

A G E N D A
City Council Meeting
Monday, June 1, 2020 – 6:00 p.m.

➤ **OPENING**

- Call to Order
- Invocation by Pastor Bruce Campbell, Oak Grove Baptist Church
- Pledge of Allegiance
- Roll Call

➤ **PUBLIC HEARINGS – No scheduled public hearings**

➤ **APPROVAL OF CITY COUNCIL MINUTES**

- Consideration of City Council Minutes (5/18/20)

➤ **CITY MANAGER'S REPORT**

- Monthly staff reports included with the agenda packet
- Revenue & expenditures report as of 4/30/20
- Millage rate rollback in property taxes for year 2020
- City Hall reopening to the public as of May 14, 2020

➤ **ITEMS FOR CONSIDERATION**

- **Resolution, CenterPoint Development Agreement:** A resolution authorizing Garden City, Georgia, to enter into a development agreement with CenterPoint Garden City, LLC, for the development of a 72.81 acre tract on the east side of Dean Forest Road approximately 900 feet north of Sonny Perdue Drive and to authorize the City Manager to execute an agreement for said development.

➤ **RECEIPT OF INFORMAL PUBLIC COMMENT:**

- **Procedure:** In an effort to best manage this section of the meeting, any person that 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.

➤ **ADJOURN**

MINUTES

City Council Meeting Monday, May 18, 2020 – 6:00 p.m.

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

Opening: Pastor Randall Frantz, First Baptist Church of Garden City gave the invocation and Councilmember Daniel led the City Council in the pledge of allegiance to the flag.

Roll Call:

Council Members: Mayor Don Bethune, Mayor Pro-tem Bessie Kicklighter, Councilmember Marica Daniel, Councilmember Richard Lassiter, Jr., Councilmember Natalyn Morris, Councilmember Ruiz and Councilmember Kim Tice.

Staff: Ron Feldner, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell-Bowles, Clerk of Council; Ben Brengman, IT Director; Scott Robider, City Marshal; Pam Franklin, HR Director; Cliff Ducey Parks and Recreation Director; Gil Ballard, Chief of Police; and Corbin Medeiros, Fire Chief.

City Council Minutes: Councilmember Daniel made motion to approve the city council minutes dated 5/4/20. The motion was seconded by Councilmember Ruiz and passed without opposition.

City Manager Report: City Manager gave an update on the reopening of city hall.

Items for Consideration:

Resolution, Right of Way (ROW) Maintenance via a Full Service, Private Sector Contractor: Clerk of Council read the heading of a resolution authorizing Garden City, Georgia, to procure a private sector contractor to maintain its rights-of-way; to authorize the City Manager and staff to issue a request for proposals from qualified contractors to perform such services; to enter into an agreement for said services; and for other purposes.

Councilmember Lassiter made a motion to adopt the resolution. The motion was seconded by Councilmember Morris and passed without opposition.

Informal Public Comment: Mayor Bethune opened the meeting to receive public comment. There being no one who called in to offer public comment, Mayor Bethune closed informal public comment portion of the meeting.

Adjournment: There being not further items to discuss, Mayor Bethune called for a motion to adjourn the meeting. Upon motion by Councilmember Kicklighter, seconded by Councilmember Daniel, City Council unanimously adjourned the meeting at approximately 6:12 p.m.

*Transcribed & submitted by: Clerk of Council
Accepted & approved by: City Council 6/1/20*

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: June 1, 2020

SUBJECT: Human Resources Department Report for MAY 2020

Report in Brief

Attached is the Human Resources Department's Month End Report.

Prepared by: Pam Franklin

Title: Human Resources Director

Reviewed by: _____

Title _____

City Manager

Attachment(s)

Human Resources Department / Month End Report

Recruitment/Positions filled

The City has continuous recruitment for Police Officer and/or Police Officer Recruit and Part-time Firefighters.

New Hires

There are new hires to report for May.

Employment Terminations

One employee separated from employment this month.

City Employment

The City ends the month of May with 99 full time employees.

The chart below illustrates the percentage distribution by department of full-time employees with actual employee count by department to the right of each department.

