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

A G E N D A

City Council Meeting

Monday, November 16, 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 City Council regarding 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

- **Alcoholic Beverage License Application:** Receipt of public comment on an alcoholic beverage license application made by Valerie Haiungs as manager to sell wines, beer, and/or malt beverages at Food Lion, LLC (D/B/A Food Lion #811), 109 Minus Avenue, Garden City, Georgia.

- **Alcoholic Beverage License Application:** Receipt of public comment on an alcoholic beverage license application made by George Taylor as manager to sell wines, beer, and/or malt beverages at Gregory M. Parker, Inc. (D/B/A Parker's #39) 4219 Augusta Road, Garden City, Georgia.

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 November 2nd Pre-Agenda Session and City Council meeting minutes and November 9th Workshop meeting minutes.

➢ ITEMS FOR CONSIDERATION

- ➢ **Resolution – Fire Apparatus 2003 E-One Quint Surplus (Fire Dept.):** A resolution of the Mayor and Council of Garden City, Georgia, declaring certain fire department equipment as surplus property and authorizing its disposition, providing for an effective date; and for other lawful purposes.

- ➢ **Resolution - Chief Judge Agreement (Moody):** A resolution by the City Council to authorize the Mayor to execute a renewal agreement between the City and Lindy Moody, which sets forth the terms of Ms. Moody's appointment as the Chief Judge of the Garden City Municipal Court.

- ➢ **Resolution – FY2027 Budget Adoption:** A resolution to adopt the FY2027 operating and capital budgets; to provide appropriation of funds for operating and capital expenditures, and to appropriate funding for specific operating and capital funds of the Garden City government.

- ➢ **Resolution – FY2027 Pay Scale Update:** A resolution to adjust the city's pay plan to reflect the increased cost of living; to establish an effective date; and for other purposes.

- ➢ **FY2027 Master Fee Schedule:** Consideration by the Mayor and City Council to approve the updated schedule of fees for the fiscal year 2027.

- ➢ **Visit Savannah Marketing FY2027 Budget:** Consideration by the Mayor and Council to approve the FY2027 Budget submitted by Visit Savannah to provide services for the marketing and promotion of tourism for the City of Garden City.

- ➢ **Resolution – Alcoholic Beverages for On-Premises Consumption:** A resolution authorizing the service and consumption of alcoholic beverages at an invitation-only legislative dinner meeting hosted by the Mayor and City Council of the City of Garden City to be held on November 17, 2026, at the Garden City Recreational Complex; 200 Eagles Way, Garden City, Georgia, providing for compliance with applicable laws, regulations, and city policies; and for other purposes.

- ➢ **Resolution – Operation & Facility Rental Policy (Recreation Department):** A resolution of the Mayor and Council of Garden City, adopting a recreation operation and facility rental policy for public recreational facilities within the city; establishing operational, access control, rental, conduct, disciplinary, and emergency standards; providing for severability; repealing conflicting resolutions; and for other purposes.

- ➢ **Resolution – Water & Sewer Utility Discount Program:** A resolution by the Mayor and Council adopting a water and sewer utility discount program policy for older and disabled adults living on a fixed or low income within the city; establishing eligibility criteria, documentation requirements, and

administrative procedures; providing for severability; repealing conflicting resolutions; and for other purposes.

- **Alcoholic Beverage License Application:** Consideration by the Mayor and Council of an alcoholic beverage license application made by Valerie Haiungs as manager to sell wines, beer, and/or malt beverages at Food Lion, LLC (D/B/A Food Lion #811), 109 Minus Avenue, Garden City, Georgia.

- **Alcoholic Beverage License Application:** Consideration by the Mayor and Council of an alcoholic beverage license application made by George Taylor as manager to sell wines, beer, and/or malt beverages at Gregory M. Parker, Inc. (D/B/A Parker's #39) 4219 Augusta Road, Garden City, Georgia.

- **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: Slade Cole

Name of Person to Speak: Citizen

Title: Self

Business / Organization: 1600 Telfair Rd.

Address: Garden City, GA 31415

City/State/Zip: 912 398-1151

Telephone Number: slade.cole@comcast.net Email Address: X

Have you addressed your issue(s) with City staff? ____Yes X____No

Have you addressed your issue(s) with the City Manager? ____Yes Novemb NOV____No

City Council Meeting Date: 11/16/26

PURPOSE:

Brief summary / paragraph of topic:

Please provide a copy of the latest Hydrology Report for NOI permit #GAR 18B9D5-V2.
Please complete the permit's Initial phase including skimmer and Outlet Control Structure.
Please complete the permit's Tree Protection.
Please respond to the 15 outstanding Open Record Requests.
Please restore positive drainage in the MS4 ditches on the right of way of Telfair Rd. and Bunger Pit Rd. The two ditches are parallel to the roads and the entire frontage / property line of 1514 Telfair Rd. and 100 Bunger Pit Rd.

Signature Slade Cole **Date**

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:

_____

_____

_____

(912) 963-2769
occtax@gardencity-ga.gov

Record Report for Alcohol License #ALC-26-0026

Record Overview

Record Number: ALC-26-0026

Record Type: Alcohol License

Record Status: In Progress

Record Submitted At: Wednesday October 14, 2026

Record Address: 109 Minus Avenue, Garden City, GA 31408

Record Owner: Audrey Norwood

Record Applicant User: Sard and Leff

Record Applicant Company: Food Lion, LLC

Form Submission

Type of License (Select all that apply.): Alcohol – Beer and/or Malt Beverages, Alcohol – Wines, Alcohol – Advertising

Name of Business: Food Lion, LLC

D/B/A (if applicable): Food Lion #811

Business Physical Address:
109 Minus Avenue, Garden City, GA 31408

Business:
2110 Executive Drive
Salisbury, NC 28147
renewals@sardandleff.com, (912) 966-0523

What other kinds of business will be conducted at this location?:
Grocery store selling malt beverages and wine for off premise consumption.

