budget by resolution or ordinance so as to adapt to changing governmental needs during the budget period; and,

WHEREAS, the Mayor and City Council desire to amend the Fiscal Year 2026 Budget to formally appropriate the required funding for this purchase from the City's Special Purpose Local Option Sales Tax (SPLOST) Fund; and,

WHEREAS, the Mayor and City Council find that utilizing TIPS Contract #22010202 to procure signage from Stewart Signs, funded through a targeted SPLOST budget amendment, is in the best financial, operational, and administrative interest 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) 12.25-foot tall Atlas outdoor monument/LED digital sign from Stewart Signs of Sarasota, Florida, for the Garden City Recreation Complex in accordance with the terms and provisions of SS's sales proposal which is attached hereto as Exhibit A and via TIPS Contract #22010202, the traditional standalone competitive RFP process being hereby waived for this transaction in recognition of the competitive process already conducted by the TIPS cooperative. The sign's design layout shall be that which is shown on Exhibit B which, together with Exhibit A are incorporated herein by reference and made a part hereof.

2. **Authorization of Execution:** The City Manager, or her designee, is authorized to execute the final purchase order, contract addenda, and any associated closing documents with Stewart Signs in an amount not to exceed $48,000.00, subject to final approval as to legal form by the City Attorney.

3. **Budget Amendment and SPLOST Appropriation**: Pursuant to O.C.G.A. § 36-81-3(d), the City of Garden City Fiscal Year 2026 Budget is hereby amended to increase the total appropriations within the SPLOST Fund by an amount up to $50,000.00 for capital outlay expenditures related to facility signage, it being noted that the sign's purchase price does not include the separate costs for installation or electrical connectivity. This appropriation shall be funded entirely by a corresponding transfer from the unassigned fund balance of the SPLOST Fund, ensuring the budget remains balanced.

4. **Effective Date:** This Resolution shall become effective immediately upon its adoption.

ADOPTED this ______ day of July, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of July, 2026.

BRUCE CAMPBELL, Mayor

EXHIBIT A

StewartSigns
ONE SIGN, ONE COMPANY

55+ YEARS OF EXCELLENCE

Quote: Q-1020644
Account: 3131842
Quoted: 06-11-2026
Valid until: 06-27-2026

Prepared for:
City of Garden City
100 Central Avenue
Garden City,

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

DESCRIPTION	PRICE
Double Sided Full Color Atlas Outdoor LED Sign	$46,097.00

Borderless and front-serviceable modular LED display.

LED display

- 8.88mm full color display at 144 pixels high by 324 pixels wide (46,656 total pixels per side)
- Double sided 4'2" x 9'5" LED cabinet
- Active display area: 4' 2" x 9' 5" (39.2 square feet per side)
- 1 to 18 rows of text, and the ability to use your own images and video clips
- 10-year parts availability guarantee (see warranty for details)
- ETL Listed and FCC part 15 compliant

See full display capabilities

Communication method

- Communication provided by cellular modem and LIFETIME Cell Connect data plan.

See full specifications

Sign structure and faces

- Double sided 2' 0" x 9' 5" identification sign cabinet with 10" deep extruded aluminum
- Paint Color: Black
- Graphics digitally printed on 3M™ vinyl and adhered to inside of sign face
- Internal illumination with LED lamps
- TUFFAK® SL face{s} removable via Sides retainers
- Pedestal mount
- Leg height: 6' 0", Leg width: 50", Overall sign height: 12' 3"
- Connection Method: Match Plate
- Minimum wind load rating: 120mph, exposure B
- Lifetime warranty on structure and face{s}, including vandalism (see warranty for details)

Custom Options

- CQ-CORNERSTONE-1007319
- CQ-CUSTOM-TRIM-1007319 & Sealed drawings
- Freight
- CellT

Software — Included

SignCommand.com Cloud-based LED Sign Software FREE for the lifetime of the product.
Control your sign from anywhere using any device. No monthly fees. Learn more.

Installation not included – Can be coordinated with a local contractor or upon request
Self-installation kit included
Electrical work to sign location not included
All signs are subject to local zoning regulations and municipal code compliance make sure it is looked over
ABF freight will not unload the sign so you will need equipment to unload.

Total: $46,097.00
+ any applicable sales tax and freight
Payment terms: Purchase Order, Net 30

StewartSigns
ONE SIGN, ONE COMPANY

55 YEARS OF EXCELLENCE

Quote: Q-1020644
Account: 3131842
Quoted: 06-11-2026
Valid until: 06-27-2026

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: Ben Brengman
912-856-7380 bbrengman@gardencity-ga.gov

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-1020644

SIGNATURE

PRINT NAME

DATE

Alejandro Vasquez

06-11-2026

Alejandro Vasquez, Sign Consultant

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:

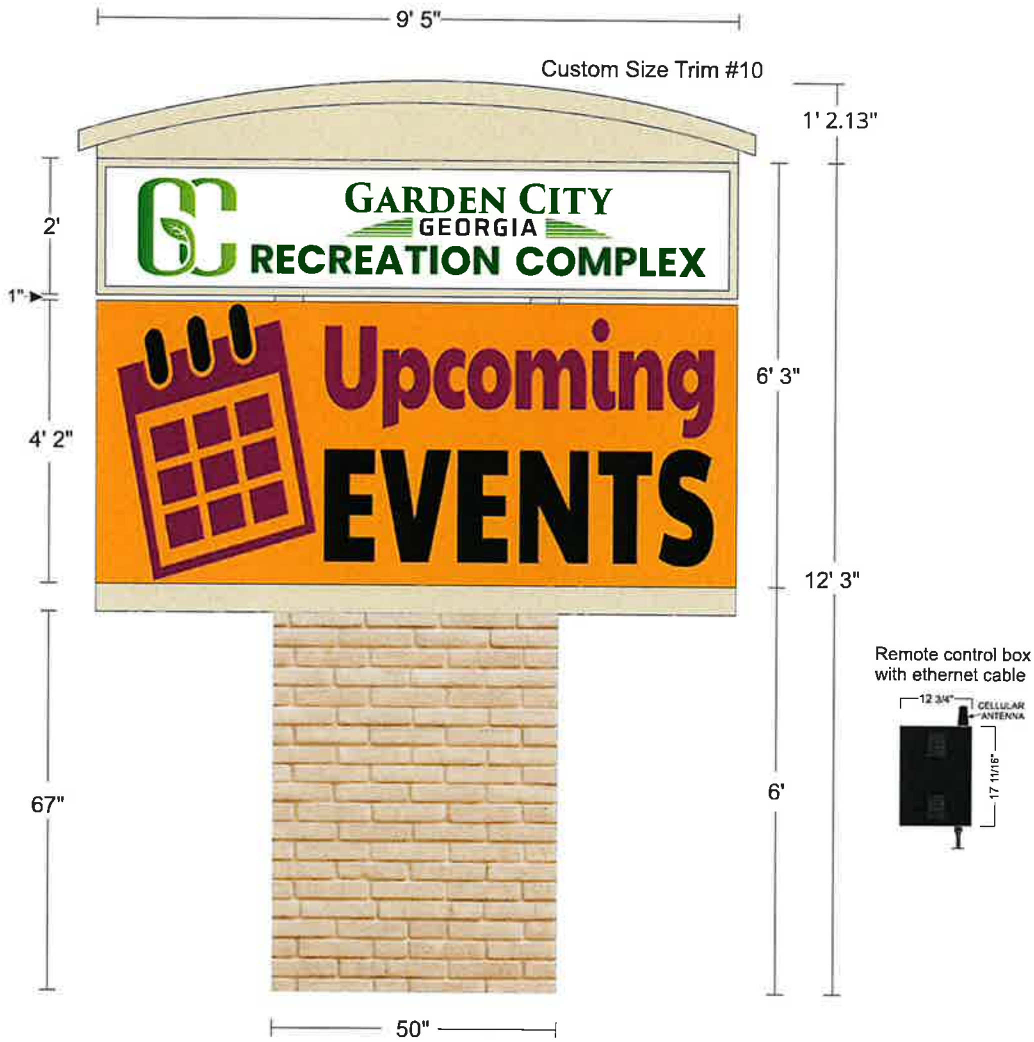
Stewart Signs Customer Satisfaction
2201 Cantu Court, Suite 215
Sarasota, FL 34232
Phone: 855-841-4624
Web: www.stewartsigns.com/support/

EXHIBIT B

Powered by SignCommand® signcommand.com

10 YEAR PARTS AVAILABILITY GUARANTEE

55 YEARS OF EXCELLENCE



Cornerstone Base, with faux tan brick texture.

Dimensions: 67" x 50"

StewartSigns
ONE SIGN, ONE COMPANY
1-800-237-3928 stewartsigns.com

Atlas 8.88mm 144x324
AR-1007319 Cust: 3131842
6/9/2026 CgO/aVasquez PROPOSAL
Scale: 3/8"=1' Structure color: Almond

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.

STATE OF GEORGIA)
)
C0UNTY OF CHATHAM)

RESOLUTION

WHEREAS, Rhonda Ferrell-Bowles is the appointed City Manager of Garden City, Georgia, and serves under an Employment Agreement between the City and herself dated May 9, 2024, as amended on August 19, 2025; and,

WHEREAS, the City recently conducted an annual performance evaluation of the City Manager which has resulted in the two parties determining the need for certain amendments to the Employment Agreement; and,

WHEREAS, the parties have reached an agreement concerning the amendments to the Employment Agreement and have incorporated such changes into that certain Second Amendment to Employment Agreement which was drafted by the City Attorney and delivered to the Director of Human Resources for formal review by City Council; and,

WHEREAS, the City Manager and the members of City Council have reviewed the above-mentioned Second Amendment to Employment Agreement, find it to be consistent with their prior discussions, and presently desire to confirm the Second Amendment by formal action being taken thereon;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Garden City, Georgia, that the Second Amendment to Employment Agreement between the City and Rhonda Ferrell-Bowles as drafted by the City Attorney and on file with the Director of Human Resources is hereby approved, and the Mayor and the Clerk of Council are hereby authorized to enter into said Second Amendment on behalf of the City as of this date.

This the ____day of July, 2026.

TONYA ROPER
Clerk of Council

Received and approved this ____, July, 2026.

BRUCE CAMPBELL, Mayor