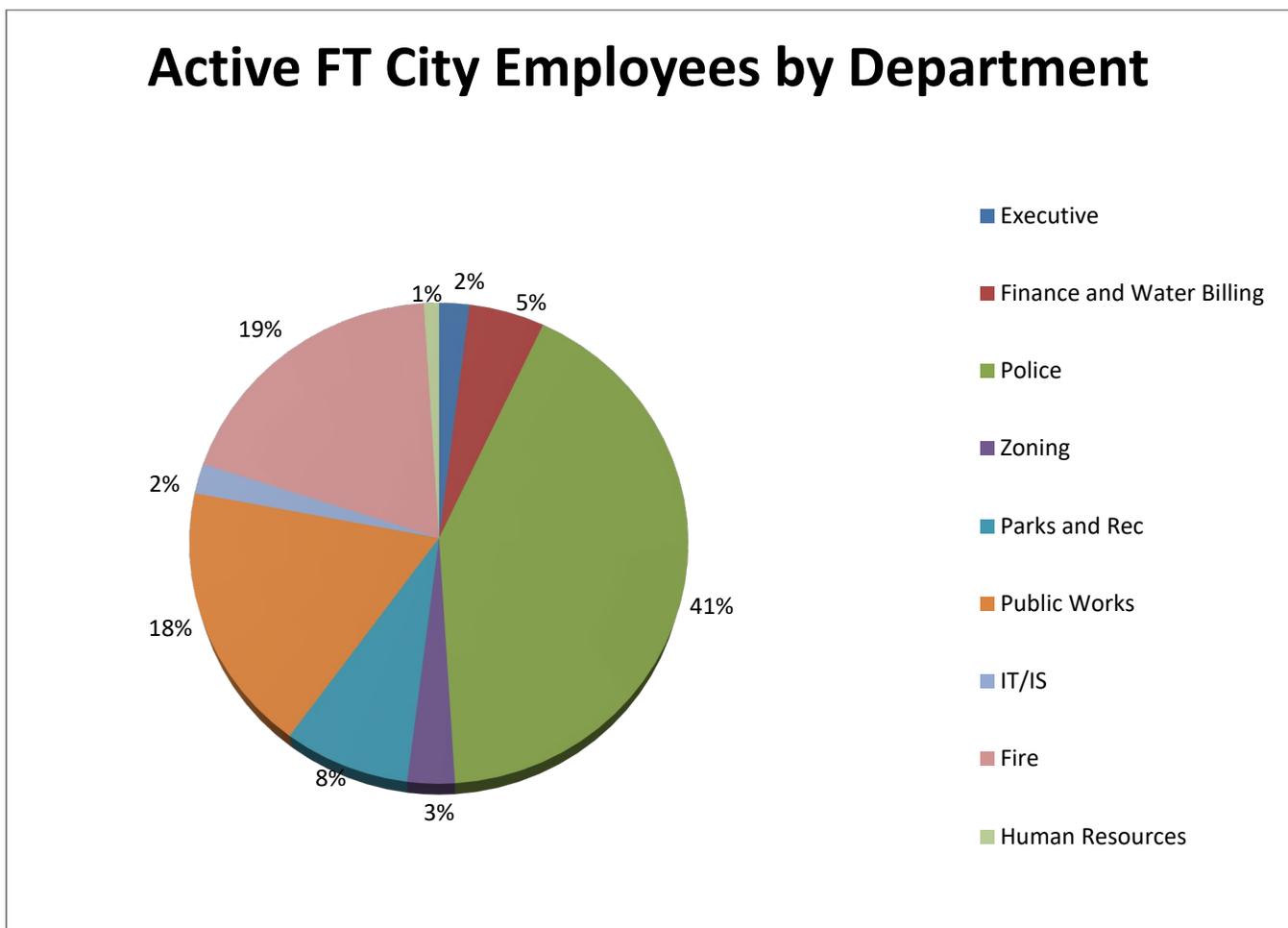


FIGURE 1 NOTE: 2020 TOTAL COUNCIL APPROVED/BUDGETED POSITIONS IS 114

ADDITIONAL PERSONNEL INFORMATION INCLUDING PART-TIME EMPLOYEES

This report normally covers the count for full-time employees only. In view of the current COVID-19 pandemic, I have included the count and employment status changes for all City employees to include part-time regularly scheduled, part-time casual (persons that have other employment and work as needed), as well as full-time employees.

TOTAL EMPLOYEES: 119
FULL TIME ONLY: 99
PART TIME: 3
PART-TIME CASUAL: 17

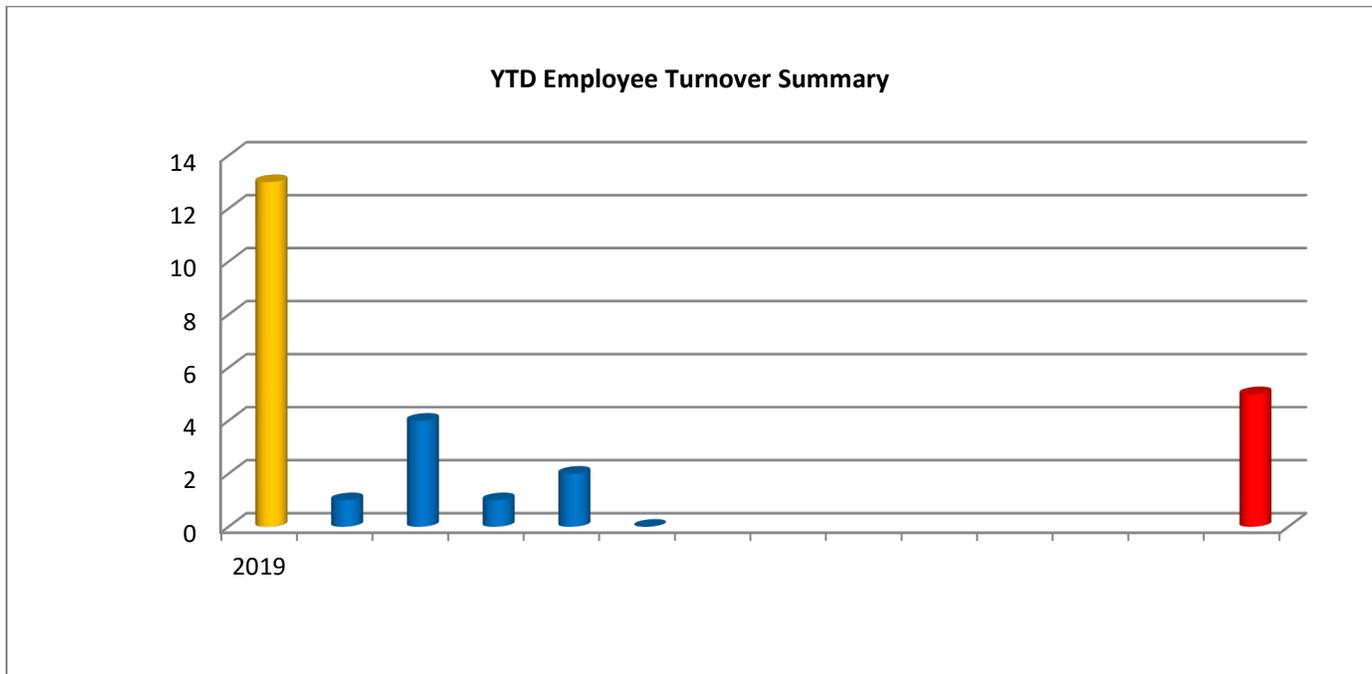
Details as to the status of all City employees beginning with January 1, 2020 through the current date, is included as an attachment.