All Persons with a Financial Interest in the Business:

Name	Address	Percent Ownership (%)
Delhaize America, LLC	2110 Executive Drive, Salisbury, NC 28147	100

Has any person having an interest in said business been convicted of any violation of law other than a traffic violation? Served time in prison, or other correctional institution? : No

If Yes, describe circumstances.:

-

Applicant:
Valerie Haiungs
59 Palm Island Drive
Jesup, GA 31545
(912) 966-0523

Applicant Date of Birth: [redacted]

Applicant Age: [redacted]

Has the applicant ever held a similar license?: No

If Yes, please specify. :

-

If Yes, what year was the license issued?: -

Describe the interest owned or held by the applicant in the business.:

0%

Will the applicant operate the business in person?: Yes

If No, list the name of the manager.: -

Brief Personal History of Applicant:

Please see attached Exhibit "A"

Criminal History of Applicant (if any):

None

References:

Name	Address
Julia Young	107 Fox Tree, Rincon, GA 31326
Joseph Carter	2248 Bolling Street, Savannah, GA 31404
Jeffrey Haiungs	59 Palm Island Drive, Jesup, GA 31545
Rasharn Ware	98 Winslow Circle, Savannah, GA 31407
Joshua Cordova	70 Bays Avenue, Garden City, GA 31408

All of the foregoing information is hereby given and all of the foregoing statements are hereby made on oath, willfully, knowingly, and absolutely, and the same is and are hereby sworn to be true under penalty for false swearing as provided by law.:

Signed in GovWell: Wednesday October 14, 2026, 7:16pm

(912) 963-2769
occtax@gardencity-ga.gov

Record Report for Alcohol License #ALC-26-0007

Record Overview

Record Number: ALC-26-0007

Record Type: Alcohol License

Record Status: In Progress

Record Submitted At: Thursday September 3, 2026

Record Address: 4219 Augusta Road, Garden City, GA 31408

Record Owner: Audrey Norwood

Record Applicant User: Veronica Johnson

Record Applicant Company: Gregory M. Parker, Inc.

Form Submission

Type of License (Select all that apply.): Alcohol – Beer and/or Malt Beverages, Alcohol – Wines, Alcohol – Advertising

Name of Business: Gregory M. Parker, Inc.

D/B/A (if applicable): Parker's #39

Business Physical Address:
4219 Augusta Road, Garden City, GA 31408

Business:
171 Crossroads Parkway
Savannah, GA 31407
vjohnson@parkersav.com, (912) 966-2684

What other kinds of business will be conducted at this location?:

Convenience store with gas sales

All Persons with a Financial Interest in the Business:

Name	Address	Percent Ownership (%)
Gregory M. Parker	10 E. Taylor Street, Savannah, GA 31401	100

Has any person having an interest in said business been convicted of any violation of law other than a traffic violation? Served time in prison, or other correctional institution? : No

If Yes, describe circumstances.:

-

Applicant:
George Taylor
37 Kingslan Ct.
Savannah, GA 31419
(912) 396-9002

Applicant Date of Birth: [redacted]

Applicant Age: [redacted]

Has the applicant ever held a similar license?: No

If Yes, please specify. :

-

If Yes, what year was the license issued?: -

Describe the interest owned or held by the applicant in the business.:

N/A

Will the applicant operate the business in person?: Yes

If No, list the name of the manager.: -

Brief Personal History of Applicant:

Has never owned any businesses.
Education: East Carolina University
Previous Job at: Loves Travel Stops
Previous Addresses:
-7920 Camellia Lane, Charlotte, NC 28277 (2019 - 2021)
-302 Wilshire Blvd., Savannah, GA 31406 (2021 - 2023)
-37 Kingslan Ct., Savannah, GA 31419 (2023 - present)

Criminal History of Applicant (if any):

-

References:

Name	Address
Mary Frances Greenwood	Savannah, GA
Veronica Johnson	Atlanta, GA
Jennifer Wade-Pryor	Bloomingdale, GA
Alisa Taylor	Savannah, GA
Raechel Jones	Pooler, GA

All of the foregoing information is hereby given and all of the foregoing statements are hereby made on oath, willfully, knowingly, and absolutely, and the same is and are hereby sworn to be true under penalty for false swearing as provided by law.:



Signed in GovWell: Friday September 11, 2026, 3:47pm

SYNOPSIS

Pre-Agenda Session
Monday, November 2, 2026 - 5:30 p.m.

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

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

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Katie Draeger, Finance Director; Carlos Navarez, Planning Director; Veronica Enoch, Governmental Affairs & Strategic Initiatives Director; Mike Dick, Fire Chief and Tonya Roper, Clerk of Council.

Mayor's Updates

None

City Council Updates

Councilmember Morris reported that she attended the District 12 meeting last week, which was also attended by Councilman Bruner. She stated that the meeting was very informative and provided an opportunity for representatives from the various municipalities within District 12 to come together and discuss regional issues.

A significant portion of the discussion focused on data centers and the potential impact of upcoming election results on future leadership priorities and policy direction.

Councilmember Morris also shared that attendees recognized and congratulated Pam Helton on her official retirement. In honor of her years of service, she was presented with an honor and received recognition from many individuals who expressed their appreciation for her contributions throughout her tenure.

Additionally, there was discussion regarding staffing changes and district assignments resulting from retirements. While a replacement for Ms. Helton has been identified, Councilmember Morris could not recall the individual's name at the time of the report but noted that the information had been announced through an email communication. She also mentioned that district responsibilities are being reassigned, including changes involving Freddy Broom's district coverage.

City Manager Updates

The City Manager provided an overview of the agenda.

1. Public Hearings

Presentation of the FY2027 Budget by the Finance Director.

2. Approval of City Council Minutes

Consideration of the minutes from the October 19th Pre-Agenda Session and City Council meeting minutes, and October 26th Special Called meeting minutes.

3. Items for Consideration

No items for consideration

Briefing

Dean Forest Road Drainage Concerns

The City Manager informed Council that Peggy Sue Fields, a resident of Dean Forest Road, may speak during the informal public comment period regarding ongoing drainage concerns affecting her property. Council was advised that staff have completed an engineering study, cleaned drainage ditches, and continue working on improvements to the Highway 80 canal system which extends from the railroad tracks behind Woodlawn to RaceTrac. The project also requires easements for portions of the drainage work, and that the complexity of the work has contributed to an extended project timeline.

