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

A G E N D A

City Council Meeting

Monday, August 17, 2026 – 6:00 p.m.

OPENING

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

FORMAL PUBLIC COMMENT

- **Slade Cole –** Mr. Cole requests to address the City Council regarding Land Disturbing, EDP and Stormwater Management activities of 1514 Telfair Road and 100 Bunger Pit Road.

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-26-0003**: Receipt of public comment on a request by the City of Garden City, seeking approval for a text amendment to add to Section 90-5 the definition of outdoor shooting ranges, and to add outdoor shooting ranges 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 July 20th Pre-Agenda Session and City Council meeting minutes, August 3rd Workshop and August 10th Workshop meeting minutes.

- **ITEMS FOR CONSIDERATION**

  - **Ordinance – Text Amendment(Outdoor Shooting Ranges):** An ordinance to amend the code of ordinances of Garden City, by amending Chapter 90, Article 1 to add to Section 90-5 the definition of outdoor shooting ranges, and to add outdoor shooting ranges to the permitted uses listed in Section 90-47, which shall be permitted in R-A, I-1, and I-2 zoning districts in Garden City subject to the approval of the Board of Zoning Appeals and subject to certain conditions and performance standards; to exempt from the ordinance's application any outdoor shooting range owned, operated, and maintained by the city and used exclusively by the city's Police Department and its invited law enforcement partners for official training purposes; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

  - **Resolution – Georgia Initiative for Community Housing Committee –** A resolution to establish the Garden City Community Housing Committee for participation in the Georgia Initiative for Community Housing (GICH); to define the team's composition, appointment process, responsibilities and funding; and for other lawful purposes.

  - **Resolution – Roberts Civil Engineering, LLC Services Agreement (Planning Department):** A resolution authorizing the Mayor and Council of Garden City to enter into a professional services agreement with Roberts Civil Engineering, LLC for supplemental engineering review services; to provide for an effective date; and for other purposes.

  - **Resolution – Headworks Replacement Engineering Services Proposal (Wastewater Dept.):** A resolution of the Mayor and Council to approve an engineering services proposal from Brennan Jones & Associates, LLC for the Headworks replacement/upgrades project at the water pollution control plant; to authorize the expenditure of funds in an amount not to exceed $480,800; to authorize the City Manager to execute all necessary documents; and for other lawful purposes.

  - **Resolution – Woodrow Sapp Well Drilling, Inc. Agreement:** A resolution of the Mayor and Council approving a quote from Woodrow Sapp Well Drilling, Inc. for the decommissioning, capping, and abandonment of Well No. 2; authorizing the expenditure of funds from the water/sewer fund Capital Improvement Project budget; and for other lawful purposes.

  - **Resolution – Dustcom Limited Award Agreement (Redmond Avenue):** A resolution approving the award of the contract for the Redmond Avenue manhole replacement project to Dustcom Limited; authorizing the expenditure of funds from the water/sewer fund Capital Improvement budget; and for other lawful purposes.

  - **Resolution – B & D Clearing Bid Award Agreement:** A resolution accepting the bid and awarding the contract for the Farmers Market Culvert Drainage improvements project to B & D Clearing; authorizing the expenditure of funds from the SPLOST fund Capital Improvement Project budget; and for other lawful purposes.

- **Resolution – Lobbyist Services Proposal Agreement:** A resolution accepting a proposal to provide professional legislative lobbying and Governmental Affairs services to the City of Garden City; approving contract terms, compensation, and duration; authorizing the Mayor to execute an agreement; and for other purposes.

- **Resolution – FY2026 Staffing Level Budget Amendment (Recreation Department):** 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.

- **Resolution – Kimley Horn Contract Amendment:** A resolution of the Mayor and Council to approve amendment #1 to Kimley-Horn & Associates project order #05 for engineering services related to the Telfair Road and Telfair Place drainage improvements; to authorize the City Manager to execute the amendment; to provide for an increase in the contract amount; to identify funding sources; and for other lawful purposes.

- **Resolution – CHA Consulting, Inc. Settlement Agreement:** A resolution to approve and authorize the execution of a settlement agreement and release resolving contractual disputes between the City and CHA Consulting, Inc. regarding the Garden City Gym Complex project; to authorize the City Manager to execute said agreement on behalf of the City; and for other lawful purposes.

- **ADJOURN**

The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.966.7792

REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

The City of Garden City would like to hear issues of importance brought by citizens of Garden City as it is in the best interest of the City that the Mayor and City Council be well-informed and prepared to address topics placed on the agenda. In order to better ensure that this process is efficient and effective, the City requires that citizens submit a written form outlining the subject matter about which they would like to speak. The Mayor may rule out of order personal, abusive or indecorous language or matters that the City has no purview over. Completion of this form does not entitle the Speaker to be added to the agenda.

Request Submittal Date: Aug. 6, 2026

Name of Person to Speak: G. Slade Cole

Title: Concerned Garden City citizen

Business / Organization: Property owner

Address: 1600 Telfair Rd.

City/State/Zip: Garden City, GA 31415

Telephone Number: 912-355-4889 Email Address: Slade. Cole

Have you addressed your issue(s) with City staff? ✓ Yes ___ No

Have you addressed your issue(s) with the City Manager? ___ Yes ✓ No

City Council Meeting Date: August 17, 2026

PURPOSE:

Brief summary / paragraph of topic: See Attachment: 1514 Telfair Rd, 100 Bunger Pit Rd, Garden City Land Disturbing Activities #LDA-25-04 and #LDA 25-14, EPD General Permit GAR10000, EPD SWMP (MS4) 2022-2027 Permit GA5000208 and Garden City Stormwater Management Local Design Manual

Signature: George Slade Cole

Date: Aug, 7, 2026

A request must be received by the City Manager **one (1) week** prior to the requested City Council Meeting date in order to include this form in the City Council packet. Please be sure to include a detailed summary of your presentation topic on this form or with your typed description. If presenting collateral materials (handouts, maps, fliers, etc.), **eleven (11)** copies must be submitted with this form. If using other forms of media (PowerPoint Presentation, DVD, CD, etc.), the final version must be submitted electronically (or on flash drive / CD) with this form and no modifications will be accepted or allowed. It is understood that the City reserves the right to re-format the presentation to facilitate its use during the City Council meeting, but the City will not edit content.

The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.966.7792

CITY STAFF USE ONLY

City Manager	Approved____	Denied____	Initial / Date __________
Mayor	Approved____	Denied____	Initial / Date __________
Clerk of Council Notified			Initial / Date __________
Council Agenda / Meeting	Approved Date		__________________
Requester Notified	Date		__________________

Reason for Denial:

____
____
____

Request to be placed on the City Council agenda. G. Slade Cole - Attachment

Yesterday, August 6, 2026, Mr. Nevarez replied to my Open Records Request, filed on February 6, 2026 to receive the revised Cargo Loop plans dated August 28, 2025 and the revised Hydrology Report The revised Hydrology Report is dated October 8, 2025. These modifications affect the BMP's hydrology, therefore resubmission to the EPD, GASWCC, and Coastal Soil and Water Conservation District is necessary for their further review.

There are errors, omissions, and inconsistencies in the hydrology study and maps of the drainage basin for both the pre- and post-developed conditions.

Garden City failed to take enforcement action against the permittee for violations of the General NPDES Permit GAR100001, Part III, D. The permittee never completed the initial sediment storage requirements, or the perimeter control BMPs. The design professional never performed the 7-day inspection of the initial sediment storage requirements or the perimeter control BMPs. The initial sediment storage requirements and perimeter control BMPs must be installed and implemented prior to conducting any other construction activities (e.g., clearing, grubbing and grading) within the construction site or when applicable, within phased sub-parts or segments of the construction site. Failure to comply shall constitute a violation of this permit for each day on which construction activities occur.

Garden City failed to maintain the MS4 ditches and drainage pipes on the Garden City 60 ft Right of Ways of Telfair Road and Bunger Pit Road. This is a violation of the NPDES MS4 Permit GAS000208 and Garden City Stormwater Management Program (SWMP: 2022 - 2027)

Garden City failed to enforce their Code of Ordinances (Chapter 90, Article VIII -Tree Protection and Landscaping).

The watershed of the Wet Extended Detention Pond (WEDP) , including the ponds, have a 10:1 ratio at the normal pool elevation (NPE) and a 8:1 ratio at the weir elevation (or put simply, 1" rainwater will elevate the rise basin by 10" above NPE.). The WEDP has no means to discharge stormwater, i.e., no Outlet Control Structure, no outfall pipe or emergency spillway. Rain events occur frequently, so property damage will occur in the near future when the water level overflows the berm.

Supporting documents:

General NPDES Permit GAR100001

Part V. STANDARD PERMIT CONDITIONS

A. Duty to Comply.

1. Each permittee must comply with all applicable conditions of this permit. Any permit noncompliance constitutes a violation of the Georgia Water Quality Control Act (O.C.G.A. §§12-5-20, et seq.) and is grounds for0"0 enforcement action; for permit termination; or for denial of a

permit renewal application. Failure of a Primary Permittee to comply with any applicable term or condition of this permit shall not relieve any other Primary Permittee from compliance with their applicable terms and conditions of this permit.

2. Each permittee must document in their records any and all known violations of this permit at his/her site within seven (7) days of his/her knowledge of the violation. A summary of these violations must be submitted to EPD by the permittee at the addresses shown in Appendix A within fourteen (14) days of his/her discovery of the violation.

3. Penalties for violations of permit conditions. The Federal Clean Water Act and the Georgia Water Quality Control Act (O.C.G.A. §§12-5-20, et seq.) provide that any person who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required to be maintained under this permit, makes any false statement, representation, or certification in any record or other document submitted or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance shall, upon conviction be punished by a fine or by imprisonment, or by both. The Federal Clean Water Act and the Georgia WaterQuality Control Act also provide procedures for imposing civil penalties which may be levied for violations of the Acts, any permit condition or limitation established pursuant to the Acts, or State of Georgia Department of Natural Resources Environmental Protection Division negligently or intentionally failing or refusing to comply with any final or emergency order of the Director.

5. For stand alone projects that begin construction activity after the effective date of this permit, the Primary Permittee must retain the design professional who prepared the Erosion, Sedimentation and Pollution Control Plan, or an alternative design professional approved by EPD in writing, to inspect and certify the installation of the initial sediment storage requirements and perimeter control BMPs which the design professional designed within seven (7) days after installation. The design professional shall determine if these BMPs have been installed and are being maintained as designed. The design professional shall report the results of the inspection to the Primary Permittee within seven (7) days and the permittee must correct all deficiencies within two (2) business days of receipt of the inspection report from the design professional prior to commencing with construction activities as required by Part III.D.2 of this Permit unless weather related site conditions are such that additional time is required.

D. Management Practices and Permit Violations.

1. Best management practices, as set forth in this permit, are required for all construction activities, and must be implemented in accordance with the design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water

Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted to prevent or reduce the pollution of waters of Georgia. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the Director or to any other allegation of noncompliance with Part III.D.4. and Part III.D.5.

2. Except as required to install the initial sediment storage requirements and perimeter control

BMPs as described in Part IV.D.3., the initial sediment storage requirements and perimeter control BMPs must be installed and implemented prior to conducting any other construction activities (e.g., clearing, grubbing and grading) within the construction site or when applicable, within phased sub-parts or segments of the construction site. Failure to comply shall constitute a violation of this permit for each day on which construction activities occur. The design professional who prepared the Plan must inspect the initial sediment storage requirements and perimeter control BMPs in accordance with Part IV.A.5. within seven (7) days after installation.
3. Failure to properly design, install, or maintain best management practices shall constitute a violation of this permit for each day on which such failure occurs. BMP maintenance as a result of the permittee's routine inspections shall not be considered a violation for the purposes of this paragraph. If during the course of the permittees routine inspection BMP failures are observed which have resulted in sediment deposition into Waters of the State, the permittee shall correct theState of Georgia Department of Natural Resources Environmental Protection Division BMP failures and shall submit a summary of the violations to EPD in accordance with Part V.A.2. of this permit.

MS

Maintenance Procedures (Roadside Ditches)
Roadside ditches that are located within the City Right-of-Way (ROW) are considered part of
the public MS4 and are inspected and maintained by the Public Works Department to ensure
effective operation. The City of Garden City currently maintains approximately 47 miles of
roadside ditches.

- Right-of-ways are mowed routinely during the growing season, and ditches are inspected at that time.
- Litter and debris are removed prior to mowing and disposed of at a local landfill.
- When roadside ditch inspections indicate that emergent vegetation is interfering with normal flow, excess emergent vegetation will be removed by hand or machinery to ensure proper functioning of the ditches.
- Roadside ditches are cleaned if accumulated sediment/deposits exceed design depth.
- Roadside ditch inspection and maintenance activities are recorded in Monthly Status Reports.

Stormwater Management
Local Design Manual - Garden City 2023

4.3.5. Roadside Ditches
Roads constructed without curb and gutter shall incorporate ditches that are designed to the specific design storms.

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Carlos Nevarez, Planning Director

Date: August 4th, 2026

Re: TAM-26-0003 Text Amendment: Sec 90-47-Permitted Uses; *Outdoor Shooting Ranges*

Application Type	**Text Amendment**
Case Number	TAM-26-0003
Applicant	City of Garden City
Name of Project	Zoning Text Amendment: Outdoor Shooting Ranges

GENERAL INFORMATION

Project Description: The applicant is requesting approval for a text amendment to the city ordinance, specifically to the Permitted Uses.

Additional Background: The proposed Zoning Text Amendment aims to add "Outdoor Shooting Ranges" to the Permitted Uses code section 90-47.

FINDINGS: Establishing an outdoor shooting range for the police department is a critical step toward ensuring the readiness, effectiveness, and safety of law enforcement personnel. The following points provide detailed justification for this request:

1. Enhanced Training Realism: Outdoor ranges offer more realistic training environments, simulating actual field conditions, including variable lighting, weather, and distances. This prepares officers for real-world scenarios they may encounter on duty.

2. Improved Skill Proficiency: Regular access to an outdoor range enables officers to practice and maintain essential firearms skills, improve accuracy, and build confidence. This directly contributes to public and officer safety.

3. Compliance with Certification Requirements: Law enforcement agencies are required to meet stringent training and qualification standards. An on-site range ensures all personnel can meet ongoing certification and requalification requirements efficiently.

4. Operational Readiness: Immediate access to a dedicated range allows for rapid skill refreshers and scenario-based drills as operational needs evolve, supporting the department's preparedness for emerging threats.

5. Cost and Time Efficiency: An in-house facility reduces travel time and associated costs of utilizing distant or shared ranges, making training more frequent and accessible without disrupting regular duties.

6. Community Safety and Engagement: A department-managed outdoor range ensures strict safety protocols and security, reducing risks associated with public or unsupervised ranges. It also provides opportunities for community outreach, education, and engagement events.

ACTIONS

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

i. *Recommend approval of the text amendment* as presented.
ii. *Recommend denial of the text amendment*
iii. *Recommend postponement of text amendment until more information is provided concerning regulations.*

RECOMMENDATION OF CITY STAFF

To approve the text amendment to add the permitted use as presented, the police department has researched the regulations.

RECOMMENDED MOTION

I move to amend TAM-26-0003 to the city ordinance.

MINUTES

City Council Meeting
Monday, July 20, 2026 – 6:00 p.m.

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

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

Roll Call
City Council Members: Mayor Bruce Campbell, Mayor Pro Tem Gwyn Hall, President of Council Natalyn Morris, Councilmember Bruner, Councilmember Figiel, and Councilmember Richard Lassiter. Absent: Councilmember Debbie Ruiz (medical).

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Mike Dick, Fire Chief; Cliff Ducey, Parks and Recreation Director; Mack Roberts, Fire Marshal; Veronica Enoch, Governmental Affairs & Strategic Initiatives Director; Katie Draeger, Finance Director; Carlos Nevarez, Planning Director; and Tonya Roper, Clerk of Council; and Kyle Thomas, IT Tech.

Informal Public Comment: Mayor Campbell opened the floor for the informal public comment section. Mayor Campbell announced the informal public comment section is for all topics except for items on the agenda as a public hearing. There is a separate public hearing for property taxes. The informal public comment section is not to speak regarding property taxes.

Linda Traywick, 207 Main Street, stated that when the Mayor took office, his salary was $800 per month and was increased in 2024 to $15,600 per month. She said that this raise applied only to the Mayor, although Council salaries also increased. Ms. Traywick said her concern is that the Council is now considering another salary increase.

Ms. Traywick said the City's vision of continuous improvement in quality of life, which she believes is not being met at the current level. She further stated that, based on her observations, the Mayor averages one to two hours of work every two weeks, amounting to approximately $325 in value. She added that residents are now facing higher taxes, which many cannot afford.

Mayor Campbell stated that this portion of the meeting is for comments on matters other than taxes. He said that a separate public hearing on taxes is scheduled and that this is not the appropriate time for tax-related comments.

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

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.

Linda Traywick, 207 Main Street, stated that the Mayor is paid approximately $325 per meeting and is proposing a property tax increase. She said she cannot afford an 88 percent tax increase and believes most residents in attendance cannot afford it either.

The City Attorney stated that no resolution, motion, or documentation exists regarding any proposal to increase the salaries of the Mayor or Council.

Ms. Traywick responded that she found information online.