EMPLOYEE TURNOVER DATA

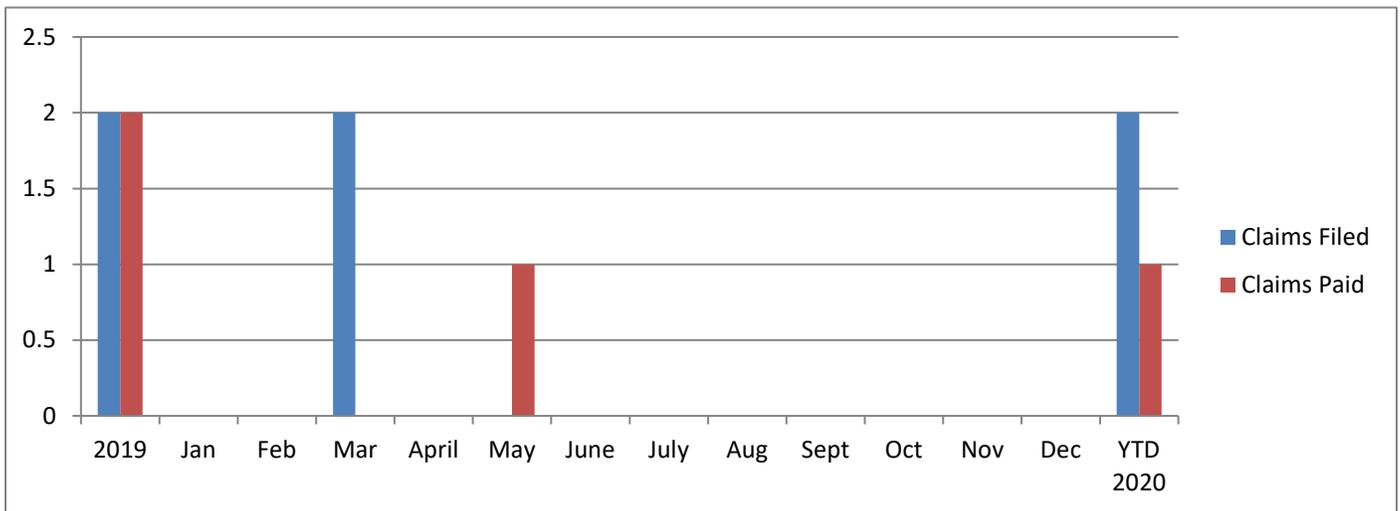
The City's turnover rate per month

- **January 1%**
- **February 4%**
- **March 1%**
- **April 2%**
- **May 1%**

The graph below illustrates turnover in full time positions for current year 2019 compared to turnover occurring in the previous year.