Meeting Schedule

The City Manager informed Council that the November 9th workshop would be the final workshop of the year and that December 7th would tentatively be the only remaining regular Council meeting scheduled for December, with possibly no meeting held on December 21st due to the holiday season. The City Manager further advised that the December 7th agenda is expected to be substantial and will include Planning Commission cases and consideration of a proposed data center ordinance.

Council was informed that the draft ordinance would be presented at the November workshop for review in advance of the December meeting as the current moratorium is set to expire on December 15th, requiring Council to either adopt the ordinance or consider extending the moratorium.

A discussion occurred among Council regarding information presented at the recent District meeting concerning data centers and their potential impacts on local communities. Council members reported hearing a variety of views from representatives and attendees including officials from Effingham County. It was noted that representatives from Effingham County described their community's experience with data center development, citing economic benefits and community investments made by data center operators, including contributions towards local public services and educational initiatives.

Council further discussed information shared by attendees with experience observing data center operations in other jurisdictions. Several participants emphasized the importance of reviewing data from existing facilities to better understand both the benefits and potential challenges associated with

data center development. Discussion included regulatory measures adopted in other communities, such as requirements for closed-loop cooling systems designed to minimize water consumption.

Councilmembers also referenced presentations regarding electrical infrastructure and utility demand, including assurances from utility representatives that planned infrastructure improvements and rate structures were intended to accommodate future growth while maintaining service reliability. Concerns were expressed regarding the potential impact of data centers on utility infrastructure, including water usage and electric power demand. Reference was made to reports from other regions where increased electrical demand raised concerns about system capacity and service reliability. Council acknowledged the importance of evaluating both the long-term benefits and potential infrastructure challenges associated with such developments.

Additional discussion addressed infrastructure improvements currently underway in neighboring communities, including water system upgrades and utility expansion intended to support growth. It was noted that some communities had experienced construction-related challenges while implementing infrastructure improvements but anticipated those issues would be resolved upon completion of the projects.

Council also discussed an upcoming informational meeting in Chatham County concerning data centers. It was noted the meeting would include a presentation and Q & A session, providing an additional opportunity for elected officials to gather information regarding the topic.

The Planning Director informed Council that City staff attended a session approximately two weeks prior in which representatives from Georgia Tech presented information concerning data center operations and trends throughout the State of Georgia. He explained that the purpose of the presentation was to provide objective information, including examples of how data centers operate, their economic impacts, and the types of revenue generated for host communities.

The Planning Director noted that participants were provided with an opportunity to discuss the information presented and offer feedback; however, the presentations were intended primarily as informational sessions. He further informed Council that the session attended by City staff was not open to the public and that the same presentation has been delivered by Georgia Tech at various locations throughout the year. He stated that the presentations focus on data from existing data centers and provide information regarding the economic benefits, tax revenue, and development experiences of communities that currently host such facilities.

Council thanked the Planning Director for the information. No action was taken.

Planning Commission Items Update

The Planning Director discussed tentative agenda items for the upcoming November 9th workshop and advised that the workshop would be lengthy due to several matters requiring Council review before the December 7th meeting. He explained that multiple rezoning and development applications must be reconsidered because the Planning Commission lacked a quorum at previous meetings. As a result,

items from the September and October meetings along with new Planning Commission recommendations would be presented to Council for consideration.

The Planning Director reported that approximately eight cases, including rezonings, General Development Plans (GDPs), and text amendment are expected to be reviewed before year-end. He stated that most of the cases are routine in nature, although one rezoning request involving the sale of alcohol at a proposed restaurant may generate public interest. The Planning Director also discussed potential amendments to the Planning Commission membership structure to address future quorum issues, with staff intending to bring the matter forward for consideration in January 2027.

Adjournment: Mayor and City Council adjourned the pre-agenda session at approximately 5:57pm.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 11-16-26

M I N U T E S

City Council Meeting
Monday, November 2, 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 Richard Lassiter and Councilmember Debbie Ruiz. Absent: Councilmember Chris Figiel.

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Katie Draeger, Finance Director; Carlos Nevarez, Planning Director; Tonya Roper, Clerk of Council; and Kyle Thomas, IT Tech.

Formal Public Comment: *No formal requests*

Informal Public Comment: Peggy Fields, 152 Dean Forest Road in District 2, said I was here last July. I still have concerns about a severe stormwater problem in my area. The commercial property behind me was required to dig a 1.8-acre retention pond, and it is not being taken care of. It is overgrown.

Ms. Fields said I have been trying to work with Code Enforcement. The last text I received was in August, and I was told the pond was being looked at and that the owner had been contacted. I would like an update. A picture is worth a thousand words, and I would like for you to see the severity of the situation.

She stated the pond has not been maintained. The property owner may be willing to address the issue, but I have been trying to get something done since March 2025. In addition, there is a ditch beside my property that needs to be cleaned out. I have cleaned and dug out my portion of the ditch, but this remains a serious problem.

Ms. Fields continued by saying the water has come close to getting into my house. City officials required the retention pond to be constructed, but when it was dug, dirt was banked around it. Since then, the property has changed ownership. At the time, there was a maintenance agreement involving myself, Ron Alexander (Planning Director), and Mr. Helme, who owned the property then. I do not know what happened to that agreement, but I believe those maintenance responsibilities should have transferred with the property. The pond is supposed to drain toward Old Louisville Road, but I do not know what happened to the drain. In its current condition, it is not serving its purpose. I am concerned that flooding will occur and that water will get into my house.

Ms. Fields said I am asking that the property owner and the City work together to have the retention pond cleaned out and properly maintained. I am very concerned about the condition of the pond, the drainage ditch, and the risk of flooding to my property.

The Planning Director said we have been working on this project since approximately March, and in reality, for about a year. Earlier this year, a report was completed to identify the causes of the drainage and flooding issues in the area.

He said we understand that the pond has been identified as one concern; however, there are additional drainage issues beyond the pond itself. Some of the drainage flows toward Highway 80 and through a canal on properties where staff, including the City Attorney and Leon Davenport; Engineering Consultant have been working to obtain easements and establish maintenance efforts. Our review found that there is no recorded maintenance agreement for the pond. The pond was established under a previous administration, and while we have obtained the engineering plans, we have been unable to locate any maintenance agreement documentation. We have contacted the property owners through their local representative, but communication has been challenging.