The City Attorney clarified that the information is incorrect and has been misunderstood, and there has been no effort to raise the salary of any Council member.

Amy Blechman, 73 Lynn Avenue, stated that after reviewing the slide deck online, she still had many questions, saying that the information was vague. Ms. Blechman said she is requesting a reconciliation showing the City's total recurring revenues by source for fiscal years 2025 and 2026—including property taxes, fire fees, sales taxes, franchise fees, business taxes, licensing, permits, charges for service, and transfers—and asked how much new recurring revenue is expected under the proposed budget compared to last year.

The Finance Director asked whether Ms. Blechman had reviewed the PowerPoint presentation.

Ms. Blechman responded that she had but found it vague.

The Finance Director stated that the presentation includes the 2025 and 2026 budget numbers.

Ms. Blechman replied that it does not provide a bottom-line comparison and said there is a nearly $4.9 million difference related to fire fee costs that is not clearly explained. She asked whether the difference falls solely on property owners and how much is attributed to business taxes and sales taxes.

The Finance Director stated that the 2026 budget includes only $3 million in property tax revenue and that the budget has not yet been updated to reflect any property tax rate changes because none have been approved.

Ms. Blechman stated that there is no clear line-by-line comparison.

The Finance Director replied that the full 2026 budget is available online.

Ms. Blechman concluded by stating she had reviewed both the 2025 and 2026 budgets.

Councilmember Hall stated that both budgets are online as part of open records, Councilmember Hall said that all revenues and expenses are publicly accessible and that the City is not attempting to hide any information.

Mr. Shagari Williams, 59 Varnedoe Avenue, asked whether any portion of the City's surplus could be allocated to reduce the proposed 88% millage rate increase.

The City Manager stated that the City does allocate some surplus funds each year through an appropriation of fund balance, which is used to support annual budget needs.

Mr. Williams referenced the auditor's mention of a $16 million surplus and asked for clarification.

The City Manager explained that the auditor was referring to the level of reserves expressed in days or months of operating funds available in the event of an emergency; the City maintains a surplus and appropriates from it as needed. The City Manager stated that the City's budget, including the appropriation of fund balance, is available for public review online.

The City Manager further stated that for FY 2025, the City appropriated $3.7 million from the surplus to balance the budget, and the proposed FY 2026 budget appropriates approximately $3.9 million. With the fire department transitioning from the enterprise fund into the general fund, which currently consists of thirteen departments - the City will need to appropriate over $5 million from the surplus. The City Manager said that continued reliance on surplus funds will deplete reserves over time, similar to drawing repeatedly from personal savings.

Mr. Williams reiterated that he understood the concern about depleting savings but asked whether additional surplus funds could be used specifically to reduce the 88% millage rate increase.

The City Manager responded that surplus funds will be used to reduce the impact of the millage rate increase; however, the full amount cannot be offset by surplus alone. The City Manager stated that the fire department represents approximately $5 million in expenditures, requiring increased revenues once fully incorporated into the general fund.

Mr. Williams concluded by thanking the City Manager for the response, stating that he did not feel he received a clear answer to his question.

Councilmember Bruner asked how much funding would need to be appropriated under the proposed 7.581 millage rate compared to the initial 3.5 mill rate.

The City Manager stated that at the estimated 7.581 mills, the City would still need to appropriate approximately $700,000 to $1 million. At 6 mills, the appropriation would be about $2.2 million, and at 5.5 mills, about $2.7 million.

Councilmember Bruner stated that the 2025 budget had been adopted with an appropriation of $3.538 million.

The City Manager confirmed this, adding that the appropriation would be reduced significantly depending on the millage rate adopted.

The Finance Director stated the appropriation increased by $1.7 million, bringing the current total to $5.3 million.

Councilmember Bruner stated that the 7.581 millage rate would reduce the appropriation to approximately $700,000.

The City Manager replied yes.

Miles Girardeau, 76 Lynn Avenue, stated that he values his neighborhood and believes it is one of the best in Garden City; however, he noted that residents often have to leave the city to shop, unlike years ago when multiple stores were available.

Mr. Girardeau expressed concern about the proposed 88 percent tax increase, stating that rising assessment values already result in higher county property taxes. He said his bill increased this month and is unsure how much more it will rise with the proposed rate. Mr. Girardeau stated that the increase feels excessive but acknowledged the City's effort to support fire services.

Al Ellisor, 5228 Augusta Road, asked whether taxes have been increasing gradually for all residents. He stated the fire fee was implemented around 2009 and, following the recent court decision, a portion of the collected fees will be refunded, with residents receiving about 20 percent of what they paid. Mr. Ellisor asked what portion of the cost Garden City is responsible for and urged the City to exhaust all internal financial options before shifting costs to citizens. He stated that financial responsibility is needed and suggested cutting nonessential expenses, citing the library near City Hall as an example if the City has any financial obligation to it.

Mr. Ellisor concluded by stating that Council represents all citizens and should listen to their concerns. He requested that, if necessary, the decision be delayed again, as the proposed increase will not be well-received by taxpayers.

The City Attorney stated that when Council adopted the fire fee in 2011, it was legal and had been upheld by Georgia courts. Over time, however, court decisions shifted, and more recent rulings found that fire fees structured in this manner were improper. The City Attorney said that this change resulted from evolving legal interpretations, not from any mistake by the City.

The City Attorney explained that no court ordered the City to pay refunds; rather, the City settled the case because it anticipated that a court might rule the fee invalid. The original claim was approximately $5.2 million, and the City negotiated the amount down to $1.4 million, which Council determined was the most prudent option.

The City Attorney stated that courts have since concluded that fire protection fees should be included in ad valorem taxes rather than collected separately as a use tax. He said that fire fees were originally implemented because jurisdictions believed users of the fire service should bear more of the cost. Courts have now determined that such fees must be incorporated into property taxes, and most cities are facing similar adjustments due to these legal changes.

Don Bethune, 2621 Woodlawn Avenue, addressed Councilmember Bruner regarding prior comments made during a recent workshop. Mr. Bethune stated that Councilmember Bruner referenced promises made during annexation 28 years ago, including water and sewer service, no property taxes, and additional services. Mr. Bethune stated that for 15 years no property taxes were paid and questioned the suggestion that the area does not receive better services.

Mr. Bethune stated that Councilmember Bruner currently pays $44 per year in Garden City taxes. He said that under a 7.5 millage rate, if the residence were instead in the County, the homeowner would pay county taxes, an $85 dry trash fee, a 6.5 mill county rate, and would lose the $40,000 Garden City homestead exemption. Mr. Bethune said county services would consist of police protection, right-of-way maintenance, and fire department service. He concluded by stating he disagrees with the view that paying $44 in city taxes provides no benefit.

Mr. Bethune next addressed Councilmember Figiel. He stated that in September, Councilmember Figiel presented at the Senior Center his business experience and background in managing large budgets. Mr. Bethune stated that Mr. Figiel said he had a copy of the 2025 budget and plans to review it in detail over the next two weeks to identify what he believes are wasteful expenditures. He asked Councilmember Figiel if he could identify any items in the budget that could be cut.

Councilmember Bruner responded that while the homestead information referenced may be accurate, he owns multiple properties in Garden City and pays several fees. He stated that he pays more to Garden City than referenced by Mr. Bethune, noting stormwater fees exceeding $300 per month, fire fees over $200 per month before they were discontinued, and property taxes on multiple properties that total significantly more than $46 per year.

Councilmember Figiel stated that his voting record is public and reflects his commitment to opposing wasteful spending. Councilmember Figiel said that he voted against several items—approximately four or five—that he felt were not needed.

With no additional comments, Mayor Campbell closed the public hearing.

SUB-26-0002 – Village Point Townhomes Final Subdivision Plat Map (Constantine Road): Receipt of public comment on a request by Simcoe At Mosswood, LLC applicant, seeking for approval of the final map for townhomes located at 0 Constantine Road.

Travis Bazemore, EMC Engineering, stated he was present on behalf of the applicant and available to answer any questions.

The Planning Director stated that this item is for public comment on the final plat. The preliminary subdivision plat was approved in 2022 for the development of 76 townhomes behind City Hall. He stated that nothing has changed since the initial approval, all required infrastructure has been installed, and the developer has constructed the extension of Constantine Road, which the City will assume after final inspections. All required bonds and warranties, including a 30-month warranty period, have been submitted. City staff reported no concerns and recommended approval.

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

GDP-26-0002 – General Development Plan (129 St. Joseph's Avenue): Receipt of public comment on a request by Ashley Mosley, as authorized agent for Jonathan Austin seeking approval for construction of a 6000 sq. ft. metal building, partitioned into four 1,500 sq. ft. units for 129 St. Joseph's Avenue.

The Planning Director stated that the Planning Commission reviewed the request and recommended denial due to traffic concerns, existing conditions on St. Joseph's Avenue, and the proposed commercial use within a residential area. He said that City staff recommends approval because the proposal meets all zoning requirements, including permitted use, buffers, and relevant zoning regulations.

The Planning Director stated that staff understand public concerns regarding commercial activity adjoining a residential neighborhood. The Planning Director finished by saying the petitioner and property owner are here to speak on behalf of application, along with any individuals wishing to comment on the request.

Mayor Campbell opened the floor to those wishing to speak for or against the request.

Austin Page, 129 St. Joseph Avenue, stated he purchased the property with the intention of operating his business there and creating three additional units. Mr. Page said he paid a higher price because the property is zoned heavy commercial and believed commercial development was appropriate. He said the lot is located behind Family Dollar and near Enmarket, with existing truck traffic and litter issues.

Mr. Page stated he intends to improve the site and emphasized that residential construction is not permitted under current zoning. He said other commercial buildings in the area are located on smaller lots and close to residences. Mr. Page stated his proposed development would not be situated near homes. Mr. Page asked for clarification on what development options are allowed for the property.

Councilmember Lassiter asked how ingress and egress would function for public safety, specifically how emergency access would be maintained without disrupting normal traffic flow in the area.

Mr. Page responded that each proposed unit is approximately 1,500 square feet and would generate minimal traffic. He stated his business has four employees and that he would be on-site only two to three days per week, using the space primarily for equipment storage. He said he does not anticipate significant vehicle activity at the property.

Mr. Page stated he intends to reduce the project to four units. He said that each unit is small at approximately 1,500 square feet and would likely generate limited activity. Mr. Page stated that he anticipates that future occupants would use the spaces similarly to his intended use for storage, resulting in minimal traffic.

Councilmember Morris asked whether there is any guarantee regarding the types of uses or tenants that might occupy the proposed units.

Mr. Page replied that there is no guarantee regarding future tenants or uses but stated the units are small—about 1,500 square feet—and would most likely be used as small offices or storage, similar to his intended use.

Councilmember Hall asked what materials Mr. Page would store in the units.

Mr. Page replied that he owns an elevator business and would store elevator equipment.

The City Attorney asked Mr. Page whether he had obtained title to the city lane included in his development plan.

Mr. Page replied that he had not.

The City Attorney stated that the applicant would need to petition the City to abandon the existing city lane before any development could occur on it. He explained that, under Georgia law, the City must formally abandon the lane before it can be sold to the applicant, and a site plan cannot be approved if it encroaches on an active city lane. The City Attorney said that the current site plan shows the project crossing the lane.

Mr. Page confirmed this and stated he had previously discussed the matter with the Planning Director.

An engineer for the applicant stated he was available to answer technical questions. He expressed support for the project and said that flex-space units benefit the local economy by providing smaller spaces for small businesses. He stated that several concerns raised by the Planning Commission related to engineering issues that would be addressed during the design process. He restated his support and offered to respond to any further questions.

The City Attorney stated he was unsure that the City could approve a development that encroaches on its right-of-way. He said that encroachments generally require formal abandonment by the City before approval.

The applicant’s engineer stated that similar encroachments occur frequently in Savannah, where cities often abandon lanes and sell them to the adjoining property owner. He said this is a common process and suggested the same approach would apply in this case.

The City Attorney suggested that the matter be tabled until the issue involving the city lane is resolved, rather than proceeding with denial of the site plan.

Julius Bryant, 115 St. Joseph Avenue, stated he is opposed to the proposed commercial development. Mr. Bryant said that St. Joseph Avenue is a one-way street with one way in and out, and additional commercial activity would worsen existing traffic conditions. Mr. Bryant said that placing another home would be better. He finished by stating that all residents on the street are opposed to the project and that a business is not appropriate for the location.

Angela Vaughn, 116 St. Joseph Avenue, stated she is opposed to the proposed development. Ms. Vaughn said she agreed with previous comments that the project would increase congestion and foot and vehicle traffic, and said she does not support the addition of a commercial use on the street.

The City Attorney stated that the property is zoned heavy commercial, and the applicant purchased it with the expectation of using it for commercial purposes. He added that the City's comprehensive future land-use plan also designates the parcel for commercial use. The City Attorney clarified that commercial activity is legally permitted on the site; issues such as buffers, setbacks, and the intensity of use would be addressed through the site-plan process in coordination with Council.

Shagari Williams, 59 Varnedoe Avenue, stated he is opposed to the proposed development. Mr. Williams questioned why the area is zoned heavy commercial rather than residential, saying that if he were a resident on this street, he would not want additional noise or increased traffic. He also said aren't there concerns about flooding on the street during heavy rain.

Mr. Williams asked how the proposed business—and other warehouses being built in Garden City—would contribute toward offsetting the proposed 88 percent tax increase. He finished by stating he does not support the project.

Tracy Campbell, 119 St. Joseph Avenue, stated she is opposed to the proposed development. She said there is already one commercial property at the end of the street that generates significant traffic, and additional commercial activity—combined with existing traffic from Enmarket and Family Dollar—would further increase congestion. Ms. Campbell stated she does not support the project.

Tammy Allen stated her parents reside at 115 St. Joseph Avenue and that she grew up at the property. She said the area was rezoned to commercial in 1959 without residents being informed or given a voice. Ms. Allen said that when a warehouse was later constructed, residents again were not informed and also not properly notified of this meeting, arriving at the stated time only to find it had already adjourned.

Ms. Allen asked the Council to carefully consider residents' concerns regarding the proposed commercial development or potential rezoning. Ms. Allen emphasized that the street is one-way and already experiences heavy traffic from the nearby warehouse, Enmarket, and Family Dollar, including 18-wheelers. She also said that trucks frequently turn onto the street thinking it connects through to another roadway, and that signage may be inadequate. Ms. Allen asked the Council to take all these factors into account when making their decision.

With no further comments, Mayor Campbell closed the public hearing.

City Council Minutes: Councilmember Hall made a motion to approve the minutes of the July 6th Pre-Agenda Session and City Council meeting minutes and July 13th Workshop meeting minutes. The motion was seconded by Councilmember Morris and passed with Councilmember Bruner, Councilmember Figiel, Councilmember Hall, Councilmember Morris and Mayor Campbell voting in favor of the motion. Councilmember Lassiter abstained due to absence.

Items for Consideration:
Resolution – Millage Rate: The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia adopting the ad valorem tax millage rate for the 2026 Fiscal Year, and for other purposes.

Councilmember Bruner stated prior to voting he has significant concerns regarding the proposed millage rate. He said that he reviewed the budget thoroughly and met with the City Manager to understand how the additional revenue would be allocated. He stated that the City has relied on appropriated fund balances for several years, including $3.538 million in the prior year and $3.312 million the year before, based on assumptions that revenues were underestimated and expenditures were overestimated and should make up for the appropriation of funds.

Councilmember Bruner stated that the proposed millage rate was initially described as necessary to offset the $1.46 million loss of fire fee revenue, but that such a loss would not require an increase as large as the 7.581 mills being proposed. He stated that he questioned why nearly $5 million in additional projected revenue—approximately $4.5 million above the 2025 budget assumptions—is needed, and it came down to that most of it appears intended to cover prior-year appropriations, reducing the remaining deficit to about $700,000.

Councilmember Bruner asked why appropriations that were acceptable in previous budgets now must be fully covered and suggested considering a lower millage rate. He said that at 5.5 mills, the appropriation would be reduced to an estimated $2.7 million—almost $1 million less than what had been approved in earlier years. Councilmember Bruner questioned the necessity of adopting the full 7.581 mill rate.

The City Manager stated that a millage rate of 5.5 mills would reduce the appropriation to an estimated $2.7 million.

Councilmember Bruner suggested if there would be a consideration of possibly going to a lower increase on the millage rate versus going to a 7.581 millage rate.

Mayor Campbell replied a motion will be entertained and each member will vote as they see fit.

Councilmember Hall responded that Council initially discussed an 8-mill rate before reducing the proposal to 7.581 mills. He shared an example from one of his own properties, stating that he currently pays $23.95 in taxes on an undeveloped lot without a homestead exemption, plus $78 annually in fire fees which is $6.50 per month; a total of $101.95 annually. Under the proposed millage rate, his total tax would be approximately $72.26 per year, which would be a savings of $30 annually in that instance. Councilmember Hall stated that many residents—particularly seniors with homestead exemptions—would experience similar outcomes, though others may not.

Councilmember Hall emphasized that higher-value homes and businesses would bear a larger share of the cost. He said that citizens expect services such as fire protection, police, stormwater drainage, water and sewer, and recreation, and the City must continue providing them. Councilmember Hall cautioned that using reserve funds would harm the City's bond rating, losing the opportunity for lower rates and reduce its ability to obtain affordable financing. He finished by saying that although the decision is difficult, it is necessary to maintain essential services.