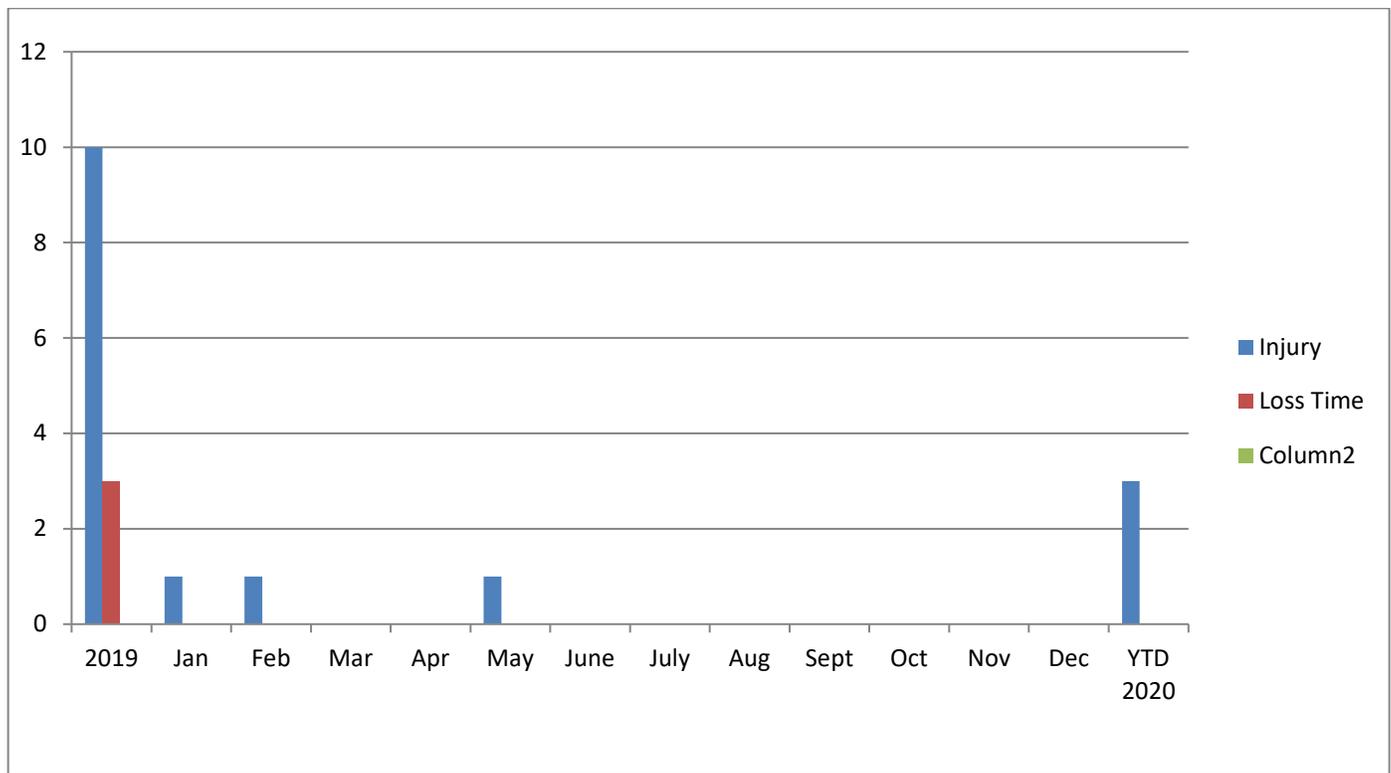


Unemployment Claims: One unemployment claim has been received to date with 2 claims filed.



Workers Compensation

There was one workplace injury during May with no loss time. Employee was not at fault.



GARDEN CITY PERSONNEL DATA SUMMARY

Data as of 5/31/20

HIRED 2020

Job Title	Hire Date
FIREFIGHTER	2/7/2020
FIREFIGHTER	2/7/2020
FIREFIGHTER	2/7/2020
CODE ENFORCEMENT OFFICER	2/14/2020
FIRE MARSHALL	2/24/2020
POLICE RECRUIT	3/16/2020
POLICE RECRUIT	3/16/2020

Total New Employee Hires in FY2020 = 7

TERMED 2020

Job Title	Term Date	Reason
SPECIAL PROJECTS COOR.	1/2/2019	RESIGNED
FIREFIGHTER	2/2/2020	RESIGNED
FIREFIGHTER	2/4/2020	RESIGNED
POLICE OFFICER	2/7/2020	RESIGNED
MECHANIC	2/13/2020	PERM LAY OFF
CODE ENFORCEMENT OFFICER	2/14/2020	RETIRED
CODE ENFORCEMENT OFFICER	3/23/2020	RESIGNED
DETECTIVE	4/3/2020	RESIGNED
EXECUTIVE ASST., PD	4/24/2020	RETIRED
POLICE RECRUIT	5/27/2020	RESIGNED

Total Employees Termed or Separated in FY2020 = 9

FURLOUGHED/TEMPORARY LAY-OFF 2020

Job Title	Lay-off date
PART-TIME RECREATION AIDE	3/30/2020 (Status is INACTIVE)

Total Employees Furloughed in FY2020 = 1

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: 6/1/2020

SUBJECT: *Technology Department Report for the Month of May 2020*

Report in Brief

The Technology and Building Department Monthly Status Report includes a wide variety of information in an effort to better inform the public and the City Council.

Prepared by: Benjamin Brengman
Title Director of Information Technology

Reviewed by: _____
Title _____

Ron Feldner, City Manager

Attachment(s)

Technology Report

- Working on updating the Garden City website.
- Installed new phone system at Fire Station two.
- Purchased four laptops, three for the Police and one for Public Works.
- Deploying new body cameras and docking stations.
- Performed normal maintenance on the servers.

Social Media

- Currently we have 1243 followers on Facebook and 503 followers on twitter.
- Please visit our website for the latest on COVID-19.

Building Maintenance

- Repainted the iron work at City Hall.
- Quarterly maintenance on City Hall's HVAC was performed.

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
Parks & Recreation

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: May 27th, 2020

SUBJECT: *Parks & Recreation 2020 May Report*

Report in Brief

The Parks & Recreation Monthly Status Report includes a summary of the monthly activities and projects of all divisions within the Department. This report also provides information regarding key items of interest and/or activities throughout the month. Our staff continues to relish opportunities to provide quality programming and facilities to our residents. We encourage all residents to engage themselves in a program of choice and begin reaping the emotions and physical rewards associated with teamwork, interaction and physical and mental activity.

For all of us, young and old, regular physical activity needs to remain an important part of our lifestyle and is an important strategy for staying healthy. Physical activity fosters normal growth and development and can make people feel better, function better, sleep better and reduce the risk of a large number of chronic diseases.

During this pandemic please practice social distancing while staying physically active.

The operations detail contained in this report is for the Month of May 2020 and all related information is current as of May 27, 2020.

Prepared by: Cliff Ducey
Title Parks & Recreation Director

Reviewed by: _____
Title _____

Ron Feldner, City Manager

Attachment(s)

**Parks & Recreation Department
Status Report
Summary - May 2020**

Adult/Youth/Sports Programs & Community Relations Activities/Events

Currently most of the Garden City Recreational facilities are temporarily closed to the public due to the COVID-19 Pandemic.

We will open these facilities when the Governor and state and local authorities determine it is safe. We anticipate that there will be additional guidelines to work with once we do open our recreation facilities again.

Adult Programs

Senior Center –Closed to the Public until further notice

- 1. Since March 17th we have been dropping off a goodie bag every Tuesday for our seniors. Sr. Center staff delivers to an average of 50 seniors that normally attend the Garden City Senior Center.
- 2. The seniors have been receiving a newsletter with their bag. This newsletter contains games, suggestions for reading, a list of different virtual tours, ect., and a letter for encouragement from Judy!
- 3. Judy continues to make telephone calls to check on the seniors whom live alone.
- 4. We have also offered to pick up groceries and prescriptions if needed.
- 5. We also make sure the seniors have face masks.