The Planning Director stated the City has not forgotten about this issue. We have already completed improvements along Highway 80 and Old Louisville Road to help address drainage concerns. However, the affected property sits at a very low elevation, making it particularly susceptible to flooding during periods of heavy rainfall. Records indicate flooding occurred in 2014, and the photographs presented are from 2024. As we evaluate long-term solutions, we are looking at more than just the pond. We must also consider where the water goes once it leaves the pond. Stormwater ponds typically have emergency overflow structures, so we must ensure the downstream systems, including Highway 80 and Old Louisville Road drainage infrastructure, are capable of handling any additional flow.

He continued by saying our focus is on the entire drainage system in that area, not solely the pond. When RaceTrac was developed, improvements were made to the canal system. Since those improvements were completed, we have not observed significant flooding issues associated with that development. In fact, those improvements appear to have helped alleviate some of the flooding concerns. One issue we identified was that water previously had nowhere to go once it reached Highway 80 or Old Louisville Road, causing water to back up and contribute to flooding. Since then, the City has made several improvements in the area to address those concerns. At this point, our latest effort is to address the pond maintenance issue through code enforcement.

Councilmember Hall said we are working on it right now?

The Planning Director replied yes.

Councilmember Ruiz said where can the water go, do we know where it goes?

The Planning Director responded yes, we know where it goes. It ultimately reaches some of the major canals that run through the city. We do not have issues with large-scale flooding. If we experience significant rainfall, the property's low elevation means it may still receive some standing water.

With no additional questions or comments. Council thanked staff for their response. Mayor Campbell closed the informal comment section.

Public Hearings: Mayor Campbell recognized the Finance Director to provide a presentation of the FY2027 Budget.

Staffing Levels: The proposed budget includes an increase in full-time staffing from 145 positions to 147 positions. The two additional positions are proposed Public Works Technician positions.

General Fund: The proposed General Fund revenue budget is $21.6 million, representing a 6.3% increase over the current year. Taxes continue to be the City's largest source of revenue. General Fund expenditures are also proposed at $21.6 million, resulting in a balanced budget. The 6.3% increase in expenditures includes both operating and capital expenditures. Expenditures by function show that Police and Fire services account for approximately 60% of the General Fund budget.

Stormwater Fund: The proposed Stormwater Fund budget is $1.3 million, representing a 19% increase. Staff is not recommending an increase in the stormwater fee for FY 2027. The fee would remain at $4.75 per Residential Unit (RU).

Sanitation Fund: The proposed Sanitation Fund budget is $660,000, a 2% increase over the previous year. At this time, the City has not received a rate increase from Waste Management. Therefore, staff is not proposing any increase to sanitation fees.

Water and Sewer Fund: The proposed Water and Sewer Enterprise Fund revenues are slightly more than $9 million, representing a 21% increase. Proposed expenditures also reflect a 21% increase, including $3.9 million in capital improvement projects.

Staff is recommending a water and sewer rate adjustment:

- Residential customers using approximately 5,000 gallons per month would see an increase of $1.96 per month.
- Commercial customers using approximately 15,000 gallons per month would see an increase of $12.91 per month.

As discussed during the budget retreat, approximately 95% of residential customers would experience an increase of no more than about $2 per month.

SPLOST Fund: Projected SPLOST revenues for FY 2027 are $6.7 million. The decrease from previous levels is due to the transition from SPLOST VII to SPLOST VIII. SPLOST expenditures are also budgeted at $6.7 million.

The largest project category is Telfair improvements, which includes:

- Telfair Road improvements
- Telfair Place improvements
- Associated drainage improvement projects

Other Funds:

- Confiscated Assets Fund: $108,000
- Hotel/Motel Tax Revenue: Estimated at $490,000

The Finance Director stated this concludes the presentation and asked for any questions.

Mayor Campbell opened the floor for public comment. With no comments or questions, he closed the public hearing.

City Council Minutes: Councilmember Morris made a motion to approve the minutes from the October 19th Pre-Agenda Session and City Council meeting minutes, and October 26th Special Called meeting minutes. The motion was seconded by Councilmember Bruner and passed with all voting in favor of the motion.

Items for Consideration: *No items for consideration*

Adjournment: Councilmember Hall made a motion to adjourn at approximately 6:12pm. The motion was seconded by Councilmember Ruiz and passed without opposition.

Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council on 11-16-26

SYNOPSIS
City Council Workshop
Monday, November 9, 2026 – 5:30 p.m.

Call to Order: Mayor Campbell called the workshop to order at approximately 5:30 pm and Councilmember Hall 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 Debbie Ruiz. Absent: Councilmember Richard Lassiter

Staff Members Present: Rhonda Ferrell- Bowles, City Manager; James P. Gerard, City Attorney, Cpt. Joseph Papp, Patrol Commander; Mike Dick, Fire Chief; Cliff Ducey; Recreation Director; Carlos Nevarez, Planning Director (via Zoom); Katie Draeger, Finance Director; Veronica Enoch, Governmental Affairs & Strategic Initiatives Director; Denise Grabowski, Planning Consultant; Tristan Perez, Code Enforcement, and Tonya Roper, Clerk of Council.

- **Planning, Zoning, & Building Item(s):**
  a. **Planning Commission Cases Presentation**

Case No: ZMA-26-0003:
The Planning Director presented a rezoning application submitted by Andrew Morris, owner of multiple properties located on and around 8th Street. The applicant requested that certain properties be rezoned from C-2 to C-2A to allow for future restaurant development and the potential sale of beer and wine. Staff explained that the applicant has been approached by several restaurant operators interested in locating in the area and is also considering additional restaurant development on his properties.

Staff reviewed the location of the subject properties and noted that the applicant owns a significant portion of the surrounding commercial area. It was further explained that the rezoning request was being made to accommodate prospective restaurant uses that would require the ability to apply for alcohol sales permits.

The Planning Director stated that, after reviewing the application, they found no significant concerns with the proposed rezoning and recommended approval of the request. He emphasized that rezoning approval would not automatically authorize alcohol sales and that any future alcohol license application would be subject to all public notice requirements, state and local regulations, and review by the City.