Councilmember Morris stated that, before the vote, she also wished to comment. She said that Councilmembers are elected to represent residents and that they understand the community's concerns regarding the proposed tax increase. She stated that she is also a Garden City resident and pays taxes, and that exemptions—such as homestead, school-tax, and disability exemptions—can help offset costs for eligible taxpayers.

Councilmember Morris stated that the City must continue providing essential services, including police, fire, stormwater, water and sewer, and recreation. With the elimination of the fire fee and rising costs for staffing, benefits, equipment, and operations, she said the City must consider cost-of-living factors similar to those affecting households.

Councilmember Morris explained that while budget reductions were reviewed early in the process, discontinuing core services is not feasible. She said that although the tax increase will impact some residents, the decision is necessary to ensure the City's ability to maintain services, support growth, attract new businesses, and remain a desirable place to live, work, and play. The City cannot guarantee it but we are looking into bringing back grocery stores and more restaurants. She finished by saying that the decision is difficult but made with the City's long-term interests in mind.

Councilmember Lassiter stated that the decision before Council is difficult and that he has been concerned since the prior week because many citizens—including seniors and others with health challenges—will be affected by the increase. Councilmember Lassiter said that costs are rising everywhere and that the City cannot improve or grow while maintaining previous substandard funding levels. He stated that neighboring communities such as Pooler and Port Wentworth have grown for years while Garden City has repeatedly rolled back taxes, leaving the City behind.

Councilmember Lassiter stated that the City must catch up and manage its finances responsibly to maintain essential services. He said that relying on reserve funds would quickly deplete the City's savings and jeopardize its financial stability. Councilmember Lassiter concluded by saying that increasing the millage rate is necessary to maintain operations and support Garden City's long-term viability.

With no further comments, Mayor Campbell called for a motion.

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

Resolution – Village Point Townhomes Final Subdivision Map (Constantine Road): The Clerk of Council read the heading of a resolution of the Mayor and Council approving the final subdivision map for the subdivision of a 17.69-acre tract located at 0 Constantine Road into seventy-six (76) proposed townhome lots owned by Simcoe At Mosswood, LLC.

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

Resolution – General Development Plan (129 St. Joseph's Avenue): The Clerk of Council read the heading a resolution by the Mayor and Council approving the general development plan application of Ashley Mosley as authorized agent for Jonathan Austin for the construction of a 6000 sq. ft. metal building, partitioned into four 1,500 sq. ft. units to be used and/or leased for heavy commercial use on a project site measuring 0.42 acres at 129 St. Joseph's Avenue in Garden City, Georgia,

Councilmember Lassiter made a motion to continue for further research. Councilmember Hall seconded the motion. Mayor Campbell announced that the motion made and seconded will table the request until further notice. The motion passes with all voting in favor of the motion.

Adjournment: Councilmember Lassiter made a motion to adjourn at approximately 6:55pm. The motion was seconded by Councilmember Morris and passed without opposition.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council on 8-17-26

SYNOPSIS
City Council Workshop
Monday, August 3, 2026 – 4:30 p.m.

Call to Order: Mayor Campbell called the workshop to order at approximately 4:51pm and offered the prayer.

Attendees:
Council Members: Mayor Bruce Campbell, Mayor Pro Tem Gwyn Hall, President of Council Natalyn Morris, Councilmember Michael Bruner, Councilmember Chris Figiel, and Councilmember Richard Lassiter. Absent: Councilmember Debbie Ruiz(medical).

Staff Members Present: Rhonda Ferrell- Bowles, City Manager; James P. Gerard, City Attorney (via Conference Call), Veronica Enoch, Governmental Affairs Director; and Tonya Roper, Clerk of Council.

- **Governmental Affairs & Strategic Initiatives Department Item(s):**
  a. **Lobbyist Review**

The City Manager introduced the agenda item concerning the lobbyist proposal submissions, stating that the purpose of the discussion is to review the interviews conducted and begin narrowing down the applicants to the strongest candidates.

The Council discussed applicant submissions and deliberated on each candidate's achievements, anticipated timelines, and proposed plan of action.

A conversation took place among Council regarding the scheduling for one of the applicants. This rescheduling was initiated by Council with the Director of Governmental Affairs & Strategic Initiatives to arrange the meeting. The interview is tentatively planned for August 10th at approximately 3:30 PM, prior to the scheduled workshop.

Council discussed both the benefits and concerns relating to submissions of applicants that have an extensive knowledge of the city's current operations. The conversation addressed how this involvement might support the responsibilities tied to both the applicant's current roles and the potential lobbyist duties, while also acknowledging the possible challenges that could arise from the connection.

Upon discussion, Council agreed to move forward with Olympic Public Affairs, Georgia Public Affairs, and Georgia Matters & McGuire Woods.

Council agreed to narrow down the finalists' submissions for final consideration at the August 17th meeting.

Councilmember Morris made a motion to enter executive session at approximately 5:01pm. The motion was seconded by Councilmember Hall and passed without opposition.

- **Executive Session:**
    a. **Legal Matter**

After discussion, Councilmember Morris made a motion to return to open session of the workshop. Councilmember Hall seconded the motion and passed without opposition. The meeting adjourned at approximately 5:25pm.

Transcribed by: Clerk of Council
Approved by Mayor & Council: 8-17-26

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 ______Legal Matter______ (*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 3rd day of August 2026.

By: ______

Mayor, City of Garden City, Georgia

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

______

Notary Public, State of Georgia

Commission expires: 7/21/28

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.)

______ ______

______ ______

______ ______

SYNOPSIS

City Council Workshop
Monday, August 10, 2026 – 5:30 p.m.

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

Attendees:

Council Members: Mayor Bruce Campbell, Mayor Pro Tem Gwyn Hall, President of Council Natalyn Morris (Conference Call), Councilmember Michael Bruner, Councilmember Chris Figiel, and Councilmember Debbie Ruiz (Conference Call). Absent: Councilmember Richard Lassiter.

Staff Members Present: Rhonda Ferrell- Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Katie Draeger, Finance Director; Mike Dick, Fire Chief; Marth Vallada, Water/Sewer Interim Director; Lynnette Hymes, Public Works Executive Administrative Assistant; Virgil Moore, Public Works Director; Veronica Enoch, Governmental Affairs Director; Carlos Naverez, Planning Director; Dagny Pariani, Wastewater Operations Manager; Cliff Ducey, Recreation Director, and Tonya Roper, Clerk of Council.

- **Water & Wastewater Item(s):**

The City Manager gave an overview of the items

a. Headworks Project Engineering Proposal

The Headworks replacement upgrade project is to accept the proposal from engineering firm Brennan Jones & Associates for design, permitting, bidding, construction administration, and inspection services for the replacement and upgrades. The project is not to exceed $480,800 and is budgeted for the FY26 budget. Staff recommends placing the item on August 17th Council agenda.

The City Manager confirmed Councilmember Hall's inquiry of the amount budgeted as being within the project's cost, and no amendment is required. With no further comments, the item will be placed on the agenda for consideration.

b. Abandonment of Well 2 Per EDP

The quote received to cap and abandon water well No. 2, located on Main Street, is no longer in use. The project is a planned budgeted item that was reviewed during the budget process. The quoted amount for the work is $32,450, submitted by Woodrow Sapp Well Drilling. With no further comments, the item will be placed for consideration.

c. Redmond Avenue Manhole Rehabilitation Project

The rehabilitation project is to replace the second lowest bidder which is Dustcom Limited. The bid amount of $62,325 resulted in a minor budget increase of $11,805 over the original bid amount. The increase will be absorbed in the approved funding allocated for Capital Improvement Projects. Being no further comments or questions, and with Staff recommendation the item will move forward for consideration on the agenda.

- **Stormwater Management item(s):**

The City Manager gave an overview of the item

a. **<u>Farmer's Market Culvert Improvements Project Bid Award</u>**

The lowest bidder for the Farmer's Market drainage improvement project was B & D Clearing in the amount of $173,384.22. This project item is budgeted within the FY26 SPLOST fund capital improvement project budget.

The City Manager confirmed Councilmember Hall's inquiry of the project as being separate from the CenterPoint improvements. The work associated with this project should help with the drainage in Rossignol Hill, Albert Street and Highway 80 area. With no additional questions, the item will move forward for consideration.

- **Fire Department Item(s):**

a. **<u>Fire Department Presentation by Chief Dick</u>**

The Fire Chief presented an overview of the city's current and future needs regarding fire station locations to better serve the city and the community. He discussed the status of Station 1, including its location, ownership, the existing five-year lease agreement, and concerns related to the building's age and its ability to meet modern service and safety standards. The Chief emphasized that the long-term goal is to construct a new station designed for future growth, improved service capabilities, and the critical importance of reducing response times.

The Fire Chief continued by highlighting the importance of placing Station 1 in a location that best serves the community's needs. He informed Council that the property previously purchased for relocation may not provide the optimal coverage area and presented maps comparing the current station site with the purchased parcel, demonstrating the differences in service reach and response impact. He emphasized that the city's highest priority is ensuring the safety of fire personnel and the community, which requires a station positioned for maximum effectiveness.

The Fire Chief clarified how ISO (Insurance Services Office) standards influence both fire operations and the cost of insurance for residents and businesses. He explained that maintaining a strong ISO rating directly helps keep the city's insurance premiums low, saving homeowners hundreds of dollars per year and commercial properties thousands. ISO evaluates fire protection based on road mileage and response times, including specific distance requirements for apparatus placement. A first-due engine company must be within 1.5 road miles of a residence or service area when a 911 call is made, while ladder trucks must be positioned within 2.5 road miles. Additionally, the maximum allowable distance between fire stations is five road miles. These standards reinforce the need for strategically located stations to improve response capability and enhance safety throughout the community.

The Fire Chief then provided an overview of NFPA requirements, explaining that a maximum distance of five road miles from a fire station is needed to ensure basic protection. Any area beyond that distance is classified as a Class 10, which represents minimal fire protection. He noted that the city is currently rated as Class 2, reflecting strong performance and compliance with required standards.

The standards also evaluate water supply, including the requirement that hydrants be placed within 1,000 feet of residences, along with alternative criteria related to travel, mileage, and response time that ISO may accept. The Chief discussed how jurisdictional boundary lines can affect travel distances and drive times, showing on maps how these factors affect the area that should be covered for best protection and response capability.

The Fire Chief explained that he identified an area along Augusta Road that would centrally position the department, better align with ISO and NFPA standards, and improve overall coverage for the community. He emphasized the importance of being a good neighbor when selecting a site, noting that constructing a station adjacent to residential homes can create challenges due to routine noise, emergency responses, and increased apparatus activity. He also noted that the previously purchased property poses additional concerns, as response times and apparatus movement would be affected by nearby stop signs and speed bumps.

The Chief presented map comparisons showing the current Station 1 location, the purchased property, and the newly proposed Augusta Road site. He demonstrated how each location relates to Station 2, highlighting differences in road mileage and travel time for both the engine company and ladder truck. The analysis is to show that the Augusta Road location may offer a more balanced and efficient coverage area for emergency response.

The Chief addressed the Finance Director's inquiry of the difference in the milage from the current station to property that the city purchased and coverage goals. The milage difference is approximately ¾ of a mile. The goal is to provide the best coverage for the citizens of Garden City.

The Chief addressed Mayor Campbell's inquiry of the impact of the millage difference for the city's ISO rating in comparison of the purchased property location and the proposed location. There should not be an impact to ISO; however, the goal is to ensure Council's awareness that the best site has been chosen.

The Chief informed Councilmember Figiel that the acreage needed for construction of a fire station is approximately 2 acres which depends on the design and apparatus maneuvering abilities, which is to plan a site that places construction of the station in a way to not hinder traffic.

The Chief responded to Councilmember Morris' inquiry of whether a site location on Highway 21 has been identified and that is large enough to meet the relocation. At this time, no site has been chosen, and the presentation is to provide information in order to build for the future to support operational needs.

The Fire Chief reiterated to maintain and meet ISO rating; we want to be closer to the center of the district in order to reach in all directions for this station. We want to all be in agreeance for the location – whether it's the purchased property or a proposed property.

- **Parks and Recreation Department Item(s):**
  - **a. <u>Coca Cola Community Partnership Presentation</u>**

The Recreation Director reported that the department has continued efforts to maintain its partnership with the brand. Representatives have visited the facility multiple times, and the Director has sent letters requesting partnership opportunities and potential benefits. The Director noted that contributions from the brand are not at the level previously received at the old facility, where items such as a scoreboard were provided at no cost.

The current funding summary includes an annual marketing fund of $2,000 available for departmental use. Additional support consists of trade-outs and rebates, including $2,700 per year in rebates per case, $750 in complimentary products, Powerade premiums valued at $500, full-service commission totaling $3,085, and recycling bins valued at $500. The total annual value of these contributions is $9,535, amounting to $28,605 over a three-year period.

The Recreation Director further explained that the partnership reflects what the brand is currently offering. In addition to the annual funding and rebates previously outlined, the brand will provide spread-out marketing support, including their own signage for the Recreation Department's concession stands. All marketing materials will feature both the brand and the City.

The Director noted that the department already utilizes the brand's vending machines, which are located inside the complex, outside near the pickleball courts, and in the breezeway between the locker rooms and the full concession stand. The Director clarified that this proposal represents their current offer. While it is not the level of support the department initially sought, it is what the brand is willing to provide at this time.

Councilmember Figiel inquired whether the City has the ability to negotiate further with the brand, noting that the commission rate offered is low compared to other providers.

The Recreation Director explained that a letter had been sent to the brand outlining what the City had to offer, including the various groups and activity levels expected through the sports programs, the citizens served and the visiting teams anticipated to come into the facility to compete against local teams. This proposal reflects the standard level of support currently being provided to other surrounding jurisdictions for their recreation programs.

Councilmember Figiel inquired whether it would benefit the City to obtain a quote from a second brand for comparison.

Upon discussion, Council agreed for the Recreation Director to seek an additional quote and provide an update.

b. Request for two Coordinator Positions

The Recreation Director reported that the request for two coordinator positions had previously been presented to Council. With the new facility scheduled to open around September 1st, beginning with a soft opening, the Director emphasized the need for additional staff to ensure a successful launch.

Current staff includes the Director, an Administrative Assistant, and two Program Coordinators. The Director noted that both the Administrative Assistant and one Program Coordinator have been with the department for 19 years, as has the Director. The newest Program Coordinator joined approximately 18 months ago and has been a valuable addition to the team.

The Director stated that additional full-time coordinators are needed, and that adding two positions would allow the department to meet operational demands. Presently, staff cover night and weekend shifts, but the facility is not open continuously. The new facility will require staffing seven days a week for approximately twelve hours per day, which cannot be managed with the current four-person team.

The Director added that maintenance staff is in place; however, the immediate priority is the addition of two Program Coordinator positions, with one specifically focused on weekend operations.

The Recreation Director stated that the goal is to provide adequate support for the new facility without requiring existing staff to work eight-hour shifts on both Saturday and Sunday. The Director explained that the department is seeking a Weekend Coordinator who would work Saturday and Sunday and complete the remainder of their full-time hours by assisting two to three days during the week.

The Director further noted that the second requested position is an Outreach Coordinator. This role would focus on community engagement, including attending school open houses, setting up information booths for back-to-school events, and building connections with youth. The Director highlighted that local elementary schools have a large Hispanic population, and the Outreach Coordinator would help strengthen communication and awareness of recreation programs within these communities.

The Director emphasized that the department offers many strong programs but requires additional staff to effectively maintain and expand these offerings.

The Recreation Director addressed a Councilmember Figiel's inquiry regarding the request to view a grid outlining planned operations for the new complex. The Director stated that a written plan will be prepared to show the roles of the coordinators, including hours and outreach responsibilities.

The City Manager stated that with the new, larger facility, additional staff positions are necessary. The City Manager explained that with anticipated tournaments and weekend operations at the new complex, the two requested positions will be required, as the current staff of four cannot adequately cover the extended workload. The additional staff will be needed to help manage the facility during events occurring in the fitness room, community room, and pool. There will also be times when employees are on vacation or out sick, an additional reason to ensure the facility remains adequately covered during operating hours.

The Mayor stated that the City does not want a large facility that must remain closed at times due to insufficient staffing.

Councilmember Hall announced that an inquiry has already been received regarding use of the facility, despite the complex not yet being open.

- **Planning, Zoning, & Building Item(s):**
  a. **<u>Planning Commission/BOA Cases Update</u>**

The Planning Director provided an overview of the Planning Commission case regarding the proposed text amendment. After discussion, the Commission raised several concerns and made recommendations to the amendment. These adjustments are outlined in the staff memo included with the evening's agenda.

The Planning Director explained that the Planning Commission approved the request with considerations. The primary consideration involved changes to the required distance from residential properties, including increasing the 200-foot requirement to 300 feet and changing the 1,000-foot requirement to 2,000 feet. Additional considerations included concerns regarding weekend operations, with a recommendation of no Saturday operations, as well as the removal of Section F, Exemption which gives the exception that any local government are exempt from this city ordinance.