Youth Programs

Cooper Center–Building closed to the Public

Starting June 1st we will start back up our Kids Café at the Cooper Center for school age kids. We will provide free Breakfast and lunch Monday through Friday 11am 12noon. The only change from previous years is that we will set up **outside under a 10x10 pop up tent for Grab and Go boxes only.**

The Garden City Cooper Center is currently closed to the public due to the COVID-19 Pandemic.

We will open these facilities when the Governor and state and local authorities determine it is safe. We anticipate that there will be additional guidelines to work with once we do open our recreation facilities again.

Free Grab & Go Meals for Children

June 1st Cooper Center Kids Café 11AM-12N site#1



Free Grab & Go breakfasts and lunches will be distributed by the City of Garden City Parks & Recreation Department, beginning Monday, June 1st. The meal distribution is in partnership with America's Second Harvest of Coastal Georgia and is for children up to age 18.

Meals will be served from 11 a.m. to noon, Monday through Friday in front of Cooper Center 700 Davis Street Garden City GA.

The meals will be “drive by or walk up. Kids must be present to receive meals.



Sports Programs/Activities

Bazemore Park Reopening Schedule: Garden City is currently operating under a local Emergency Declaration (ED) dated May 16, 2020 that references specific provisions as put forth in Executive Orders enacted by Governor Kemp in recent weeks to mitigate the spread of COVID-19 within the State and our City. The provisions in the City's ED are set to expire at 11:59 pm on June 12, 2020. **As such, the preliminary reopening schedule for Garden City's Bazemore Park Complex is 8:00 am on June 13, 2020** at this time. This preliminary schedule is subject as a result of any future Executive Orders issued by Governor Kemp and the associated restrictions that could be a part of such an Executive Order. Please check the Garden City website and follow our social media for updates.

Park Maintenance:

We are in the growing season!

All Garden City Parks, Garden City Stadium and baseball fields are being maintained as usual by our Parks and Recreation maintenance staff.

Summer Day Camp...*"Camp Eagle"* Canceled for 2020

The Garden City Gym is currently closed to the public due to the COVID-19 Pandemic. However; starting June 15th we will start site #2 of our Kids Café outside the Garden City Gym. We will provide free Breakfast and lunch Monday through Friday 11am -12noon. We will set up **outside under a 10 x 10 pop up tent for Grab and Go boxes only.**

We will open the Gym when the Governor and state and local authorities determine it is safe. We anticipate that there will be additional guidelines to work with once we do open our recreation facilities again

Free Grab & Go Meals for Children

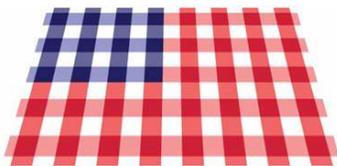
June 15th Garden City Gym Kids Café 11AM-12N site#2



Free Grab & Go breakfasts and lunches will be distributed by the City of Garden City Parks & Recreation Department, beginning Monday, June 15th. The meal distribution is in partnership with America's Second Harvest of Coastal Georgia and is for children up to age 18.

Meals will be served from 11 a.m. to noon, Monday through Friday in front of Garden City Gym (Parking lot) 160 B. Priscilla D. Thomas Way Garden City GA.

The meals will be “drive by or walk up. Kids must be present to receive meals.



America's Second Harvest
of Coastal Georgia



G A R D E N C I T Y
P A R K S & R E C R E A T I O N

Memo

To: Mayor & City Council Members
From: Finance Director / Clerk of Council
cc: City Manager
Date: May 29, 2020
Re: Millage Rate for Tax Year 2020

We have examined the consolidation and rollback data provided by the Chatham County Board of Assessors for the Garden City tax district for tax year 2020. Based on an increase of the total taxable and assessed value on the annual tax digest, the County has rolled back the rollback millage rate from 3.690 to 3.619 for tax year 2020, which results in a decrease in the rollback rate of (0.071) mills.

Based on the rollback millage rate of 3.619, the estimated City taxes to be levied for tax year 2020 totals \$1,756,423, which is an increase of \$90,388 above the total taxes levied of \$1,666,035 in 2019.

I have attached a copy of the Millage Rate Rollback Calculation Form for 2020 along with a copy of the Notice of the City's Current 2020 Tax Digest and Five-Year History of Levy advertisement for your reference.

Advertising of the City's Current 2020 Tax Digest and Five-Year History of Levy is scheduled to run in the Savannah Morning Newspaper on June 3rd and the resolution to set the current year's millage rate is scheduled to go before City Council for adoption at the June 15th council meeting.

If you have any questions, please let me know.

COMPUTATION OF MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES FOR YEAR 2020

COUNTY TAXING JURISDICTION

INFORMATION FOR THE SHADED PORTIONS OF THIS SECTION MUST BE ENTERED

This information will be the actual values and millage rates certified to the Department of Revenue for the applicable tax years.

DESCRIPTION	2019 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2020 DIGEST
REAL	312,940,181	11,810,468	3,574,240	328,324,889
PERSONAL	164,487,497		20,074,677	184,562,174
MOTOR VEHICLES	6,313,200		-354,450	5,958,750
MOBILE HOMES	5,175,408		-325,960	4,849,448
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	2,139,194		751,997	2,891,191
GROSS DIGEST	491,055,480	11,810,468	23,720,504	526,586,452
EXEMPTIONS	39,555,493	2,427,796	-730,600	41,252,689
NET DIGEST	451,499,987	9,382,672	24,451,104	485,333,763
FLPA Reimbursement Value	-		0	-
Adjusted NET DIGEST	451,499,987	9,382,672	24,451,104	485,333,763
	(PYD)	(RVA)	(NAG)	(CYD)
2019 MILLAGE RATE >>>	3.690	2020 PROPOSED MILLAGE RATE >>>		3.690