Councilmember Figiel inquired about the applicant's plans for a proposed food truck park. The Planning Director explained that the concept includes food trucks, outdoor seating areas, and the possibility of alcohol sales by appropriately licensed vendors. He noted that any alcohol sales would require the necessary permits and compliance with all applicable laws and regulations.

During discussion, Councilmember Hall inquired about a nearby property that is owned by a church organization. The City Attorney advised that while the property is church owned, there is currently no active church operating at that location.

Mayor Campbell asked how a future church or other protected use would affect an existing alcohol license. The Planning Director explained that distance requirements are typically evaluated at the time an alcohol license is issued. If a licensed establishment is operating in compliance with the applicable regulations, a church locating in the area afterward would be required to comply with the established distance requirements rather than requiring the existing business to cease operations. He further noted that similar distance requirements exist for schools, although school-related regulations are generally more restrictive.

Case No: ZMA-26-0004:

The Planning Director presented a rezoning application for the property located at 10 Hanger Court. He reported that the application is requesting a rezoning from I-1 light industrial to I-2 heavy industrial. Staff explained that the request is intended to align the property's zoning classification with existing and anticipated industrial uses. The applicant stated that the rezoning would help ensure that current and future tenants remain in compliance with applicable zoning regulations.

The Planning Director reported that the property is located within an area that is primarily industrial in nature, and the proposed rezoning is compatible with surrounding land uses. As part of the application, the applicant has committed to establishing a 50-foot buffer along the portion of the property adjacent to residentially oriented areas.

He further noted that the buffer would provide additional separation between industrial operations and neighboring properties. He also confirmed that all site access will continue to be provided exclusively from Hanger Court and no access will be created through adjoining residential areas.

Case No: GDP-26-0004:

The Planning Director presented a general development plan for 100 Morgan Industrial Blvd. This property has been used by the industry for some time, and they have already utilized most of the site. They are now looking to expand that usage. This project is located more centrally, before you get to the railroad tracks. Their current plan is to come in and essentially use the area as a laydown yard, extending across toward the forested area.

There are some wetlands on the property that they will need to address. They are coming in for a General Development Plan (GDP) to expand their existing operations. Overall, it is a fairly straightforward project. They have the necessary rights related to the wetlands, and staff will review those details along with access and entrance requirements. The plan primarily shows a gravel area with two entrances, one here and another here. They will also be making some ditch improvements.

Additionally, there is another portion of the project that will need to go through engineering review to ensure there are no issues with the expansion. The site has already been used in this manner to some extent, so this application is largely intended to formalize and clean up some of the existing conditions.

The applicant is aware of the proposed GDOT and railroad improvements. They indicated that if those projects move forward and require a significant portion of the property, they will comply with whatever requirements result from those improvements.

Case No: GDP-26-0005:

The Planning Director presented a GDP request for a used car dealership near the intersection of Fall Avenue and Highway 17. The dealership owner is relocating an existing business rather than adding a new dealership to the area. The proposal includes a new sales building, a small garage, and an associated vehicle display area. The applicant has received Health Department approval for septic service, and a well is already in place. Staff reported no concerns with the proposed use of the vacant property.

Councilmember Hall inquired of the façade of the building. The Planning Director responded that the proposed building materials, which include stucco, Hardie board siding, a metal roof, and brick accents.

Councilmember Figiel raised the question regarding the use of a gravel parking lot and whether paved parking could be required. Staff noted that paving would require additional stormwater management improvements and agreed to discuss options with the applicant and Planning Commission.

The Planning Director informed Council that these four presentations will appear before the Planning Commission on December 1st with City Council hearings scheduled for December 7th.

Case No: ZMA-26-0001:

The Planning Director reported that this case is four properties for rezoning from I-1 to I-2 due to a change in permitted uses to heavy industrial. The properties are located at 6020 Commerce Blvd., 6018 Commerce Blvd., 7 Hanger Court, and 11 Hanger Court.

The City Manager inquired whether the applicant has a stormwater management plan, noting concerns about an area that is known to experience drainage issues. Staff responded that stormwater improvements are the next issue being addressed. The applicant is also proposing a fence around the 11 Hangar Court area, and staff is currently working through the permitting process for the fence. Before occupancy can occur, the applicant is required to obtain a General Development Plan (GDP) approval to address outstanding engineering requirements. Staff noted that the applicant is coordinating with GMC Engineering to prepare the necessary engineering plans.

Case No: ZMA-26-0002:

The Planning Director reported that this request is to rezone from R-2 to C-2. The property located at Heidt Avenue and the applicant is seeking to rezone the property to increase its development potential and marketability. The applicant has discussed a possible use involving a private medical transportation business, including the storage of transport vehicles on-site, but no specific use has been finalized. The Planning Director noted that other commercial uses may also be considered in the future. The property's designation on the Future Land Use Map is already identified as commercial, and staff indicated the request is consistent with that designation.

A discussion occurred amongst staff and Council regarding the residential homes. It was noted that a previous request involving alcohol sales at the site had been denied; however, the current request is limited to commercial zoning and does not include alcohol sales. Staff explained that the Future Land Use Map supports commercial development in this area and that the Planning Commission has recommended approval.

Discussion focused on surrounding land uses, nearby residential properties, buffering requirements, and potential future development. Staff noted that a 50-foot buffer would be required adjacent to nearby residences and that portions of the surrounding area are already zoned for commercial or industrial uses. Questions were raised regarding traffic access and neighborhood impacts. Staff indicated that the property has available public access and that any future development would be subject to the applicable site and access requirements.

Case No: GDP-26-0003:

The Planning Director presented a General Development Plan (GDP) for the development of an outdoor storage facility at 420 Telfair Road, including construction of a new 10,000 square foot metal building. The Planning Commission previously recommended eliminating one of the proposed driveways, and the applicant has revised the access plan accordingly. The site has already been graded and contains an existing pad, which will be utilized for the new building.

The proposed structure will include office space at the front with warehouse/storage space and bays along the side. The remainder of the property will be used as an outdoor laydown and storage yard. The applicant is also proposing landscaping improvements and has addressed stormwater management requirements through engineering review. The item will return with the Planning Commission's updated recommendations.