The Planning Director explained that the purpose of the text amendment is to allow private outdoor shooting ranges within the City. The City already permits indoor shooting ranges, and the proposed amendment provides definitions and standards specifically for outdoor ranges. The Planning Director noted that several surrounding jurisdictions have zoning laws addressing outdoor ranges for their law enforcement agencies.

The City Attorney addressed Councilmember Figiel's inquiry regarding whether the text amendment would affect the Police Chief's previous proposal. He explained that the Police Chief initially reviewed the matter, and several drafts were evaluated, with a drafted version being presented to the Planning Commission.

The City Attorney stated that the Garden City firing range was intended to be exempt, as it qualifies as a governmental facility used for a governmental purpose. However, the Attorney clarified that, for the exemption to apply as a matter of law, the facility must be owned by the City. If the City were to rent property and operate a gun range on leased land, it would not qualify for the exemption under the ordinance. This was the reason for explicitly including language specifying that a City-owned, operated, or leased facility would be exempt from the terms of the ordinance.

The City Attorney further explained that the initial draft restricted outdoor firing ranges to RA residential properties and I-1 industrial properties. The Planning Director made a recommendation to include the I-2 zoning district for potential outdoor shooting ranges. However, the Planning Consultant expressed concerns that such ranges could become a nuisance if located near industrial properties, noting the presence of hazardous materials in some of those areas and the proximity of I-2 zoning to roadways.

The City Attorney explained that these concerns could be addressed during the site plan review stage. If a proposed range were adjacent to industrial property, the City could require additional buffering or placement of the range toward the center of the property to mitigate impacts. He noted that industrially zoned property is generally an appropriate location for uses such as outdoor shooting ranges, as these areas are typically set apart from residential neighborhoods. However, the Planning Commission ultimately felt that outdoor ranges should be restricted to RA-zoned areas, though similar concerns also exist within that district.

He added that the Commission believed the use should be classified as a special use requiring City Council approval. The City Attorney clarified that the City does not have special uses in its ordinance but does have uses requiring approval by the Board of Appeals, which would apply similar study to ensure the suitability of the selected property. The Board of Appeals would review each site and determine whether the industrial property in question is an appropriate location for such a use.

The City Attorney further explained that the Planning Consultant believed the gun range use was significant enough that it should require City Council approval. The City Attorney stated that adopting this approach would require a full overhaul of the City's zoning ordinance and the creation of additional designated special uses for other comparable activities, such as cement plants or other uses with similar impacts. The City Attorney expressed confidence in the Board of Appeals, noting that the Board has historically been effective in determining whether a proposed use is appropriate for a specific property, and recommended that the Board continue in that role.

The City Attorney added that the Police Chief may wish to address the Planning Commission's questions regarding the specific property proposed for the gun range. However, he emphasized that the text amendment applies to all properties City-wide and is not intended to be focused solely on the parcel selected for the City's range.

The City Attorney concluded by stating that Council must decide whether outdoor shooting ranges should be restricted solely to RA zoning districts, or whether they should also be permitted in the I-1 and I-2 zoning districts, subject to Board of Appeals approval. The Attorney reiterated that City-owned, operated, or leased ranges would remain exempt from the terms of the ordinance.

The City Attorney stated that buffer requirements could be further discussed, noting the recommendation to increase the distance from residentially zoned property from 1,000 feet to 2,000 feet. The Attorney also addressed the recommendation to prohibit Saturday operations, questioning whether such a restriction would be appropriate, as many individuals work during the week and rely on Saturdays for available free time to use a shooting range. He suggested that these are policy decisions the Council will need to determine prior to moving the text amendment forward for consideration. The draft reflects the concerns and recommendation provided by the Planning Consultant.

The Planning Director explained that most properties within the City are zoned RA and industrial properties that have expressed interest are located within these districts. The Director noted that limiting outdoor shooting ranges to those zones means the majority of such uses would likely be located within one of those properties. A minimum lot size of 15 acres is required for the use.

The Planning Director stated that buffer considerations have been adjusted, including increasing the general property line buffer from 200 feet to 300 feet. The recommended buffer for the shooting area has been increased to a minimum of 2,000 feet. The Director also reiterated that most individuals would want the ability to use the range on Saturdays.

Councilmember Bruner stated that outdoor shooting ranges are typically closed on a day during the week , open on Saturdays, and open on Sunday in the afternoon until dusk.

Upon discussion, the Planning Director informed Council that the text amendment introduces private outdoor shooting ranges into the zoning code. The Director explained that if the City does not wish to permit private ranges, an alternative would be to designate the police training center as a public use; however, doing so would allow that facility to be located anywhere within the City. The Director noted that the proposed text amendment provides restrictions applicable to all users, stating that if the City permits the Police Department to operate an outdoor range, it must allow others the ability to apply for the same use under the same standards.

The Planning Director added that the City of Savannah allows outdoor shooting ranges as a special use, while Chatham County restricts them to nonprofit organizations, such as membership-based associations.

Councilmember Bruner confirmed that under wildlife management regulations, a license allows an individual to access properties for activities associated with this type of use.

Councilmember Figiel expressed concern regarding the impact of outdoor shooting ranges on residentially zoned properties, specifically noting the noise associated with outdoor ranges.

The Planning Director clarified the importance of requiring Board of Appeals approval for outdoor shooting ranges. Any applicant would first be required to meet all guidelines established by the ordinance through verification by the Planning Staff before being allowed to come before the Board of Appeals. The Board of Appeals would then have the authority to impose any additional stipulations necessary to ensure the suitability of the use.

The Police Chief stated that all parties are in agreement that no police outdoor range has been approved. When the topic was previously discussed, it was in the context of an existing resolution that already allows for an indoor gun range. Before advancing the Police Department's proposed project, it was determined that establishing an ordinance for outdoor ranges would be the appropriate first step.

The Chief explained that once an outdoor gun range ordinance is in place, the Police Department could then evaluate whether its proposed range could meet the requirements. The goal is to be good community stewards, which is why the ordinance is being presented for consideration. The Chief noted that if the ordinance is approved as written, the Police Department may not be able to construct its range under those conditions—nor is approval guaranteed. The next step would be for the Police Department to return at a later time to determine whether its proposed range could be approved under the ordinance's provisions, likely under an exemption for City use.

The Chief commented that topics like these are similar to discussions about concerns of certain uses: there is broad agreement that the use is needed, but concern arises when determining where it should be placed. The Chief emphasized that the City will work through these considerations as the process continues, and that this reflects the general premise of the Police Department's position at this time.

A discussion occurred among Council regarding the proposed ordinance, federal guidelines, safety considerations for surrounding areas, and potential additional stipulations that may be imposed by the Board of Appeals. Councilmember Bruner spoke about his attendance at the Planning Commission meeting and reiterated the concerns raised regarding noise, buffer requirements, and the acreage necessary for a property to qualify. He also described the design features of ranges he has visited, noting that such properties are typically surrounded by trees and berms to help mitigate noise.

Councilmember Morris expressed her agreement that the ordinance should follow the requirements as outlined. Councilmember Ruiz agreeing that outdoor shooting ranges should not be permitted in zoning districts allowing single-family or multi-family dwellings.

The item will move forward for the August 17th meeting.

b. <u>Georgia Initiative for Community Housing Update</u>

The Planning Director explained that the GHIC resolution establishes the Community Housing Committee, which will consist of seven members. The Director noted that the resolution does not list members by name or by affiliation with specific businesses, as these may change over time. Once the committee is established, the City will advertise the opportunity through its usual outlets, including the website, newspaper, and social media, to gather interested applicants. An application process will be created, with all requirements to be met by December and approval by DCH expected within six months.

The City Attorney stated that the resolution outlines the role of the committee, which includes providing guidance to Council and receiving training on various housing and community development topics. Areas of required training include housing tax credits and attracting affordable multifamily housing; understanding the CHIP program; mastering the grant writing process; utilizing community development block grants to revitalize neighborhoods; leveraging zoning regulations as tools for addressing blight; accessing Georgia Dream and other local programs offering down payment assistance; and exploring funding opportunities available through the One Georgia Authority.

The Attorney emphasized that these are extensive subject areas and that the state requires formal training for committee members. The City will be responsible for providing this training, which is typically held in Atlanta and will involve travel expenses.

The City Attorney continued by noting that the committee will be required to meet monthly and must actively participate in all required training sessions and educational programs. The Attorney emphasized that the committee is a recommending body tasked with advising the City on actions to improve and revitalize neighborhoods. The City Attorney stated that there will be costs associated with operating the committee, particularly for the training necessary to ensure members are prepared to meet expectations.

The Attorney stressed that the program must be administered in a specific manner in order to be successful. While the City will gain benefits, such as eligibility for certain grants, these advantages will only be realized if all requirements are followed. The City Attorney noted that the schedule is rigorous and that committee members must be confident and well-trained to make the decisions required of them.

The City Attorney confirmed, in response to Councilmember Bruner's inquiry, that a Councilmember may serve on the committee. The Planning Director addressed Councilmember Bruner's inquiry regarding meeting attendance requirements and the number of allowable absences. The Director explained that attendance requirements are established by DCA and may vary depending on the projects underway.

c. <u>Brampton Road Housing Development Update</u>

The Planning Director explained that the Brampton Road Housing Development update corresponds with the GHIC Housing Committee discussion, as both relate to exploring potential grant opportunities. The Director reported speaking with the property owner, who owns multiple parcels in the area, including a five-acre tract on Cooper Lane. The property owner indicated that if the City pursues a partnership supported by grant funding, they would prefer to develop apartments on the Cooper Lane parcel due to its larger size. The Director stated that this will be one of the items evaluated as part of ongoing project discussions to determine what type of funding may be suitable.

- **<u>Briefing</u>**

The Planning Director informed Council of a complaint received from a property owner on Telfair Road regarding the Cargo Loop construction project. The property owner wishes to discuss stormwater concerns, canal updates, the stormwater study, and maintenance of nearby ditches. The Director reported that Planning Staff has met with EPD several times concerning the construction project, and EPD has not expressed any concerns.

The Director stated that once construction is completed, the property owner will manage their own stormwater. Three engineers have reviewed the site, and the City has completed all required actions related to permitting and inspections. EPD is scheduled to revisit the site this week to confirm that no issues are present. The Planning Director will provide an update following EPD's site visit.

- **Police Department Item(s):**

a. <u>Gym-Police Office Space</u>

The Police Chief stated that he is enthusiastic about the new gym facility but requested clarification from Council to ensure expectations are met. Before addressing his questions, the Chief provided background on prior discussions regarding police department office space. When conversations about the gym began, he was asked whether there was office space available and whether the Police Department would use it. The Chief responded that the location would be ideal, allowing officers an opportunity to take a break, get something to eat, and complete reports. The Chief noted that these were the only discussions he previously had concerning office space within the gym.

The Police Chief continued, stating that several months ago, when the topic of furniture arose, the Recreation Director mentioned that furniture was being ordered for "the offices." The Chief noted that he was not aware that offices were planned in the facility and subsequently met with the City Manager, at which time he first saw the floor plan. He explained that what had originally been discussed as an office had evolved into a workspace and reception area.

The Chief added that he had occasionally heard the term “police substation” used in reference to the gym facility but had not participated in any formal discussion about such a designation. He stated that, for clarity and shared understanding moving forward, he wished to confirm whether expectations had changed—specifically, whether offices are indeed planned for police use and whether the Police Department is expected to utilize them. The Chief expressed no objections to the facility being referred to as a police substation but noted that such terminology generally implies a regular police presence.

The Police Chief stated that he wished to be cautious regarding expectations for the space, noting that no staff assignments or operational commitments had been scheduled, nor were they ever an expectation on his part. As the gym prepares to open, the Chief expressed concern that Council may walk through the facility expecting a fully functioning office, when the current setup is an office space rather than a dedicated office.

The Chief reiterated that he is seeking clarification to ensure expectations are met and that Council is aware of the information he has. While the gym’s opening is approaching, he noted that discussions about the space have not occurred as fully as intended. He stated that he does not intend to label the area as anything unless Council provides direction. No signage or graphics have been placed on the door, but the Police Department will add them if Council wishes. The Chief emphasized that he is completely flexible with whatever Council decides regarding the use and designation of the space.

The Police Chief further stated that the space originally discussed as an office has developed into a well-finished suite, and he wanted Council to be fully aware of that change. He emphasized that he did not want to refer to the space one way while Council referred to it another, reiterating his goal of ensuring that expectations are aligned. The Chief noted that his position has remained consistent: if an office is available, officers will use it.

The Mayor inquired about the needs and appropriate terminology for the space. The Police Chief responded that historically the concept was simply to provide a back entrance for officers to use. He explained that the suite has a door adjacent to the pool area that officers can access. If Council wishes to designate the space with signage such as “GCPD,” the Police Department can do so; however, he clarified that the space will not be staffed. He cautioned that if Council's expectation is for the area to be manned, that would impact the budget because no staffing has been allocated.

The Chief added that the Police Department has always operated as a centralized agency, and designating the gym suite as a “precinct” would imply a decentralized model that could lead residents to expect personnel to be present. He stated that he wants to ensure clarity regarding expectations and remain flexible with whatever direction Council chooses for the space. The Police Chief added that this does not mean officers will not be in and out of the facility or that their presence will not be seen. He stated that he wanted to address the matter now because, as the gym opens, there will likely be more conversations about the facility and questions regarding the use of the space.

Councilmember Hall asked the Police Chief what his wish list would be for the space. The Chief responded that he had been under the impression that the space would serve as an office. He added that he does not prefer to see purpose-built rooms and reception areas that are not being used; however, that was never part of the original conversation, nor was it the historical intent for the space.

The Police Chief stated that the department prefers to remain mobile in order to cover all areas of the City and maintain greater visibility. Councilmember Hall asked whether the Chief would be willing to use the space as an office if a citizen requested to meet an officer there. The Chief responded that they would use the space for that purpose; however, it was not budgeted as a manned location. He added that this does not prevent the space from being transformed into something more formal in the future if Council chooses.

The Police Chief stated that if Council wished to have “Garden City Police Department” placed on the door, this could be done, or the door could remain unmarked and the space simply used as needed. Following discussion regarding locking the office from the rest of the complex and future considerations related to hours of availability.

Council agreed to label the door with “Garden City Police” and include contact numbers.

Councilmember Morris thanked the Police Chief for seeking clarification and providing an update to ensure expectations were met, noting that the previous administration had discussed referring to the space as a substation.

- **<u>Governmental Affairs Department Item(s):</u>**
  - **a. <u>Lobbyist Services Update</u>**

The Governmental Affairs Director informed Council last week that we had the opportunity to interview eight lobbyist candidates to provide legislative liaison services for the City of Garden City. Based on those interviews, the list has been narrowed to two finalists. One of the candidates was interviewed again this afternoon for Councilmembers Bruner and Miguel, who were unable to meet with him previously. We are adhering to the original timeline and expect to make a final decision by August 17. I have shared this information with each Councilmember and invited them to provide their preferred selection.

Councilmember Figiel asked whether it would be possible to receive a list of priority items that the lobbyists would be expected to work on prior to the Council voting on the selection.

The City Manager responded that the development of those priorities is part of the work to be completed in coordination with the selected lobbyist. The City Manager explained that, traditionally, the City’s legislative agenda includes items such as infrastructure funding—particularly water, sewer, and the wastewater plant—public safety grants, and monitoring or responding to any legislative bills that may impact the City.

The City Manager noted that while staff has begun preliminary work on these items, the finalized priorities are typically established through discussions between the lobbyist and the Council, which will allow Councilmembers to outline their specific needs and goals.

Councilmember Bruner noted that all of the candidates interviewed indicated they would need input from the Council in order to determine which priorities to pursue. He added that the Council has not yet established specific goals to provide to the lobbyists.

A discussion was held regarding the need for Council to conduct a planning session to establish its goals. Councilmember Bruner expressed concern that meeting with the selected lobbyist without first developing unified goals would result in an unstructured process. He emphasized the importance of order and clearly defined objectives.

The City Manager responded that this process would provide an opportunity for Council to work collaboratively with staff to develop those goals.

Councilmember Morris noted that the City Manager has already identified several priority areas and that the planning process would allow Council to confirm those items and add any additional goals moving forward. Councilmember Figiel added that Council already has a common starting point from which members can collectively build.

The City Manager further explained that one of Councilmember Figiel's major concerns has been funding requests, including the Headworks project, which requires an engineering plan and project initiation. The City Manager stated that Council will need to meet to discuss items such as water and sewer line upgrades and infiltration issues, as Council's input will guide discussions with legislative representatives.

The item will move forward for Consideration at the August 17th meeting.

- **<u>Special Projects Item(s):</u>**
  - **a. <u>Proposed Dates for the Ribbon Cutting Ceremony for the New Recreation Complex</u>**

The City Manager announced the proposed dates for the ribbon cutting ceremony of the new recreation complex are Friday, September 18th and Friday, September 25th. The event is more than likely to be held in the morning. The ceremony is to include a tour of the facility and refreshments. The City Manager confirmed that an invitation will be extended to former Councilmembers involved with the new recreation complex.

Upon discussion, Council agreed on Friday, September 18th with further details of the event to be provided by the Governmental Affairs Director.

  - **b. <u>Proposed Date for the All-Day FY27 Budget Workshop</u>**

The FY2027 Budget workshop is tentatively set for Tuesday, September 29th. This is to confirm with Council of this date.