THIS SECTION WILL CALCULATE AUTOMATICALLY UPON ENTRY OF INFORMATION ABOVE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2019 Net Digest	PYD	451,499,987	
Net Value Added-Reassessment of Existing Real Property	RVA	9,382,672	
Other Net Changes to Taxable Digest	NAG	24,451,104	
2020 Net Digest	CYD	485,333,763	(PYD+RVA+NAG)
2019 Millage Rate	PYM	3.690	
Millage Equivalent of Reassessed Value Added	ME	0.071	(RVA/CYD) * PYM
Rollback Millage Rate for 2020	RR	3.619	PYM - ME

COMPUTATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2020 Proposed Millage Rate for this Taxing Jurisdiction exceeds the Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. Section 48-5-32.1(c) (2)	Rollback Millage Rate	3.619
	2020 Millage Rate	3.619
	Percentage Increase	0.00%

NOTICE

The Garden City Council does hereby announce that the millage rate will be set at the City Council meeting to be held at the Garden City, Georgia, City Hall on June 15, 2020 at 6:00 p.m. and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2020 TAX DIGEST AND FIVE-YEAR HISTORY OF LEVY

CITY WIDE	2015	2016	2017	2018	2019	2020
Real & Personal	384,397,941	386,632,993	408,030,988	451,222,118	477,427,678	512,887,063
Motor Vehicles	16,776,140	12,951,250	9,425,160	7,470,440	6,313,200	5,958,750
Mobile Homes	5,646,194	5,235,004	5,377,684	5,078,804	5,175,408	4,849,448
Timber - 100%	79,027	-	-	-	-	-
Heavy Duty Equipment	1,700,145	1,825,029	266,285	2,463,166	2,139,194	2,891,191
Gross Digest	408,599,447	406,644,276	423,100,117	466,234,528	491,055,480	526,586,452
Less M & O Exemptions	39,526,795	38,232,614	38,420,522	38,426,727	39,555,493	41,252,689
Net M & O Digest	369,072,652	368,411,662	384,679,595	427,807,801	451,499,987	485,333,763
State Forest Land Assistance Grant Value	-	-	-	-	-	-
Adjusted Net M&O Digest	369,072,652	368,411,662	384,679,595	427,807,801	451,499,987	485,333,763
Gross M & O Millage Rate	11.490	11.448	11.785	11.572	10.666	11.960
Less Millage Rate Rollbacks	7.607	7.565	7.929	7.816	6.976	8.341
Net M & O Millage	3.883	3.883	3.856	3.756	3.690	3.619
Total City Taxes Levied	\$1,433,109	\$1,430,542	\$1,483,325	\$1,606,846	1,666,035	1,756,423
Net Taxes \$ Increase (Decrease)	\$50,914	(\$2,567)	\$52,783	\$123,521	\$59,189	\$90,388
Net Taxes % Increase (Decrease)	3.55%	(-0.18%)	3.56%	7.69%	3.68%	5.43%

**A RESOLUTION AUTHORIZING GARDEN CITY, GEORGIA, TO
ENTER INTO A DEVELOPMENT AGREEMENT WITH CENTERPOINT
GARDEN CITY, LLC, FOR THE DEVELOPMENT OF A 72.81 ACRE TRACT
ON THE EAST SIDE OF DEAN FOREST ROAD APPROXIMATELY 900 FEET
NORTH OF SONNY PERDUE DRIVE; TO AUTHORIZE THE CITY'S CITY
MANAGER TO EXECUTE AN AGREEMENT FOR SAID DEVELOPMENT;
AND FOR OTHER PURPOSES.**

WHEREAS, CenterPoint Garden City, LLC, a Georgia limited liability company (the Developer”), has entered a Purchase and Sale Agreement with Chatham County, Georgia, for the purchase of a 72.81 acre tract located on the East side of Dean Forest Road approximately 900 feet North of Sonny Perdue Drive in Garden City, Georgia, known as Tract A of the former Solomon Kahn Property, having a Tax Parcel Number of 60986 01005, and being more particularly described in a plat of survey dated February 16, 2010, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 44-P, Page 58, a copy of which is attached hereto as Exhibit “A” (the “Property”); and,

WHEREAS, the Developer desires to construct a 325,000 square foot Class A Warehouse on the Property to be operated in conjunction with its existing industrial park at the intersection of Sonny Perdue Drive and Dean Forest Road, but wants to ensure that its development of the Property will be afforded the necessary water and sewer services; and,

WHEREAS, the Developer and the City have had negotiations relative to the manner and method by which the Developer will extend the necessary water and sewer improvements lying within the Sonny Perdue right-of-way (ROW) westward to Dean Forest Road and then northward across Pipemakers Canal to accommodate the Property as well as adjacent and nearby industrial properties on the eastern side of Dean Forest Road; and,

WHEREAS, the Developer and the City have had additional negotiations relative to the manner and method by which the Developer will landscape the Property with a focus on aesthetics and visually screening the industrial improvements from adjacent properties; and,

WHEREAS, the City finds development agreements as an appropriate way of establishing land use controls, providing for the construction of appropriate and necessary utility infrastructure, encouraging orderly economic growth, protecting the environment, and promoting the welfare of present and future citizens of the area;

WHEREAS, in order to accomplish the above-stated purposes, the City and the Developer have negotiated an agreement (the “Agreement”) for the purpose of setting forth their respective commitments related to supplying the Property with water and sewer service, and agreeing upon a landscaping plan for the Property, a copy of said Agreement being attached hereto as Exhibit “B”; and,