GCPD Training Range

The Planning Director presented a concept plan for a proposed police department training shooting range to be located on less than one acre of property behind the Public Works facility. The project includes construction of safety berms surrounding the range, with berm heights exceeding minimum regulatory requirements. A covered training area and parking accommodations are also proposed as part of the development.

He reported that the engineering consultant has reviewed applicable regulations and designed the range to meet or exceed required safety standards, including setback and buffering requirements. The concept has been reviewed by the Planning Commission, which forwarded recommendations for consideration. The proposal will return for formal approval of the use.

The remaining four cases will return to the Planning Commission on November 17th for recommendation with hearings scheduled for Council agenda on the December 7th agenda.

b. Data Center Moratorium Update

The City Manager explained the update for the item is to introduce the draft of the proposed ordinance for data centers. The City Attorney distributed a revised version of the ordinance with a minor correction. Data

Centers are becoming a component of the modern-day main structure, and the proposed ordinance establishes comprehensive zoning and land use standards for contemplating developments.

The City Attorney clarified that the process involving a data center requires a significant number of details in order to develop within the city. Based on the ordinance, a data center has to be permitted in I-2 zones with the approval by the Board of Appeals. The City Attorney discussed the types of data centers as defined by closed loop system, data center itself, a major versus a minor data center with standards for centers less than 10,000 sq. ft classifies as minor and anything greater than 10,000 sq. ft. being defined as a major data center. These standards become relevant when they pertain to setbacks, square footage, buffers, lot dimensions, height restrictions and minimum acreage requirements. The City Attorney noted that along with the City Manager they pulled the figures used in the draft ordinance from other cities.

He informed Council there could be more discussion if they wish to increase those requirements. The drafted ordinance includes architectural controls, prohibited exterior materials, the screening of HVAC systems and generators from public view, location and appearance of the front entrance of the facility. The ordinance also addresses mechanical rooftop equipment screening, parking and storage requirements. The City Attorney provided an overview of the aspects for the regulations of a development agreement which may provide vested rights to the property owner during the term of the agreement to ensure that the development proceeds in compliance with land use regulations and must contain specified criteria such as matters that are discussed in the development, compliance with energy reporting, and identification of land use, conditions, and other restrictions necessary to protect the health and welfare of the public.

Examples of plans and studies that may be required as part of a development agreement for a major data center include a noise impact assessment, water consumption and sustainability plan, energy consumption and sustainability plan, lighting plan, stormwater management plan, sewer plan, and other related studies. These plans are among the eight primary plans typically required for consideration of a major data center development. All development agreements must be recorded with the Clerk of Superior Court.

The City Attorney explained that the required plans and studies must be submitted to the City and are intended to identify the conditions, mitigation measures, and development restrictions that will apply to the project. He further noted that a public hearing must be conducted prior to the Board of Appeals' initial consideration of a proposed land development or conditional use application.

The City Attorney informed Council of the decommissioning bond requirement, which developers must provide to ensure funding for decommissioning activities, site removal, remediation, and mitigation of any remaining impacts. He noted that architectural control requirements, study plan reports, compliance regulations, and financial assurances collectively establish the framework for a data center development ordinance.

The Planning Consultant informed Council that data centers are an emerging use where many communities are including a benefit requirement where there is a benefit provided back to the community.

The City Attorney addressed Councilmember Ruiz inquiry regarding the electrical power supply by referencing section 7 (pg. 12) of the drafted ordinance. Prior to the City's approval of a land disturbance permit for a data center, the applicant shall submit to the City a letter from the electric power provider confirming capacity and willingness to serve the project, including any restrictions or limitations imposed by the power provider (e.g. mandatory load shed schedule, substation, etc.). The City may require a power impact study, phasing plans, and provision of a binding agreement between the data center's power provider and developer in order to ensure long-term service reliability. No primary onsite power generation shall be permitted. He noted that the city still needs information from outside sources to identify requirements for the agreement. The City Attorney stated the ordinance has been reviewed numerous times by both myself and the City Manager to confirm key requirements were included and believe most of those requirements are covered.

- **Finance Department Item(s):**
  - **a. <u>Water/Sewer Utility Discount Policy Program</u>**

The Finance Director presented the proposed policy and outlined the program's eligibility requirements and administrative procedures. The Finance Director explained that applicants must be at least 65 years of age, meet established income qualifications, or be disabled. All applicants would be required to provide documentation verifying their eligibility. Additionally, applicants must be the holder of the utility account for which the discount is requested.

The Finance Director further explained that the policy was designed to incorporate future changes without requiring annual amendments. Discount amounts would be based on the city's adopted fee schedule, and income eligibility thresholds would be based on guidelines established by the Georgia Department of Community Health for the current fiscal year. As those guidelines are updated, the eligibility thresholds would automatically adjust accordingly.

The Finance Director stated that participation in the program would require submission of an application, and all required supporting documentation. Program participants would be responsible for notifying the city of any changes affecting their eligibility. Any applicant or participant found to have provided false information or otherwise violated program requirements would have the discount terminated immediately. The policy would not permit retroactive application of discounts under any circumstances.

Councilmember Morris inquired whether a customer who was disconnected for nonpayment would lose eligibility of the discount program.

The Finance Director responded that disconnection for nonpayment would not automatically remove a participant from the program. The customer would be required to satisfy all applicable reconnection requirements and fees; however, participation in the discount program would remain in effect provided the customer continued to meet all eligibility requirements.

This item is to move forward for consideration by Council.

- **Fire Department Item(s):**
    a. **Fire Apparatus 2003 E-Quint Surplus**

The City Manager reported that the Fire Department has requested to declare the Department's 2003 E-1 Quint surplus property. The apparatus has approximately 90k miles and has become unreliable and obsolete. The Fire Chief informed Council that repair costs have become excessive, with significant expenses incurred each time the vehicle is returned for service. Replacement parts are becoming increasingly difficult to obtain due to the age of the apparatus and the discontinuation of many components.

He further explained that the ladder system, one of the most critical features of the truck, can no longer be adequately repaired because replacement hydraulic relay components are no longer available. Despite substantial investments in repairs and maintenance over the years, the apparatus has reached the point where continued repairs are no longer considered cost-effective.