- **Mayor's Updates:**

No Updates

- **City Council's Updates:**

No Updates

- **City Manager's Updates:**

  a. <u>Amendment to Engineering Contract – Telfair Road/Telfair Place Road & Drainage Project</u>

The City Manager announced an updated amendment to the engineering proposal has been received for the Kimley-Horn & Associates project. Council initially approved this on April 21, 2025, for the original project, to finalize those services and additional funding is required. The amendment will increase the contract amount by $28,800. This results in the previous total amount of $118,000 to $146,800. There is funding in the budget for this item.

The item will move forward for consideration on the August 17th agenda.

- **City Attorney**

The City Attorney requested an executive session to discuss a legal matter. Councilmember Hall called for a motion to enter executive session. Mayor Campbell seconded the motion. Council entered executive session at approximately 6:44pm.

After discussion, Councilmember Hall made a motion to return to open session of the workshop. Councilmember Figiel seconded the motion; motion passed without opposition. The meeting adjourned approximately at 7:00p.m.

Transcribed by: Clerk of Council
Approved by Mayor & Council: 8-17-26

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 ______ ____Legal Matter______ *(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 10th day of August 2026.

By:______________________
Mayor, City of Garden City, Georgia

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

____
Notary Public, State of Georgia
Commission expires: __________

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

______________________ ______________________

______________________ ______________________

______________________ ______________________

ORDINANCE NO. 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 OUTDOOR SHOOTING RANGES, AND TO ADD OUTDOOR SHOOTING RANGES TO THE PERMITTED USES LISTED IN SECTION 90-47, WHICH USE SHALL BE PERMITTED IN R-A, I-1, AND 1-2 ZONING DISTRICTS IN GARDEN CITY, GEORGIA, SUBJECT TO THE APPROVAL OF THE BOARD OF ZONING APPEALS AND SUBJECT TO CERTAIN CONDITIONS AND PERFORMANCE STANDARDS; TO EXEMPT FROM THE ORDINANCE'S APPLICATION ANY OUTDOOR SHOOTING RANGE OWNED, OPERATED, AND MAINTAINED BY THE CITY AND USED EXCLUSIVELY BY THE CITY'S POLICE DEPARTMENT AND ITS INVITED LAW ENFORCEMENT PARTNERS FOR OFFICAL TRAINING PURPOSES; 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 "Outdoor Shooting Range" to Section 90-S(b) as follows:

"Section 90-S(b). Outdoor Shooting Range.

> **Outdoor Shooting Range:** A facility located outside of a completely enclosed building, designed and utilized for the firing of firearms including, but not limited to rifles, pistols, and shotguns, for the purpose of skills training, target practice, sport shooting, or qualification."

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 108(a) of the uses listed therein:

"Para. 108(a). Outdoor Shooting Ranges - R-A (B), I-1(B) & I-2 (B) subject to the following conditions and performance standards:

a. Design & Safety Standards

1. **NRA Guidelines:** The facility must be designed, constructed, and operated in strict accordance with the standards outlined in the *National Rifle Association (NRA) Range Source Book,* as updated. Architectural and engineering plans certifying compliance must be submitted before any permits are issued.

2. **Containment & Berms:** The range must feature a continuous, engineered backstop/bullet containment system (e.g., earthen berms) behind all targets to stop or redirect bullets fired on a range. Earthen berms must be a minimum of twenty (20) feet in height, with a slope design appropriate to prevent erosion and entirely trap all rounds fired. Side berms or safety baffling must be implemented to prevent any lateral projectile escape.
3. A minimum lot size of fifteen (15) acres is required.
4. An outdoor shooting range must be designed and operated in compliance with all applicable state and federal laws.

b. Setbacks & Separation Distances

1. **Property Line Setbacks:** No shooting lane or target area may be located closer than two hundred (200') feet from any property boundary of the parcel on which the range sits.
2. **Residential & Institutional Buffers:** The physical shooting area of the outdoor range must be located a minimum of one thousand (1,000) feet away from any existing residential zoning district boundary line, or any property currently used for a school, licensed daycare, place of worship, hospital, public park, or playground. Measurements shall be in a straight line from the nearest comer of the shooting range to the nearest comer of the lot on which the school, licensed daycare, place of worship, hospital, public park, or playground is located.

c. Noise & Environmental Controls

1. **Noise Abatement:** Acoustic baffling, sound walls, or dense vegetative buffers must be installed around the perimeter of the shooting lanes to minimize noise transmission. Sound levels generated by the range must not exceed sixty-five (65) dBA when measured at any adjacent residential property line.
2. **Hours of Operation:** Outdoor shooting activities are strictly limited to daylight hours, specifically between 8:00 AM and 7:00 PM, or dusk (whichever occurs earlier), Monday through Saturday. Outdoor shooting is prohibited on Sundays.
3. **Lead Management Plan:** The operator must submit and execute an environmental lead management plan based on the EPA's *Best Management Practices for Lead at Outdoor Shooting Ranges,* ensuring lead reclamation occurs systematically to protect local groundwater and soil.
4. **Wetland and Wildlife Preservation:** Shooting ranges shall be developed such that there are no streams, ponds, lakes, or other water courses or wetlands located between any firing line or within any shotgun shotfall zone.

"Shotfall zone" means that area of a shotgun shooting range where spent shotgun shot falls to the earth and where development, other than trap or skeet houses or the equivalent facilities for other types of shotgun events, and human occupancy, other than operators of the trap, skeet or equivalent facilities, is prohibited during active shooting.

d. Security, Access & Safety Control

1. **Fencing:** The entire perimeter of the shooting range facility must be enclosed by a minimum six (6) foot high security chain-link fence, clearly posted with warning signs reading **"DANGER: LIVE SHOOTING RANGE"** at intervals of no less than fifty (50) feet.

2. **Supervision:** A certified Range Safety Officer (RSO) must be physically present on-site at all times during the hours of operation when shooting is taking place.

3. **Confinement of Ammunition Rounds:** An outdoor shooting range must be designed and operated in a manner which completely confines all ammunition rounds within the outdoor shooting range.

4. **Ammunition Limitation:** An outdoor shooting range must be designed and operated in a manner which prohibits the use of ammunition that exceeds the certified design and construction specifications of the manufacturer of all backstop equipment or material installed at the outdoor shooting range.

5. **Storage of firearms:** All firearms stored on the premises of an outdoor shooting range must be stored in a locked gun safe or other secure locked device.

6. **On-site instruction:** An outdoor shooting range may offer on-site instruction only by a firearms instructor certified by the state.

7. **Minors prohibited:** An outdoor shooting range shall not allow minors on the premises unless accompanied by an adult at all times.

e. Review and Approvals

1. Prior to the issuance of a zoning compliance permit or building permit, the applicant must submit a comprehensive site plan to the Planning and Zoning Commission. This plan must include:

    (a) An acoustic engineering study demonstrating compliance with maximum sound thresholds.

    (b) A certified engineering schematic of all backstops, baffles, and safety containment elements.

(c) A detailed landscaping and buffering plan specifying plant types and wall orientations.

(d) A site plan shall be submitted illustrating the items listed below. The site plan shall be drawn at a scale not smaller than one-inch equals 200 feet, and not larger than one-inch equals 50 feet:

(i) The property lines of the parcel(s) on which the shooting range(s) are to be developed.

(ii) The safety fans encompassing all possible paths a bullet or pellet could travel, and the shotfall zones where spent pellets can safely fall to the ground.

(iii) All existing and proposed structures on the range, labeled for their intended use.

(iv) The location and dimensions of all firing lines and firing positions.

(v) The location and dimensions of all target lines and related facilities.

(vi) The locations, dimensions and slope of all backstops and side berms. whether natural or manmade.

(vii) The locations and dimensions of all baffles designed to trap misdirected bullets and prevent them from leaving the range.

(viii) The location and dimensions of all walkways.

(ix) All screening, landscaping, and fencing.

(x) The location of all utilities including, but not limited to, electrical, potable water, wastewater disposal, and drainage ways, both natural and artificial.

(xi) The location of all lighting facilities.

(xii) The location of all roads, driveways, and parking facilities, including the number of parking spaces.

(xiii) The location of all streams, watercourses, and wetlands on the property.

f. **Exemptions.**

The provisions of this Ordinance shall not apply to any outdoor shooting range owned, operated, or maintained by the City, provided that such facility is used exclusively by the City's Police Department and its invited law enforcement partners for official training, qualification, and tactical purposes."

Section 3. Should any section, clause, or provision of this Ordinance be declared invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. All prior ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall take effect and be in force immediately following its passage and approval as required by law.

ADOPTED this __ day of August, 2026.

____
TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ___ day of August, 2026.

____
BRUCE CAMPBELL, MAYOR

Read first time:

Read second time and passed:

A RESOLUTION TO ESTABLISH THE GARDEN CITY COMMUNITY HOUSING COMMITTEE FOR PARTICIPATION IN THE GEORGIA INITIATIVE FOR COMMUNITY HOUSING (GICH); TO DEFINE THE TEAM'S COMPOSITION, APPOINTMENT PROCESS, RESPONSIBILITIES AND FUNDING; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS the City of Garden City, Georgia, recognizes the critical importance of safe, decent, and affordable housing for the well-being, stability, and economic vitality of its residents; and,

WHEREAS the Georgia Initiative for Community Housing (GICH) provides participating communities with a valuable three-year program of collaboration, technical assistance, and training designed to help local leaders create and implement comprehensive housing strategies; and,

WHEREAS active participation in GICH requires the formation of a dedicated local housing committee that will meet monthly to develop, execute, and monitor a localized housing plan, discuss ongoing progress, recommend to the Mayor and Council the pursuit of competitive funding opportunities, and apply best practices acquired through GICH training; and,

WHEREAS the comprehensive training provided through GICH encompasses essential housing and community development tools, including:

- Learning about Housing Tax Credits and how they attract affordable multifamily housing to high-need areas;
- Understanding how the Community Home Investment Program (CHIP) builds or rehabilitates affordable single-family housing;
- Developing effective resource development plans and building partnerships for community planning;
- Mastering the grant writing process;
- Utilizing Community Development Block Grants (CDBG) to revitalize neighborhoods;
- Leveraging zoning regulations as a critical tool for addressing blight and guiding growth;
- Learning the process of establishing and successfully running a land bank;
- Accessing Georgia Dream and other local programs to assist citizens with downpayment assistance for homeownership;
- Implementing strategies to engage and educate the public regarding affordable housing initiatives; and,
- Exploring funding opportunities available through the One Georgia Authority; and,

WHEREAS the Mayor and Council desire to appoint a diverse, highly qualified seven-member Housing Committee representing both municipal administration and key community stakeholders to ensure deep local insight, strong partnerships, and successful implementation of community housing solutions;and,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AS FOLLOWS:

Section 1. Establishment of the Garden City Community Housing Committee

The Mayor and Council hereby formally establish the **Garden City Community Housing Committee** to serve as the official working body representing the City in the Georgia Initiative for Community Housing (GICH) program.

Section 2. Composition and Appointment

The Garden City Community Housing Committee is a multi-disciplinary stakeholder group which shall consist of seven (7) members appointed by the Mayor and Council. To ensure a comprehensive understanding of the community's housing landscape and robust local relationships, the membership shall be structured as follows:

(a) Local Government Elected Official Representation (1 Member): A City Councilmember to ensure direct alignment with local policy, zoning decisions, and municipal legislative needs.

(b) Municipal Staff/Administration (1 Member): the City Manager, Director of the Planning and Economic Development, or member of the consolidated Planning Commission and Board of Zoning Appeals to manage day-to-day administrative integration, grant tracking, and code compliance.

(c) Real Estate Development Professional (1 Member): a local realtor, residential developer, or commercial real estate professional who understands local market dynamics, valuation, and building feasibility.

(d) Housing Non-Profit or Social Services Provider (2 Members): representatives from an organization (such as a local housing authority, Habitat for Humanity affiliate, or community action agency) with direct experience addressing housing insecurity or supportive services.

(e) Business, Banking or Educational Sector Leader (1 Member): an individual with extensive experience in the local business, banking or educational field (such as a chamber of commerce leader, banker or school system representative) to connect workforce housing needs with local economic, financial, and family stability.

(f) Garden City Resident: a local resident representing the broader citizenry (or a specific neighborhood focus area) to ensure grassroots perspective and community buy-in.

Section 3. Initial Terms and Staggering

To ensure continuity of institutional knowledge and prevent simultaneous turnover of the entire body, the initial seven (7) seats shall be staggered upon adoption of this policy as follows:

- **Initial Two-Year Terms:** The City elected official, the local resident representative, the business representative, and one (1) non-profit organization representative shall serve an initial term expiring on December 31, 2027.
- **Initial Three-Year Terms:** The City staff member, the real estate development professional representative, and the second non-profit organization representative shall serve an initial term expiring on December 31, 2028.

Section 4. Regular Terms of Service

Following the expiration of the initial terms, all subsequent appointments shall be for fixed terms of three (3) years, aligning with standard community planning and advisory cycles.

Section 5. Term Limits; Vacancies; Attendance and Removal

Members may be reappointed to serve consecutive terms, up to a maximum of two (2) full consecutive terms (6 continuous years), after which a member must rotate off the Committee for at least three (3) years before being eligible for re-appointment. If a vacancy occurs prior to the expiration of a term (due to resignation, relocation, or change in employment/status), the Mayor and Council shall appoint a qualified successor representing the same stakeholder category to serve the remainder of the unexpired term. Any member who misses more than three (3) consecutive regular meetings without excused notification may be recommended by the Committee chair for removal and replacement by the Mayor and Council.

Section 6. Responsibilities and Duties

The Garden City Community Housing Committee shall fulfill the following duties:

- Meet monthly to develop, review, and recommend for approval by the Mayor and Council the City's localized housing plan.
- Participate actively in all required GICH training sessions and educational programs.
- Identify specific housing needs and challenges within the community to which the training and strategic tools acquired from GICH may be applied.
- Recommend to the Mayor and Council the pursuit of competitive funding opportunities, grants, and state resources—including CHIP, CDBG, One Georgia Authority, and Housing Tax Credits—to finance housing initiatives.
- Recommend to the Mayor and Council the utilization of zoning, public engagement strategies, and homeownership assistance programs to revitalize neighborhoods, eliminate blight, and expand affordable housing options.

The Garden City Community Housing Committee is fundamentally a collaborative, advisory, and planning body. The Housing Committee is not a separate body corporate and politic. It is not a legal entity which can sue or be sued, enter into contracts, acquire property, or exercise police powers. Because it lacks corporate existence separate from the City itself, the Housing Committee cannot independently "implement" any housing plan that dictates municipal regulatory action (such as zoning or code enforcement changes) or involves public funds. It lacks the independent statutory or corporate authority to implement its own operational programs, bind the City, or apply for funding on its own behalf. The Committee's output (the Work Plan or strategy documents) shall be merely a recommendation to the Mayor and Council. The ultimate adoption of any housing policy, zoning ordinance, or revitalization initiative requires affirmative legislative action by the Mayor and Council. In addition, the Housing Committee cannot independently apply for federal, state, or private grants (such as CDBG, or CHIP funds administered by DCA). Any formal application for public funding opportunities must be submitted by an eligible legal entity - either the City itself or a legally chartered authority (e.g., a Housing Authority). Under Georgia law and the programmatic requirements of the DCA, submitting a grant application that commits the City to compliance, matching funds, or project administration requires a formal resolution passed by the Mayor and Council in an open meeting. Under the Georgia Constitution and the City's charter, the power to appropriate public funds and incur debt rests solely with the City. The Housing Committee has no power to arrange, pledge, or obligate City funds.

Section 7. Funding for Housing Committee Training.

The City shall assume full financial responsibility for all costs associated with the initial and ongoing training required for the Garden City Community Housing Committee members. This financial commitment includes, but is not limited to, the payment or reimbursement of:

- **Registration and Tuition:** Fees for relevant certification courses, workshops, seminars, and professional development programs.
- **Travel and Accommodations:** Mileage, lodging, and per diem expenses incurred while attending off-site training, in accordance with the City's standard travel policies.
- **Materials and Resources:** Required literature, software licenses, manuals, and instructional materials.
- **Consultation and Facilitation:** Fees for external experts, instructors, or consultants retained specifically to provide specialized training to the team.

The City Manager is hereby authorized and directed to allocate the necessary funds from the General Fund to fulfill this obligation, ensuring that financial barriers do not impede the readiness or capability of the Housing Committee.

Section 8. Effective Date This Resolution shall take effect immediately upon its adoption by the Mayor and Council of Garden City, Georgia.

ADOPTED this ______ day of August, 2026.