WHEREAS, the Agreement obligates the Developer to: (1) pay for all costs to extend the water and sewer infrastructure eastward within the Sonny Perdue Drive ROW and then northward to the Property including, but not limited to, all design, engineering, and construction costs; (2) dedicate to the City the portion of the newly constructed water line extension lying within the Sonny Perdue ROW and provide the City a one-year warranty for any faulty workmanship and/or defective materials; (3) maintain, repair, and replace, if necessary, any

newly constructed water infrastructure installed outside of the ROW as well as all of the newly constructed sewerage improvements up to their connection point with the public sewer system; (4) provide utility easements to adjacent properties to facilitate future water connections; (5) pay the City's utility connection fees for the Property on a per residential equivalent unit (REU) basis; and, (6) implement a landscaping plan in general conformance with the plan attached to the Agreement as Exhibit "C" which provides for 120 bald cypress trees and over 6,000 ornamental grasses to be planted around the Property in order to blend the proposed warehouse into the environment, to reduce the perceived overall height of the warehouse, and to screen the industrial improvements on the Property from neighboring parcels; and,

WHEREAS, in return for the Developer's stated commitments set forth in the Agreement, the City has agreed to: (1) accept the Developer's dedication of the portion of the newly constructed water main extension lying within the Sonny Perdue Drive ROW and provide for the future maintenance, repair, and replacement of same together with the existing water infrastructure lying within said ROW, which it owns and already maintains and repairs; (2) provide water service to the Property through the water lines which the Developer is constructing from Sonny Perdue Drive to the Property; and, (3) accept the Developer's sewage generated by the Property for treatment via the Developer's privately maintained force main to be constructed within Sonny Perdue Drive and which will connect to a City manhole for conveyance to the City's waste treatment plant; and,

WHEREAS, the Mayor and Council deems it in the best interests of the City to approve the Development Agreement subject to whatever fine-tuning of terms the City Manager and the City Attorney deem necessary, and to further authorize the City Manager to execute the final draft of the Agreement and administer the performance of same on the City's behalf;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AND IT IS HEREBY RESOLVED that the Development Agreement attached hereto as Exhibit "B" is hereby approved subject to whatever fine-tuning of terms the City Manager and City Attorney deem necessary, and the City Manager is hereby authorized to (a) execute same on behalf of the City; (b) execute and deliver any and all documents or agreements reasonably required to consummate the transactions outlined therein; and, (c) do and perform any and all further acts and things which the City Manager shall deem necessary or appropriate in his discretion to effectuate the terms thereof.

The effective date of this Resolution shall be when approved by the Mayor and Council.

SO RESOLVED this 1st day of June, 2020.

RHONDA FERRELL-BOWLES, Clerk of Council

Received and approved this 1st day of June, 2020.

DON BETHUNE, Mayor

EXHIBIT "A"



13 7/12/16

STATEMENT OF DEDICATION:
 THIS IS TO CERTIFY THAT THE CHATHAM COUNTY BOARD OF COMMISSIONERS IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND THAT THE SAME IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS NOTED INDICATED.

Pete Lubala 7-1-10
 PETE LUBALA - CHAIRMAN

STATEMENT OF APPROVAL:
 I, JAMES M. ANDERSON, CITY MANAGER, DO HEREBY APPROVE THE DEDICATION OF THE PROPERTY DESCRIBED HEREIN TO THE CITY OF GARDEN CITY THIS 26 DAY OF FEBRUARY 2010.

Brian Johnson
 BRIAN JOHNSON - CITY MANAGER

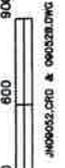
SURVEYOR'S CERTIFICATE:
 THE UNDERSIGNED CERTIFIES THAT TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND IS BASED WERE MADE ON THE GROUND ON THE DATE SHOWN.