The Fire Chief stated that his goal is to declare the vehicle surplus and dispose of it through an appropriate sale process. Proceeds from the sale would be reserved and potentially applied towards the future purchase of a replacement apparatus. He emphasized that each attempt to return the vehicle to operational status has resulted in repair costs amounting to tens of thousands of dollars, making the truck increasingly expensive to maintain.

Following discussion, it was noted that the Quint has served the Department for more than twenty years and has exceeded its practical service life. Council agreed to move the item forward for consideration.

- **Recreation Department Item(s):**
    a. **Policy and Procedure Manual Draft Update**

The City Manager announced the Recreation Department item regarding the proposed Policy and Procedures Manual for the Recreation Complex. It was noted that the manual included key provisions addressing public use policies, facility access controls, registration procedures, behavioral standards, suspension protocols, business operations, and emergency procedures.

The Recreation Director stated that the proposed manual reflected matters previously discussed by Council and was being presented to establish clear and consistent operational standards for the facility. The Recreation Director advised that the complete policy was included in the meeting packet for review.

Councilmember Morris questioned why the proposed policy appeared to apply only to the new Recreation Complex and not to other City-owned recreational facilities. The City Manager explained that formal written policies had not previously been established for many of the City's recreational facilities and that the development of the Recreation Complex manual was part of the transition process associated with opening and operating the new facility.

Councilmember Morris expressed concern that applying the policy to only one facility could create inconsistencies and stated that all City recreational facilities should operate under the same standards. Additional discussion followed regarding other City facilities, including the gymnasium, community centers, senior citizens facility, parks, and other recreational buildings operated by the City.

Council Member Morris reiterated that the rules and standards outlined in the proposed manual should be considered for application across all City recreational facilities rather than being limited solely to the Recreation Complex.

This item will move forward for consideration.

b. Cooper Center Lease Agreement

The City Manager discussed the item regarding the Cooper Center Lease Agreement. It was noted that, during the October 19 agenda session, Council discussed returning the property to the Cooper family and directed staff to begin exploring the necessary steps to facilitate that process.

The City Manager advised that the item was being presented as a follow-up to that discussion. In a memorandum provided to Council, staff outlined efforts to contact representatives of the Cooper family and begin discussions regarding the transfer of the property. Staff reported that communication had been initiated and that the process was moving forward. The City Manager further explained that a lease agreement had been prepared for Council's consideration. The proposed agreement was based on documentation previously utilized by the City for similar property arrangements and transfers.

The City Attorney will follow up regarding the appropriate procedures, documentation, and official contacts necessary to complete the transfer process and establish a formal agreement with the Cooper family.

- **Municipal Court Item(s):**
  - **a. Municipal Court Judge**

The City Manager introduced the item regarding the renewal of the Chief Municipal Court Judge's agreement. She explained that the current agreement is set to expire in December and that the proposed renewal would extend the agreement for an additional two years, through December 31, 2028. The agreement would become effective upon execution, and compensation would remain unchanged at $1,000 per court day worked.

Councilmember Hall asked about the judge's performance and also inquired about previous concerns of accessibility after hours. The City Manager responded that her performance has been good. The Patrol Commander stated the Court administration has been pleased with her service, describing her as fair and impartial. He stated the judge is very accessible and regularly available when needed. The City Manager acknowledged that there had been some concerns at the beginning of her tenure regarding coverage and communication but stated that those issues had since been resolved. She added that similar concerns related to code enforcement matters had also been largely addressed although there are still some areas that continue to be evaluated. Overall, the City Manager stated that the arrangement is working well.

Councilmember Morris asked whether the associate or substitute judges would also be appointed under a two-year agreement.

The City Manager explained that the Chief Judge selects those judges. She stated that those agreements would come before Council in January for consideration. The City Manager added that once the Chief Judge's agreement is approved, she can continue the process of selecting and recommending the other

judges for appointment.

The City Attorney noted that municipal judges serve two-year terms and he would review the City Code to determine whether assistant or substitute judges serve one-year or two-year terms.

With no additional discussion, the item will move forward for consideration.

- **Information Technology/Information System Department Item(s):**
  - **a. <u>IVU System Replacement</u>**

The City Manager presented the HVAC system project, explaining that the existing system is more than 17 years old and is included in the FY2026 budget. She noted that the proposed cost exceeds her spending authorization limit and therefore requires Council approval. The proposal is for approximately $218,000. The proposal submitted for consideration was from a qualified vendor for replacement of the system.

During discussion, the City Manager explained that while the current system remains operational, it has exhibited increasing signs of age and unreliability. Recent issues include inconsistent airflow and temperature control throughout city hall. Staff noted that offices have experienced irregular heating and cooling conditions, with some areas becoming excessively cold. It was further explained that due to the age of the equipment, there is concern that significant repairs or adjustments could result in additional failures. The City Manager clarified that the system has reached a point where replacement is considered a more practical and cost-effective solution than continued repairs and maintenance. Delaying replacement could increase the risk of a complete system failure and potentially result in higher emergency repair costs.

The item will move forward for consideration.

- **Mayor's Updates**

Mayor Campbell announced his attendance at the Hispanic Chamber of Commerce Gala and was able to meet with the Member-elect State House representative for District 165, MiQuan Green. Mayor Campbell also informed Council of his attendance at the 2026 NAACP Gala at Savannah State University with keynote speaker Governor-elect Keisha Lance Bottoms. Legislative representatives from these events are looking forward to the November 17th dinner meeting. In speaking with Mayor Johnson, he clarified that with on-set of new a new delegation, the municipalities will be notified of any additional itinerary meeting information regarding the 2027 Savannah-Chatham Day event.

Council acknowledged the County as a great resource for information regarding legislative meetings during this event and recognized the Governmental Affairs & Strategic Initiatives Director as the main point of contact.

- **City Council's Updates**

Councilmember Hall informed Council of his conversation with Mayor Williams; City of Pooler – the primary topic for last year's meeting was to meet with engineers to discuss the number of projects

occurring within their city. Mayor Williams informed Councilmember Hall of the uncertainty in having the agenda as these discussions were held during the Council retreats throughout the year. Upon discussion, it was noted that this meeting referenced by Mayor Williams was specifically for the discussion of the projects relating to the Pooler community.