____

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

____

BRUCE CAMPBELL, Mayor

A RESOLUTION AUTHORIZING THE MAYOR AND COUNCIL OF THE CITY OF GARDEN CITY TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH ROBERTS CIVIL ENGINEERING, LLC, FOR SUPPLEMENTAL ENGINEERING REVIEW SERVICES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Garden City, Georgia (the "City") currently utilizes EOM Public Works, Inc. as its primary on-call engineering firm for civil site plan review; and,

WHEREAS, the Georgia General Assembly recently enacted Senate Bill 447 (SB 447), which establishes significantly shortened statutory timelines for local governments to review and approve various land development submittals, including subdivision maps, commercial and industrial site plans, clearing and grading plans, and various utility and infrastructure reports; and,

WHEREAS, to ensure continued compliance with these new state-mandated timelines, the Director of the City's Planning and Economic Development Department has identified a need for supplemental professional engineering support; and,

WHEREAS, the City has identified Roberts Civil Engineering, LLC, of St. Simons Island, Georgia, as a qualified firm to serve as a backup engineering consultant; and,

WHEREAS, the City and Roberts Civil Engineering, LLC have negotiated a professional services agreement (the "Agreement"), attached hereto as **Exhibit A**, which outlines terms including, but not limited to:

1. **Scope:** Provision of engineering plan review services as needed;

2. **Compensation:** Fees based on an hourly rate schedule per employee experience level, with payments based on percentage of work completed;

3. **Insurance:** The firm shall maintain $1,000,000.00 in general liability insurance and $1,000,000.00 in errors and omissions insurance, with extended coverage for one year post-completion;

4. **Liability:** The engineer's liability is limited to the amount of insurance coverage;

5. **Indemnification:** Mutual indemnification for damages resulting from the negligence of either party; and

6. **Termination:** Either party may terminate the agreement upon fifteen (15) calendar days' written notice, with payment due for all work completed through the date of notice; and,

WHEREAS, the City's Finance Director has certified that sufficient funds for these services have been appropriately budgeted;

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

Section 1. The City Manager is hereby authorized to execute the Agreement with Roberts Civil Engineering, LLC, in substantially the form attached hereto as Exhibit A.

Section 2. The City Manager and appropriate City staff are authorized to take all actions necessary to implement the terms of said Agreement.

Section 3. This Resolution shall become effective immediately upon its adoption.

ADOPTED AND APPROVED this ____ day of August, 2026.

____
TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

____
BRUCE CAMPBELL, Mayor

EXHIBIT A

CONTRACT AGREEMENT

This Contract Agreement is entered into this date ____________________, by and between **City of Garden City, GA** (hereinafter "Client") and **Roberts Civil Engineering, LLC** (hereinafter "Engineer") (collectively the "Parties")

1. Parties Information:

CLIENT:	**City of Garden City, GA**
	Attn: Carlos Nevarez, Director of Planning & Economic Development
Client Address:	100 Central Avenue
	Garden City, GA 31405
Client Phone:	(912)963-2749
Client Email:	cnevarez@gardencity-ga.gov
ENGINEER:	**Roberts Civil Engineering, LLC**
Engineer Address:	301 Sea Island Rd., Suite 10
	St. Simons Island, GA 31522
Engineer Phone:	(912) 638-9681
Engineer Email:	ccopelan@robertscivilengineering.com
PROJECT TEAM:	
Project Manager (PM):	**Jeff Bors**
	jbors@robertscivilengineering.com
Project Coordinator (PC):	**Mary Kathryn Turner**
	mturner@robertscivilengineering.com

2. **Purpose:** Client desires to retain Engineer, as an independent contractor, to provide certain services as specified herein to Client and Engineer desires to provide such services to Client in accordance with the terms and conditions set forth herein.

3. **Scope of Work:** Engineer's Scope of Work under this Contract Agreement shown in Attachment A (hereinafter "Scope of Work"). The Parties agree that any work performed by Engineer beyond the Scope of Work defined herein shall be performed at Client's expense based on the hourly fees described in Attachment A. The hourly rate services may include but are not limited to revisions, permitting, meetings, calls, bidding, and contractor coordination.

4. **Contract Price:** Engineer agrees to perform the Scope of Work as shown in Attachment A (hereinafter "Contract Price"), subject to additions and deductions by Change Orders.

5. **Terms of Payment:** Client shall make payments in draws to Engineer on a monthly basis based on the percentage complete of the Scope of Work plus hourly fees for additional work and reimbursable expenses. Payment is due upon receipt of the invoice. A 1.5% interest fee will be charged for each 30-day period that elapses from the date of the invoice until receipt of payment. ***Engineer shall be entitled to recover all reasonable attorney's fees incurred in pursuing claims against Client for non-payment.***

6. **Stop Work Clause:** Billings become delinquent if not paid within thirty (30) days of the invoice date. If billings are not paid within thirty (30) days of the invoice date, RCE we will stop all work until your account is brought current, or we will withdraw from engagement under this Agreement. The Client acknowledges and agrees that RCE is not required to continue work in the event of the Client's failure to pay on a timely basis for services rendered as required by this Agreement. The Client further acknowledges and agrees that in the event we stop work or withdraw from this Agreement as a result of the Client's failure to pay on a timely basis for services rendered

as required by this Agreement, RCE shall not be liable to the Client for any damages that occur as a result of RCE's ceasing to render services.

7. **Contract Time:** Engineer agrees to obtain Substantial Completion and Final Completion in accordance with the schedules established by the Parties via an executed Change Order.

8. **Ownership of Plans, Copyright and License:** All specifications, drawings, plans and other instruments of service (collectively "Instruments of Service") and copies of the specifications and drawings furnished by RCE remain RCE 's property. The Instruments of Service and copies of them shall not be used on any other project.

RCE grants to the Client a nonexclusive license to use RCE's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Client substantially performs its obligations under this Agreement, including prompt payment of all sums due. The license granted under this section permits the Client to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Client's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If RCE rightfully terminates this Agreement for breach, the license granted herein shall terminate.

The Client shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without RCE's prior written agreement. Any unauthorized use of the Instruments of Service shall be at the Client's sole risk and without liability to RCE. The provisions of this section shall survive termination of this Agreement.

Client and RCE warrant and acknowledge that:

a. RCE shall be deemed the author and owner of the Instruments of Service and RCE retains all common law, statutory and other reserved rights, including copyrights; and
b. that in transmitting Instruments of Service, or any other information, RCE is the copyright owner of such information and submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the rights of RCE.

9. **Insurance:** Engineer shall maintain valid: (1) general liability insurance in the aggregate amount of $1,000,000; (2) worker's compensation insurance in the amounts prescribed by law; and (3) errors and omissions insurance in the amount of $1,000,000 or the duration of this Project with extended coverage for a period of 1 year following completion of the Project.

10. **Limitation of Liability:** Client agrees that Engineer and its agents and employees shall not be held responsible for any loss or damage sustained by Client, or additional costs incurred by Client, resulting from a delay caused by Client or its other Subcontractors, their agents or employees, or supplier, or by abnormal weather conditions, or by any other cause. The maximum liability that the Engineer shall incur shall be the insurance amount.

11. **Indemnity:** To the furthest extent allowed by Georgia Law, each party agrees to defend, indemnify and save harmless the other party from and against any claim, cost, attorneys' fees incurred (including attorneys' fees incurred on any appeal), expense, liability, or damages attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of property (including loss of use thereof), caused by, arising out of, resulting from, or occurring in connection with, in whole or in part, the performance of the Scope of Work by such party, its other Subcontractors and suppliers, or their agents, servants, or employees. Each party shall not, however, be required to indemnify the other party from or against claims solely arising out of each party's own negligence. Each party shall strictly comply and shall ensure that its contractor(s) and other subcontractors comply with all federal, state, or local laws, statutes, codes, ordinances, rules, and regulations applicable to its presence or performance of any activity on the Project, including but not limited to permits required under the Federal Clean Water Act and local ordinances for land disturbance activity. Each party expressly agrees to indemnify, defend, and hold the other party harmless with respect to any fines, penalties, liabilities, or other consequences for its failure to so comply.

12. **Statute of Limitations:** Client agrees to file any and all claims against Engineer within one (1) year of the last date on which Engineer supplied or provided design for the project.

13. **Choice of Law, Venue and Jurisdiction:** The terms of this Agreement shall be governed by Georgia law without regard to conflicts of law. The parties irrevocably consent and agree that the state and federal courts of Glynn County, Georgia shall be the exclusive jurisdiction and venue for any dispute arising out of or related to this Agreement.

14. **Termination:** Either party may terminate this agreement after (15) calendar days of written notice. Engineer shall be paid for the amount of work completed through the notice of termination.

15. **Independent Contractor:** It is the intention of the Parties that the Engineer occupies the status of an independent contractor, as that term is generally understood in the construction industry. It is the intention of the Parties that: (i) the Engineer shall specifically not occupy the status of an agent, servant, or employee of the Client; and (ii) the relationship between the Engineer and the Client shall specifically not be that of a partnership, joint venture, or other similar association.

16. **Entire Agreement:** This Contract Agreement and the Attachments hereto constitute the sole and entire agreement between the Parties hereto with respect to the subject matter hereof and no modification of this Contract Agreement and Exhibits shall be binding unless signed by all Parties. No representation, promise, or inducement not included in this Contract Agreement or Exhibits shall be binding upon any party hereto.

17. **Counterparts:** This Contract Agreement may be executed in several counterparts, each of which shall constitute an executed original hereof.

18. **Engagement:** The Engineer shall be engaged to begin the Scope of Work upon receipt of all the following items from Client:

    i. **Signed Contract Agreement**

IN WITNESS WHEREOF the Parties hereto have caused this agreement to be executed as of the day and year first above written.

ENGINEER:

By: Johnathan Roberts
For: Roberts Civil Engineering, LLC
Its: President

Johnathan Roberts

CLIENT:

Name: Rhonda Ferrell-Bowles

Company: Garden City, Georgia

Title: City Manager

Signature: ______________________

Date: ______________________

ROBERTS
CIVIL ENGINEERING
Georgia | Florida | South Carolina
www.robertscivilengineering.com

Civil Engineering Proposal
Hourly Consulting Services
City of Garden City, GA
Attachment A – Scope of Work
Date of Proposal: 06-22-2026

Roberts Civil Engineering (RCE) is pleased to present the following proposal for civil engineering consulting services associated with the City of Garden City, GA. The following summarizes the scope of work that RCE proposes to perform.

Consulting and Project Management: The following tasks are available at RCE's current hourly rate at the time of service:

a. Ordinance Clarifications
b. Budgeting
c. Project Planning
d. Project Management
e. Due Diligence
f. LMIG Consulting
g. Cost Estimates
i. Preliminary Engineering Reports
j. Bidding Management
k. RFP Preparation
l. Contract Administration
m. Grants
n. Construction Inspections and Oversight
o. FEMA Consulting
p. Site Planning
q. Utility Assessments
r. Contractor Coordination
s. Miscellaneous On-Call Consulting
t. Water/Sewer Collection Distribution Consulting

Current Hourly Rate Schedule

Principal Engineer	$290
Project Manager	$195 - $290
Sr. Project Engineer	$205 - $290
Project Engineer	$125 - $195
Assistant Project Manager	$155 - $175
Sr. Field Engineer	$165 - $175
Field Engineer	$135 - $145
Project Coordinator	$140 - $170
Draftsman	$150 - $180
Admin	$135 - $145

Notes:

1. Permit, application, and tap fees are the responsibility of the Client.
2. Hourly rates are subject to change.
3. This proposal is valid for 30 days from the proposal date.

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY TO APPROVE AN ENGINEERING SERVICES PROPOSAL FROM BRENNAN JONES & ASSOCIATES, LLC, FOR THE HEADWORKS REPLACEMENT/UPGRADES PROJECT AT THE WATER POLLUTION CONTROL PLANT; TO AUTHORIZE THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $480,800; TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Water Pollution Control Plant (WPCP) of Garden City relies on a headworks system as an essential component for the proper operation of the Wastewater treatment facility; and,

WHEREAS, the existing headworks system, including its drum screen and lack of a grit removal system, has reached the end of its useful life, suffers from mechanical degradation, lacks critical equipment redundancy, and struggles to handle peak wet-weather flows; and,

WHEREAS, failure of the current single drum screen risks wastewater spills, excessive solids accumulation in downstream treatment processes, potential violations of the National Pollutant Discharge Elimination System (NPDES) permit, and the levying of fines by the Georgia Environmental Protection Division (EPD); and,

WHEREAS, planned upgrades include the construction of a new structural steel-framed headworks structure to support two new drum screens elevated approximately 10 feet to accommodate hydraulic requirements, the installation of a new vortex-type grit removal system, necessary piping and open-channel conveyance, and associated pump station modifications; and,

WHEREAS, **Brennan Jones & Associates, LLC** has submitted an engineering proposal to provide comprehensive design, permitting, bidding, construction administration, and inspection services for the Headworks Replacement/Upgrades Project in an amount not to exceed **$480,800**; and,

WHEREAS, funding for these engineering services is fully allocated and available within the current fiscal year water/sewer fund Capital Improvement Project (CIP) budget, rendering a budget amendment unnecessary;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AS FOLLOWS:

Section 1. Approval of Proposal

The Mayor and Council hereby formally approve the engineering proposal from Brennan Jones & Associates, LLC, attached hereto as Exhibit A to provide design, permitting, bidding, construction administration, and inspection services for the Headworks Replacement/Upgrades Project at the Water Pollution Control Plant.

Section 2. Authorization of Expenditure

The expenditure of funds in an amount **not to exceed $480,800** is hereby authorized, to be drawn from the current fiscal year water/sewer fund Capital Improvement Project (CIP) budget.

Section 3. Execution of Documents

The City Manager is hereby authorized and directed to execute the engineering proposal from Brennan Jones & Associates, LLC, along with any other agreements, contracts, or related documents necessary to effectuate the intent of this Resolution, subject to such minor modifications as may be approved by the City Attorney.

Section 4. Effective Date

This Resolution shall take effect immediately upon its adoption by the Mayor and Council of Garden City.

ADOPTED this ______ day of August, 2026.

____
TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

____
BRUCE CAMPBELL, Mayor

EXHIBIT A

Work Order

Brennan Jones Engineering Associates, LLC

7513 Mason Falls Dr., Winston, Georgia 30187
(p) 770.688.5148 (f) 770.577.0300

To:	Mrs. Rhonda Ferrell-Bowles. City Manager	**Date:**	May 14. 2026
Company:	City of Garden City	**From:**	Brennan D. Jones. P.E.
Address:	100 Central Avenue Garden City, GA 31408	**Copy:**	
Project:	Headworks Replacement & Upgrades Garden City WPCP. Garden City, Georgia	**Ref. #** **WO #**	10001.38 2026-

SCOPE OF SERVICES

Project Description

Garden City plans to replace the existing drum screen and upgrade the headworks facilities at the Water Pollution Control Plant (WPCP). The headworks process is essential for proper operations of the wastewater treatment facility. Failure of the drum screen can result in wastewater spills. accumulation of excessive solids build-up in the aeration basins and throughout the other processes at the WPCP, which could result in a violation of the NPDES permit as well as fines being levied by the Georgia EPD. Due to the nature of the headworks drum screen equipment. redundancy is required to provide reliability and to allow for maintenance while keeping the raw wastewater screening system in operation.

Drum screens remove solid materials from raw wastewater prior to biological treatment. Likewise grit removal systems are installed downstream of wastewater screening. and they prevent accumulation of sand and grit materials in the aeration basins and other process units (e.g., clarifiers, chlorine contact chambers, etc.). Screening and grit removal equipment has a service life of 10-15 years with proper maintenance.

Typically, headworks facilities include redundant screening equipment and a grit removal system. The WPCP only has one drum screen and a bypass channel. However, the manual screening equipment in the bypass channel has been removed and is inoperable. no longer providing raw wastewater screening as a back up to the drum screen equipment. Garden City WPCP does not have screen system redundancy nor a grit removal system.

Planned upgrades include construction of a new structural steel framed headworks structure to support 2 new drum screens, installation of a new vortex type grit removal system. piping and open channel conveyance to deliver flow to the WPCP aeration basins. including other related facilities and improvements. To allow hydraulic gradient for the grit removal system, the drum screens will need to be elevated approximately 10 feet above the existing elevation of the current system. This will result in impacts to pump stations that deliver flow to the WPCP, which will be addressed during design.

It is noted that a structural steel support structure is planned to minimize cost of the new facilities as compared to a cast in place concrete structure. An example section plan for the headworks is attached for reference.

Brennan Jones Engineering Associates, LLC

7513 Mason Falls Dr., Winston, Georgia 30187
(p) 770.688.5148 (f) 770.577.0300

Also, it is noted that temporary facilities needed to maintain WPCP operations will be included with the design.

The preliminary construction cost estimated for the project is in the range of $3.8 million. The preliminary overall budget for this project is attached for reference. The following tasks outline the services proposed by BJEA:

Task 1 – Design:

BJEA will design improvements and prepare construction plans and specifications required for construction of Garden City WPCP Headworks Facility Replacement & Upgrades. Engineering design of the new facilities will include civil site and piping plans, building/structure expansion plans, mechanical design for the Drum Screen and Grit Removal systems and appurtenant equipment, conveyor, pumps, piping, valves, and electrical engineering design. BJEA will use subconsultants for structural engineering design and electrical engineering design. BJEA will prepare Contract Documents and Technical Specifications for the project, which will allow for procurement of the project through a public bidding process.

BJEA will submit 75% complete plans to Garden City staff for review and concurrence. Our fee assumes that only one revision of the design plans will be required based on Garden City and regulatory review comments.