James M. Anderson 2-16-10
 JAMES M. ANDERSON
 REGISTRATION NO. 2113
 IN THE STATE OF GA

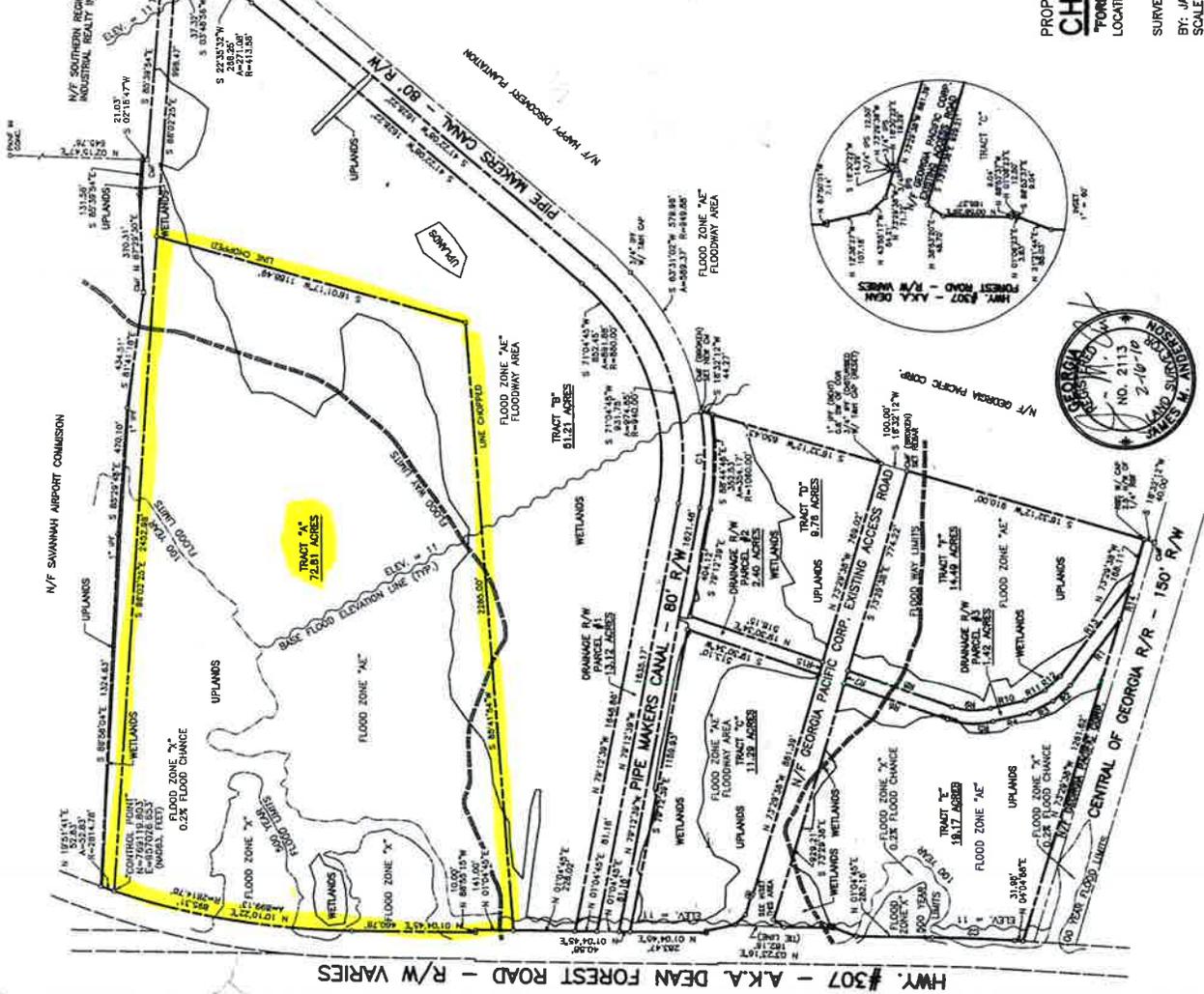
PROPERTY SURVEY FOR:
CHATHAM COUNTY

FORMERLY SOLOMON KAHN PROPERTY
 LOCATION: 8TH. C.M.D. CHATHAM CO., GA.
 CITY OF GARDEN CITY

SURVEYED: FEBRUARY 16, 2010
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: 1" = 300'



44P-P4 SB



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT OF 1992.

James M. Anderson

VICINITY MAP

NOTES:
 1. E.O.C. - 1" IN 2770'S MAX. 1" IN 7021'S MIN.
 2. PLAT E.O.C. EXCEEDS 1" IN 10000'
 3. ANGULAR ERROR - 07" PER POINT MAX.
 4. DISTANCE ERROR - 0.01" PER POINT MAX.
 5. EQUIPMENT USED 100' STEEL TAPE
 6. NO H.G.S. MON. FND. WITHIN 500' OF E.O.C.
 7. ALL CORNERS ARE 1/2" RE-BARS CAPPED WITH PLASTIC CAPS
 8. BASED ON MY OBSERVATION A PORTION OF THESE TRACTS ARE OTHERWISE NOTED ON THIS REGISTRATION INFORMATION UNLESS OTHERWISE NOTED
 9. DETERMINED BY PEAK FLOOD INSURANCE RATE MAPS AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAPS
 10. MINIMUM BUILDING SETBACKS:
 FROM:
 REAR:
 11. NO CORNER MONUMENTS SET ON THE ORIGINAL R/W OF PIPEMAKERS CANAL

LEGEND

FLOODWAY LIMITS
 100 YEAR FLOOD LIMITS
 500 YEAR FLOOD LIMITS
 BASE FLOOD ELEVATION LINE
 WETLAND LIMITS

R/W PARCEL CHART

COURSE	BEARING	DISTANCE	AREA
C1	N 89° 52' 30" W	100.00	100.00
C2	S 89° 52' 30" E	100.00	100.00
C3	N 00° 00' 00" E	100.00	100.00
C4	S 00° 00' 00" W	100.00	100.00
C5	N 89° 52' 30" W	100.00	100.00
C6	S 89° 52' 30" E	100.00	100.00
C7	N 00° 00' 00" E	100.00	100.00
C8	S 00° 00' 00" W	100.00	100.00
C9	N 89° 52' 30" W	100.00	100.00
C10	S 89° 52' 30" E	100.00	100.00
C11	N 00° 00' 00" E	100.00	100.00
C12	S 00° 00' 00" W	100.00	100.00
C13	N 89° 52' 30" W	100.00	100.00
C14	S 89° 52' 30" E	100.00	100.00
C15	N 00° 00' 00" E	100.00	100.00
C16	S 00° 00' 00" W	100.00	100.00
C17	N 89° 52' 30" W	100.00	100.00
C18	S 89° 52' 30" E	100.00	100.00
C19	N 00° 00' 00" E	100.00	100.00
C20	S 00° 00' 00" W	100.00	100.00

CURVE DATA CHART

COURSE	BEARING	DISTANCE	AREA
C1	N 103° 20' 00" W	255.44	255.44
C2	S 103° 20' 00" E	255.44	255.44
C3	N 00° 00' 00" E	255.44	255.44
C4	S 00° 00' 00" W	255.44	255.44
C5	N 103° 20' 00" W	255.44	255.44
C6	S 103° 20' 00" E	255.44	255.44
C7	N 00° 00' 00" E	255.44	255.44
C8	S 00° 00' 00" W	255.44	255.44
C9	N 103° 20' 00" W	255.44	255.44
C10	S 103° 20' 00" E	255.44	255.44
C11	N 00° 00' 00" E	255.44	255.44
C12	S 00° 00' 00" W	255.44	255.44

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