Task 2 –Permitting:

BJEA will prepare a Design Development Report (DDR) and submit completed construction plans and specifications for review and approval to the regulatory agency responsible for plan approval i.e., Georgia Environmental Protection Division (EPD). The following items will be required for EPD approval:

- Design Development Report
- Headworks Facility Replacement & Upgrades Plans and Specifications
- Erosion Sedimentation and Pollution Control Plan (if required)

Task 3 – Bidding & Preliminary Construction Phase Services

BJEA proposes to perform bidding and preliminary construction phase services including the following activities:

Bid Phase Services

- Preparation of construction contract documents for bidding
- Provide the advertisement to bid to Owner for local advertisement in paper.
- Reproduce and distribute bid documents to plan advertisement companies and bidders.
- Conduct pre bid conference.
- Interpretation of bid documents and issue addenda as required.
- Attend and conduct the bid opening.
- Evaluate bids and provide recommendation for contract award.

Brennan Jones Engineering Associates, LLC

7513 Mason Falls Dr., Winston, Georgia 30187
(p) 770.688.5148 (f) 770.577.0300

Preliminary Construction Phase Services

- Preparation of contract documents (Agreement, Performance Bond, Payment Bond, etc.) for execution by City and Contractor
- Conduct Pre-construction Conference.

Task 4 – Construction Administration and Inspections (Hourly)

BJEA will assist Garden City with Construction Administration and Inspections on an hourly plus expense basis. Construction Administration and Inspection Services may include but are not limited to the following activities:

- Receive and review submittals.
- Provide interpretations of plans and specifications.
- Review of contractor payment applications and recommendations for payment to the Owner
- Periodic on-site construction observation and inspections
- Conduct substantial completion inspection and preparation of construction deficiency list.
- Conduct final completion inspection.
- Witness equipment start-ups and review warranties for equipment.
- Provide a recommendation for final acceptance.
- Preparation of Contract Close-out Documents including Release of Liens and other documents
- Preparation of record as-built drawings
- Following completion of construction, conduct 11-month warranty inspection of project to ensure that all warranty-related issues have been resolved.

Task 5 – Special Studies (Budget)

BJEA will prepare special studies on an as needed and as directed basis. These studies may include items such as GEFA Loan Document preparation, Preliminary Engineering Reports, Antidegradation Studies, and other reports that may be required by the City or regulatory agencies. Studies will be prepared on an hourly plus expense basis.

DELIVERABLES

For this assignment, deliverables will include Construction Plans, Contract Documents and Technical Specifications (i.e., plans and specifications). Construction Plans for the project will be prepared on ANSI size D (22"x34") sheets and Contract Documents and Technical Specifications Manual will be printed and bound ANSI size A (8 ½" x 11") paper.

Two copies of plans and specifications will be submitted to the City for final review, and two copies of plans and specifications will be submitted to EPD for review and approval. Following EPD approval two EPD approved bid ready sets of plans and specifications will be submitted to the City. BJEA will distribute plans and specifications to general contractors for construction bidding. BJEA will also distribute one electronic copy of plans and specifications to the City on a CD in Adobe

Work Order

Brennan Jones Engineering Associates, LLC

7513 Mason Falls Dr., Winston, Georgia 30187
(p) 770.688.5148 (f) 770.577.0300

Acrobat "pdf" format, for City records and reproduction. In addition to the above, three copies of plans and specifications will be prepared for use by the contractor.

SCHEDULE

Tasks 1 and 2 will be completed within 8 months. Bidding and construction phase services will be initiated after plans have been approved by GA EPD when authorized by the City.

ENGINEERING FEE

All engineering services will be performed on a Lump Sum basis and/or Hourly Not To Exceed (HNTE) basis in accordance with the Fee Schedule below. BJEA will submit a detailed invoice on a monthly basis for services completed during the previous monthly period.

Task Description	Fee
Task 1 – Design	$321,300.00
Task 2 –Permitting	$30,000.00
Task 3 – Bidding & Preliminary Construction Phase Services	$7,500.00
Task 4 – Construction Administration/Inspections	$87,000.00 (HNTE)
Task 5 – Special Studies (Budget)	$35,000.00 (HNTE)
Total	**480,800.00**

If Garden City requires additional services, which are not outlined in the Scope of Services herein, BJEA will provide those services in accordance with our current Unit Rate Schedule. A scope and budget for additional services would be prepared and approved by Garden City prior to us performing additional services.

BJEA will invoice the City of Garden City monthly on a percent complete basis as determined by the Engineer.

AUTHORIZATION

The scope of services outlined herein will be performed in accordance with the Terms and Conditions in our Agreement for Engineering Services. As our authorization, please sign in the space provided below.

Work Order

Brennan Jones Engineering Associates, LLC

7513 Mason Falls Dr., Winston, Georgia 30187
(p) 770.688.5148 (f) 770.577.0300

CONSULTANT BRENNAN JONES ENGINEERING ASSOCIATES, LLC		**OWNER CITY OF GARDEN CITY, GEORGIA**	
By	Brennan D. Jones	By	
	Brennan D. Jones, P.E.		Rhonda-Ferrell-Bowls
Title	Principal	Title	City Manager
Date	May 14, 2026	Date	

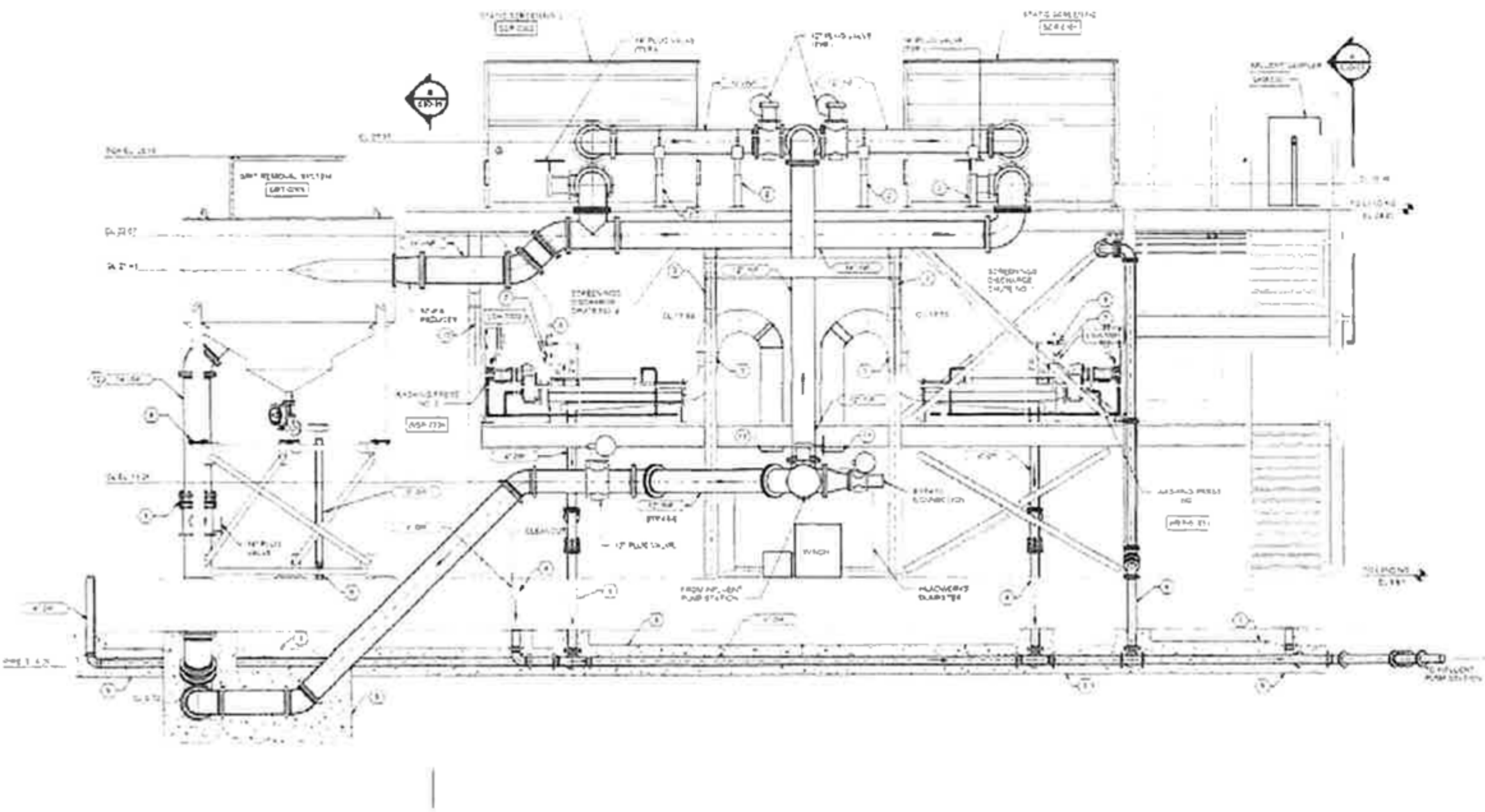
Work Order

Brennan Jones Engineering Associates, LLC

7513 Mason Falls Dr., Winston, Georgia 30187
(p) 770 688.5148 (f) 770 577.0300

2026 BILLING RATE SCHEDULE
Brennan Jones Engineering Associates, LLC

Description	Rate/Hour
Principal	$230
Sr. Engineer (PE)	$195
Engineer II	$175
Project Engineer / Environmental Scientist	$145 - $170
Designer / Drafting	$130
Planner (ACIP)	$135
Staff Professional / CADD Technician	$125
GIS Technician	$125
Clerical	$85
Survey Crew	$185 - $250
Expert Witness Services	$365
Subcontractor / Subconsultant	Cost + 15%
Reimbursable Expenses	
Mileage	$0.725 / mile
Copies	Cost + 15%
Misc. Expenses	Cost + 15%



A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GARDEN CITY, GEORGIA, APPROVING A QUOTE FROM WOODROW SAPP WELL DRILLING, INC., FOR THE DECOMMISSIONING, CAPPING, AND ABANDONMENT OF WELL NO. 2; AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE WATER/SEWER FUND CAPITAL IMPROVEMENT PROJECT BUDGET; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Garden City ("City") owns and operates Well No. 2, located on Main Street, which has reached the end of its operational life; and,

WHEREAS, leaving the inactive well unsealed poses potential environmental liabilities and violates regulatory standards, as inactive wells must either be maintained in a functional state or permanently abandoned to prevent groundwater contamination pursuant to Georgia Environmental Protection Division (EPD) Rules; and,

WHEREAS, all abandonment and capping procedures will strictly comply with applicable Georgia EPD rules and regulations; and,

WHEREAS, City staff solicited quotations from three service providers in accordance with the City's procurement policy, and the Director of Wastewater Operations has recommended that Woodrow Sapp Well Drilling, Inc. be selected for the project based on their submitted quote of $32,450.00, a copy of which is attached hereto as Exhibit A; and,

WHEREAS, funding for this project is fully allocated and available within the current fiscal year water/sewer fund capital improvement project (CIP) budget, and therefore, no budget amendment is required.

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

1. **Approval of Quote:** The Mayor and Council hereby approve the quote from Woodrow Sapp Well Drilling, Inc. in the amount of $32,450.00 for the formal decommissioning, capping, and abandonment of Well No. 2.

2. **Authorization of Expenditure:** The expenditure of $32,450.00 from the current fiscal year water/sewer fund capital improvement project (CIP) budget is hereby authorized.

3. **Compliance:** The project shall be executed in full compliance with all Georgia Environmental Protection Division (EPD) rules and the City's procurement policies.

4. **Execution of Documents:** The City Manager or designee is authorized to execute any and all necessary documents to effectuate this agreement and project.

5. **Effective Date:** This Resolution shall take effect immediately upon its adoption.

ADOPTED this ______ day of August, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

BRUCE CAMPBELL, Mayor

EXHIBIT A

WOODROW SAPP

WELL DRILLING, INC.

Serving Georgia, Florida, Alabama, and the Carolinas

WOODROW SAPP SINCE 1932

Residential – Commercial
Industrial – Municipal
Water Systems

4774 NEW JESUP HIGHWAY
BRUNSWICK, GEORGIA 31520
Tel: 912 / 265-2603
FAX: 912 / 262-0423

July 13,2026

Ms. Dagny Pariani
Garden City, GA
Ph: 912.736.9671
Email: dpariani@gardencity-ga.gov

Ms. Pariani, Woodrow Sapp Well Drilling Inc. is pleased to offer the following quotations per request.

Well No. 2: Removal of existing pump and abandonment of well per GA EPD standards.

$32,450.00

Notes and exceptions:

- *Cement calculations are based on well records supplied, which state 10" casing and total depth of 800ft.*
- *Calculations are theoretical and based on perfect borehole conditions. If additional volumes of cement are required, the rate is $48.00 per sack (94lb.) per sack of Portland cement mixed and pumped.*

A RESOLUTION APPROVING THE AWARD OF THE CONTRACT FOR THE REDMOND AVENUE MANHOLE REPLACEMENT PROJECT TO DUSTCOM LIMITED; AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE WATER/SEWER FUND CAPITAL IMPROVEMENTS BUDGET; AND FOR OTHER LAWFUL PURPOSES.

Recitals

WHEREAS, in May 2026, the City of Garden City ("City") solicited and received competitive bids for the Redmond Avenue Manhole Replacement Project to address critical infrastructure needs; and,

WHEREAS, the City initially awarded the project to the lowest bidder in the amount of $50,520.00; and,

WHEREAS, the initially selected contractor failed to demonstrate the specialized technical expertise and equipment necessary to successfully perform the required work; and,

WHEREAS, Dustcom Limited submitted the second-lowest bid in the amount of $62,325.00, representing a minor budgetary increase of $11,805.00 over the original bid amount; and,

WHEREAS, Dustcom Limited is a vetted and qualified contractor with extensive familiarity regarding the City's utility infrastructure, having previously and satisfactorily performed utility maintenance and construction work for the City on both an emergency on-call basis and on scheduled projects; and,

WHEREAS, the Mayor and Council have determined that awarding the contract to Dustcom Limited serves the best interests of the citizens of Garden City by ensuring quality workmanship, reliability, and responsible stewardship of public funds; and,

WHEREAS, the $11,805.00 budgetary increase required for this award will be fully absorbed within the existing approved funding allocated for Capital Improvements Projects in the Water/Sewer Fund;

Resolution

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, acting in their official capacity, as follows:

1. **Contract Award:** The Mayor and Council hereby approve awarding the contract for the Redmond Avenue Manhole Replacement Project to **Dustcom Limited** in the total amount of **$62,325.00**.

2. **Budget Authorization:** The expenditure required for this contract shall be funded and absorbed through the previously approved Capital Improvements Projects allocation within the City's Water/Sewer Fund.

3. **Execution of Documents:** The City Manager is hereby authorized to execute all necessary contracts, agreements, and related documents required to effectuate this award.

4. **Effective Date:** This Resolution shall take effect immediately upon its adoption.

ADOPTED this ______ day of August, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

BRUCE CAMPBELL, Mayor

A RESOLUTION ACCEPTING THE BID AND AWARDING THE CONTRACT FOR THE FARMERS MARKET CULVERT DRAINAGE IMPROVEMENTS PROJECT TO B&D CLEARING; AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE SPLOST FUND CAPITAL IMPROVEMENT PROJECT BUDGET; AND FOR OTHER LAWFUL PURPOSES.

Recitals

WHEREAS, the Farmers Market area, including Rossignol Hill, Alfred Street, and Highway 80, has experienced ongoing drainage constraints causing localized flooding and surface pooling during heavy rain events; and,

WHEREAS, to enhance the City's stormwater infrastructure, structural improvements will be made to the existing culvert system to improve overall drainage; and,

WHEREAS, the City of Garden City formally received competitive bids for the Farmers Market Culvert drainage improvements project on May 14, 2026, at 11:00 AM at Garden City Hall, from the following companies at the indicated amounts:

- **B&D Clearing:** $173,384.22
- **Cartee Construction:** $194,881.60
- **A.D. Williams:** $237,053.00
- **SunCoast:** $293,613.33;

and,

WHEREAS, a review of the submitted bids indicated that two of the bidders had mathematical calculation errors in their total bid amounts, though these errors did not alter the standing of the lowest responsive and responsible bidder; and,

WHEREAS, following a thorough review of the City's job estimate and the submitted bids, the City Engineer recommended awarding the project to the lowest bidder, B&D Clearing; and,

WHEREAS, the bid submitted by B&D Clearing includes a field allowance of $25,000.00, which is strictly restricted to use at the owner's discretion; and,

WHEREAS, funding for this project is fully allocated and available within the current fiscal year SPLOST Fund Capital Improvement Project (CIP) Budget, meaning no budget amendment is required; and,

WHEREAS, the Mayor and Council have determined that accepting the bid and awarding the contract to B&D Clearing serves the best interests of the citizens of Garden City by mitigating flooding and improving public infrastructure responsibly and cost-effectively;

Resolution

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, acting in their official capacity, as follows:

1. **Bid Acceptance and Contract Award:** The Mayor and Council hereby accept the competitive bid from **B&D Clearing** and award the contract for the Farmers Market Culvert drainage improvements project in the total amount of **$173,384.22**, which includes a $25,000.00 field allowance to be utilized solely at the owner's discretion.

2. **Budget Authorization:** The expenditure required for this contract shall be funded through the fully allocated and available appropriations within the current fiscal year SPLOST Fund Capital Improvement Project (CIP) Budget.

3. **Execution of Documents:** The City Manager is hereby empowered and directed to execute all necessary contracts, agreements, and related documents required to carry out the intent of this Resolution.

4. **Effective Date:** This Resolution shall take effect immediately upon its adoption.

ADOPTED this ______ day of August, 2026.

____
TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

____
BRUCE CAMPBELL, Mayor

A RESOLUTION ACCEPTING THE PROPOSAL OF ______________________ TO PROVIDE PROFESSIONAL LEGISLATIVE LOBBYING AND GOVERNMENTAL AFFAIRS SERVICES TO THE CITY OF GARDEN CITY; APPROVING CONTRACT TERMS, COMPENSATION, AND DURATION; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Garden City ("City") requires an initiative-taking advocate to monitor, report on, and influence state legislation and administrative actions that impact municipal operations, local home rule authority, and the City's strategic development goals; and,

WHEREAS, in accordance with procurement requirements, the City issued a Request for Proposals (RFP) for Legislative Lobbyist Services to seek qualified firms to represent the City's interests before the Georgia General Assembly, the Office of the Governor, and various state agencies; and,

WHEREAS, in response to said RFP, ______________________ submitted a comprehensive proposal demonstrating extensive experience, a deep understanding of the Official Code of Georgia Annotated and municipal governance, registration in good standing with the Georgia Government Transparency and Campaign Finance Commission, and a proven track record of securing legislative priorities and state funding for municipal clients; and,

WHEREAS, the proposal submitted by ______________________ was evaluated by City officials in accordance with the evaluation criteria established in the RFP and was determined to be fully responsive and the most advantageous to the City; and,

WHEREAS, the parties have agreed that the contract shall run from September 1, 2026, through August 31, 2027, in exchange for a monthly retainer of ______________________ Dollars ($______________) together with any expenses approved by the City in advance; and,

WHEREAS, the Mayor and Council desire to formally accept the proposal of ____________________ and enter into an agreement for professional legislative lobbying and governmental affairs services based on these terms.

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

1. **Acceptance of Proposal:** The proposal submitted by ___________________________ to provide professional legislative lobbying and governmental affairs services to Garden City, pursuant to the terms of the City's RFP, is hereby formally accepted.

2. **Scope of Services:** The selected consultant shall provide legislative monitoring, direct advocacy, strategic planning, regular reporting (including weekly updates during the legislative session and monthly briefings during the interim), and grant/agency liaison services as detailed in the RFP and the accepted proposal.

3. **Term of Agreement:** The contract term shall run from September 1, 2026, through August 31, 2027.

4. **Compensation and Expenses:** The services shall be provided in return for a monthly retainer of __________________________ **Dollars ($___________)**, together with any expenses approved by the City in advance.

5. **Authorization of Agreement:** The City Manager is hereby authorized and directed to execute an agreement for professional services with______________________, subject to final review of terms and form by said City Manager and the City Attorney, together with any such other documents as may be necessary to effectuate this resolution.

6. **Effective Date:** This Resolution shall take effect immediately upon its adoption.

ADOPTED by the Mayor and Council of Garden City, Georgia, this ___ day of August, 2026.

____
TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

____
BRUCE CAMPBELL, Mayor

RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL FOR GARDEN CITY, GEORGIA, TO AMEND THE FY2026 ADOPTED BUDGET STAFFING LEVEL OF THE PARKS AND RECREATION DEPARTMENT WITHIN THE GENERAL FUND TO ADD TWO (2) NEW POSITIONS.

WHEREAS, in its adoption of the FY2026 Budget, the City Council approved a Staffing Level Chart for the City providing the staffing levels for each of the funds and departments of the City; and,

WHEREAS, the City Council wishes to amend said Staffing Level Chart of the Recreation Department within the General Fund to add one (1) outreach coordinator and one (1) weekend facilities coordinator positions for the Recreation Department as reflected in Exhibit "A"; and,

WHEREAS, the approximate total salary and benefit costs for the two (2) new positions are estimated to be $61,169.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, THAT:

1) That the City Council does hereby amend the FY2026 Budget Staffing Level of the Recreation Department to add one (1) outreach coordinator and one (1) weekend facilities coordinator positions to bring the total number of authorized full-time positions for the Recreation Department to eleven (11).
2) That the City Council does hereby instruct the Finance Director to make the necessary adjustments to various funding levels in the FY2026 General Fund's Recreation Department budget line items for salaries and benefits to reflect the changes in staffing levels in order to balance the budget.

ADOPTED by the Mayor and Council of Garden City, Georgia, this ____ day of August, 2026.

____
TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

____
BRUCE CAMPBELL, Mayor

Exhibit A

Parks & Recreation	2026 Adopted	2026 Amended	Pay Status Budget
Director of Parks and Recreation	1	1	Exempt
Recreation Program Coordinator	2	2	Non-Exempt
Outreach Coordinator	0	1	Non-Exempt
Weekend Facilities Coordinator	0	1	Non-Exempt
Recreation Activity Leader	1	1	Non-Exempt
Parks & Recreation Technician Senior	1	1	Non-Exempt
Parks & Recreation Technician	3	3	Non-Exempt
Administrative Assistant	1	1	Non-Exempt
Total Parks & Recreation FTE Budgeted Positions	9	11	

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, TO APPROVE AMENDMENT NUMBER 1 TO KIMLEY-HORN AND ASSOCIATES' PROJECT ORDER NUMBER 05 FOR ENGINEERING SERVICES RELATED TO THE TELFAIR ROAD AND TELFAIR PLACE DRAINAGE IMPROVEMENTS; TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE AMENDMENT; TO PROVIDE FOR AN INCREASE IN THE CONTRACT AMOUNT; TO IDENTIFY FUNDING SOURCES; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Garden City, Georgia ("City"), is a municipal corporation organized and existing under the laws of the State of Georgia, governed by the Mayor and Council; and,

WHEREAS, on April 21, 2025, the City Council awarded an engineering contract (Project Order Number 05) to Kimley-Horn and Associates, Inc., in the amount of $118,000 to provide survey and design services, including hydraulic and hydrological analysis, assessment of existing drainage infrastructure deficiencies, determination of the existing level of service, and recommendations for improvements, for the Telfair Place and Telfair Road Drainage Improvements project (extending along Telfair Place from Chatham Parkway to Telfair Road, and along Telfair Road from Telfair Place to the CSXT Railroad Crossing) in advance of planned roadway improvements; and,

WHEREAS, it has been determined necessary to amend Project Order Number 05 to include additional engineering and design services for the Project; and,

WHEREAS, **Amendment Number 1** will provide for the preparation of preliminary plans for drainage improvements, right-of-way plans, and final plans for the Project, increasing the contract amount by **$28,800.00**, resulting in a revised total engineering contract amount of **$146,800.00**; and,

WHEREAS, funding for this contract increase is available and has been appropriated within the approved **FY2026 Capital Improvement Projects SPLOST Fund Budget**; and,

WHEREAS, the Mayor and Council have determined that the approval of Amendment Number 1 is in the best interest of the health, safety, and welfare of Garden City and its citizens;

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

1. **Approval of Amendment:** The Mayor and Council hereby approve **Amendment Number 1 to Kimley-Horn and Associates' Project Order Number 05**, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, for the Telfair Road and Telfair Place drainage improvements.

2. **Authorization of Execution:** The City Manager is hereby authorized and directed to execute Amendment Number 1, along with any other necessary documents, on behalf of Garden City, and the Clerk of Council is authorized to attest the same.

3. **Contract Amount:** The total contract amount for Project Order Number 05 is hereby increased by $28,800.00, bringing the cumulative total engineering contract to **$146,800.00**.

4. **Funding Source:** Funding for the $28,800.00 increase shall be disbursed from the approved **FY2026 Capital Improvement Projects SPLOST Fund Budget**.

5. **Effective Date:** This Resolution shall take effect immediately upon its adoption.

ADOPTED by the Mayor and Council of Garden City, Georgia, this ___ day of August, 2026.

____

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

____

BRUCE CAMPBELL, Mayor

EXHIBIT A

INDIVIDUAL PROJECT ORDER NUMBER 05
AMENDMENT NUMBER 1

Kimley-Horn and Associates, Inc. ("the Consultant") entered into Individual Project Order Number 5 ("IPO 05") on May 5, 2025 in accordance with the terms of the Master Agreement ("the Agreement") for Continuing Professional Services dated August 18 2023, which was incorporated therein by reference.

The Consultant now desires to amend IPO 05 to include services to be performed by the Consultant for compensation as set forth below in accordance with the terms of the Agreement.

PROJECT

Consultant's Client: City of Garden City, GA

Project Name: Telfair Place from Chatham Parkway to Telfair Road and Telfair Road from Telfair Place to CSXT Railroad Drainage Improvements.

KH Project Manager: Patrick Bailey, P.E.

KHA Project Number: 017853003.1

SCOPE OF SERVICES

Task 2 of IPO 05 shall be appended to include the following:

Task 2: Hydraulic Modeling

The Consultant will update the PCSWMM model previously developed to evaluate raising the roadway profile and further upsizing the drainage infrastructure along the roadway to achieve a 5-year level of service. The analysis will assess if flooding does not increase on properties along Telfair Road and Telfair Place. The Consultant will perform up to two (2) rounds of roadway grading and drainage infrastructure sizing iterations.

Task 3 of IPO 05 shall be replaced in its entirety with the following:

Task 3: Preliminary Plans

The Consultant will design and prepare Preliminary Plans for the Project and will coordinate with utility owners who will confirm existing utility locations collected with the topographic survey. The Consultant will develop a Preliminary Plans package for review by the City in Portable Document Format (PDF). The Preliminary Plans submittal will include the following prepared in general conformance with the GDOT *Plan Presentation Guide* (PPG):

1. Project Cover
2. Project Index
3. Project Notes and General Notes
4. Typical Sections
5. Construction Layout Drawings
6. Construction Plans
7. Mainline Roadway Profiles
8. Sideroad Roadway Profiles
9. Driveway Profiles (20 assumed)
10. Cross Sections
11. Drainage Area Map
12. Drainage Area Profiles
13. Cross-Sections
14. Utility Plans (designed by others)
15. Signing and marking plans
16. Erosion Control BMP Location Details
17. Erosion Control BMP Construction Details

The Consultant will develop a preliminary Opinion of Probable Construction Cost (OPCC) using multiple sources including recent bid tabulations and AASHTOWARE data. The Consultant will submit the Preliminary Plans and OPCC to the City for review, and the Consultant will address one round of consolidated comments and will update the Preliminary Plans and OPCC.

Because Kimley-Horn does not control the cost of labor, materials, equipment, or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that the proposals, bids or actual costs will not vary from its opinions of cost. If at any time the City wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator.

IPO 05 SCOPE OF SERVICES shall be appended to include Task 4 and Task 5 as follows:

Task 4: Right-of-Way Plans

The Consultant will develop Right of Way (ROW) Plans (i.e., 60-series) after addressing City comments on the Preliminary Plans. The ROW Plans will include a cover page and data tables for approximately eighteen (18) impacted parcels and for acquisition by others. The Consultant will revise the ROW Plans based on one round of consolidated comments from the City and will prepare up to five (5) minor ROW revisions during acquisition based on the City's coordination with property owners.

Task 5: Final Plans

The Consultant will develop a Final Plans set for review by the City and will prepare for and attend a Final Plans Review meeting. Kimley-Horn will address one round of consolidated comments and receive GDOT Encroachment Permit acceptance as described in Task 6 before issuing the Sealed Final Plans. The Final Plans submittal will include the plan sections identified in Task 3 developed in accordance with the GDOT PPG.

1. Project Cover
2. Project Index and Signature Page
3. Project Notes and General Notes
4. Typical Sections
5. Construction Layout Drawings
6. Construction Plans
7. Mainline Roadway Profiles
8. Sideroad Roadway Profiles
9. Driveway Profiles (*29 assumed*)
10. Drainage Area Maps
11. Drainage Profiles
12. Cross Sections
13. Utility Plans (*designs by others*)
14. Signing and Marking Plans
15. Special Construction Details (*stormwater basins*)
16. Erosion Control Cover
17. Erosion Control General Notes
18. Erosion Control Legend
19. Erosion Control Drainage Area Map
20. Erosion Control BMP Location Details
21. Erosion Control Watershed Map and Monitoring
22. Erosion Control BMP Construction Details

The Consultant will update the OPCC and will provide bid quantities for the City's use in procuring Construction Services.

IPO 05 COMPENSATION shall be replaced in its entirety with the following:

COMPENSATION

The Consultant will perform the Services for the Total Lump Sum Fee summarized below:

Task	Description	Fee
1	Site Visit and Survey	$24,000
2	Hydraulic Modeling	$41,500
3	Preliminary Plans	$39,400
4	Right-of-Way Plans	$13.600
5	Final Plans	$28,300
	Total Lump Sum Fee	**$146,800**

The Consultant will not exceed the Total Lump Sum Fee without authorization from the City. Individual task amounts are provided for budgeting purposes only, and the Consultant reserves the right to reallocate amounts among tasks as necessary. Lump sum fees will be invoiced monthly based upon the overall percentage of services perfomed. Payment will be due within 25 days of the City's receipt of the invoice and should include the invoice number and the Consultant's project number. All permitting, application and similar project fees will be paid directly by the City.

IPO 05 SCHEDULE shall be replaced in its entirety with the following:

SCHEDULE

The Consultant will provide the Scope of Services as expeditiously as practicable on a mutually agreed upon milestone schedule to be finalized following execution of this IPO amendment. An approximate milestone schedule is shown below. The milestone schedule for Final Plans will be established following the Right of Way Plans submittal.

Description	Date
Receive NTP	January 21, 2026
Revised H&H Modeling	February 13, 2026
Submit Preliminary Plans	March 25, 2026
Submit Right of Way Plans	April 6, 2026
Submit Final Plans	TBD

ACCEPTED:

CITY OF GARDEN CITY, GEORGIA

SIGNATURE: ____________________

NAME: Rhonda Ferrell-Bowles

TITLE: City Manager

DATE: ____________________

KIMLEY-HORN AND ASSOCIATES, INC.

SIGNATURE: ____________________

NAME: Chris Marsengill, PE, PTOE

TITLE: Authorized Signer

DATE: ____________________

A RESOLUTION TO APPROVE AND AUTHORIZE THE EXECUTION OF A SETTLEMENT AGREEMENT AND RELEASE RESOLVING CONTRACTUAL DISPUTES BETWEEN THE CITY AND CHA CONSULTING, INC. REGARDING THE GARDEN CITY GYM COMPLEX PROJECT; TO AUTHORIZE THE CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The Mayor and Council of Garden City, Georgia (the "City") is a municipal corporation duly chartered and existing under the laws of the State of Georgia; and,

WHEREAS, the City and CHA Consulting, Inc. ("CHA") entered into a professional services agreement dated June 20, 2026, whereby CHA served as the architect and design professional for the Garden City Gym Complex Project (the "Project"); and,

WHEREAS, a dispute arose between the City and CHA concerning alleged project delays, wherein the City sought reimbursement of delay costs charged to the City by the Project contractor arising out of or related to delays by CHA in responding to Requests for Information (RFIs) and design requests, and in procuring a swimming pool permit from the Chatham County Department of Health (the "Dispute"); and,

WHEREAS, the City formally asserted claims against CHA concerning the Dispute through initial notice of claim correspondence regarding the contractor's change order for delay costs; and

WHEREAS, CHA has expressly denied any and all liability, fault, or wrongdoing whatsoever regarding the City's allegations, maintaining that its performance was at all times professional, adequate, and in accordance with applicable standards; and,

WHEREAS, the City administration, working in conjunction with legal counsel, has negotiated a mutually agreeable Settlement Agreement and Release to fully and finally resolve the Dispute and all claims that were raised or could have been raised in connection therewith, avoiding the time, expense, and uncertainty of formal arbitration; and,

WHEREAS, the Mayor and Council have reviewed the proposed Settlement Agreement and Release, have determined that entering into said agreement is in the best financial and operational interests of the City and its citizens, and desire to formally authorize its acceptance and execution;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AS FOLLOWS:

Section 1. Approval of Settlement Agreement

The Mayor and Council hereby approve the **Settlement Agreement and Release** by and between The Mayor and Council of Garden City, Georgia and CHA Consulting, Inc., resolving all claims and disputes arising out of or related to the Garden City Gym Complex Project as set forth in the initial notice of claim correspondence. A copy of said Settlement Agreement and Release shall be maintained on file in the Office of the City Clerk.

Section 2. Authorization of City Manager

The City Manager, Rhonda Ferell-Bowles, or her designated authorized representative, is hereby authorized, empowered, and directed to execute the Settlement Agreement and Release, along with any other related documents, checks, wire transfer instructions, or instruments necessary to effectuate the terms of the settlement on behalf of The Mayor and Council of Garden City, Georgia.

Section 3. Compliance with Georgia Open Records Act

The City acknowledges its obligations under the Georgia Open Records Act (O.C.G.A. § 50-18-70 *et seq.*) and directs that this Resolution and associated public records be maintained and disclosed in accordance with statutory requirements.

Section 4. Severability

If any section, subsection, sentence, clause, or phrase of this Resolution is declared unconstitutional or invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Resolution, which shall remain in full force and effect.

Section 5. Effective Date

This Resolution shall take effect immediately upon its adoption by the Mayor and Council of Garden City, Georgia.

ADOPTED this ______ day of August, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this ____ day of August, 2026.

BRUCE CAMPBELL, Mayor