- **City Manager Updates**
  - **a. CSX Closure Notification – Priscilla D. Thomas Way**

The City Manager reported that she had received notification that afternoon from CSX that Priscilla D. Thomas Way is scheduled to be closed on Tuesday, November 17th, 8:30 a.m. to 5:30 p.m. Staff had not yet had the opportunity to coordinate with police and fire services regarding traffic and emergency access; this closure is weather permitting and subject to change.

Councilmember Morris asked whether the upcoming closure would affect the first or second railroad track. The City Manager indicated that a map was available and confirmed that the closure would be at the first track near the stadium.

b. Emergency Access Road Project Update

Councilmember Morris inquired about an update on the road project for Priscilla D Thomas Way area. The City Attorney reported that a judge must first appoint the administrator, after which the City can enter into the necessary contracts. He explained that the court is currently reviewing and correcting legal descriptions and other identified issues, with the most recent correction received approximately two weeks earlier. He stated that closing cannot occur until those matters are resolved but did not anticipate any significant problems, noting that progress would move forward once appointments are completed.

c. Priscilla D. Thomas Way Road Signage

Mayor Campbell reported that he had been informed that a street sign bearing the full Priscilla D. Thomas Way designation was missing. During discussion Councilmember Morris noted that the sign attached to the traffic signal displays an abbreviated street name due to character limitations and suggested the missing sign was likely the pole mounted sign displaying the full name. It was agreed to inspect the location and follow-up for replacement of the sign if necessary.

Briefing

The City Attorney advised Council that a resolution would be required to authorize the service of alcoholic beverages at the upcoming legislative dinner. The City Attorney explained that, because alcohol would be served at a City-sponsored event, Council approval would be necessary through adoption of a formal resolution.

The City Attorney further stated that all applicable regulations governing the service of alcohol must be followed, including the requirement that a licensed bartender be present and that the event comply with all relevant laws, ordinances, and procedures. It was noted that the City had previously approved a similar resolution for an event held at City Hall where alcoholic beverages were served in the foyer. The City Attorney indicated that a short resolution had already been prepared for Council's consideration at the upcoming regular meeting.

Following discussion, Council acknowledged the need for formal approval and agreed that the proposed resolution would be presented for consideration.

With no additional items, the meeting adjourned at approximately 7:10pm

Transcribed by: Clerk of Council
Approved by Mayor & Council: 11-16-26

GARDEN CITY RESOLUTION

WHEREAS, the Mayor and Council of Garden City, Georgia, are desirous of classifying as surplus property and disposing of the Fire Department's 2003 E-One Cyclone Quint (Tag No. GV22008; Vehicle Identification No. 4EN3AAA8031006707) by reason of the vehicle's age, mileage, excessive maintenance costs, and defective parts which cannot be replaced due to their obsolescence;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, that its Fire Department's 2003 E-One Cyclone Quint (Tag No. GV22008; Vehicle Identification No. 4EN3AAA8031006707) be hereby classified as surplus property by reason of it no longer serving any public purpose and because no future public use for the equipment can be reasonably anticipated;

BE IT FURTHER RESOLVED that the Fire Department is hereby authorized to dispose of the above-described equipment by either arranging for same to be sold at auction pursuant to State law or using the same for spare parts on other city equipment and selling the balance of the vehicles as scrap metal.

BE IT FURTHER RESOLVED that the proceeds from any sale of the equipment be placed in the City's general operating fund and earmarked for the Fire Department's vehicle maintenance and operations.

ADOPTED this 16th day of November, 2026.

_____
TONYA ROPER,
Clerk of Council

RECEIVED AND APPROVED this 16th day of November, 2026.

_____
BRUCE CAMPBELL, Mayor

GARDEN CITY RESOLUTION

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **LINDY MOODY,** as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve as Chief Judge of the Garden City Municipal Court for the purpose of exercising all of the authority and duties of such position as are set forth in Article IV, Section 4.11 (a) of the Garden City, Georgia, Charter, in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

BE IT FURTHER RESOLVED that before Ms. Moody commences performance of her duties and responsibilities as the Chief Judge of the Garden City Municipal Court, she be given his oath of office as required by Article IV, Section 4.11 (e), of the Garden City, Georgia, Charter, that the oath be entered upon the minutes of City Council, and that her name, contact information for business correspondence, and term of office be provided to the Georgia Administrative Office of the Courts.

BE IT FURTHER RESOLVED that the City Manager execute that certain agreement between the City and Ms. Moody attached hereto as Exhibit "A" which sets forth the terms of Ms. Moody's appointment as the Chief Judge of the Garden City Municipal Court.

IN OPEN SESSION this 16th day of November, 2026.

_____

TONYA ROPER
Clerk of Council

Received and approved this16th day of November, 2026.

_____

BRUCE CAMPBELL, Mayor

EXHIBIT "A"

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

THIS AGREEMENT is made this _____ day of November, 2026, by and between **GARDEN CITY, GEORGIA**, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the "City"), and **LINDY MOODY** of Chatham County, Georgia (hereafter referred to as "Ms. Moody").

WHEREAS, the City desires to appoint and engage Ms. Moody to exercise the powers, and to perform the duties and responsibilities, as Chief Judge of the Municipal Court of Garden City, Georgia.

NOW, THEREFORE, in consideration of the forgoing and the mutual promises and covenants herein contained, the parties, intending to be legally bound, agree as follows:

Section 1. Appointment and Services to be Rendered. The City appoints Ms. Moody as Chief Judge of the Garden City Municipal Court and authorizes her to exercise any and all powers associated with such position as set forth in the applicable provisions of State law as well as the City Charter and ordinances. As Chief Judge, Ms. Moody is required by the City to perform, and Ms. Moody agrees to perform, all the duties and responsibilities of the Chief Judge of the Municipal Court of Garden City, Georgia, which duties and responsibilities include the following:

(i) Presiding over approximately seventy-five (75%) percent of the scheduled court sessions pursuant to a court schedule established by City ordinance or, in the absence of an applicable ordinance, by the Chief Judge to ensure that the court dockets are kept current.

(ii) Signing arrest warrants and conducting arraignments on an as-needed basis.

(iii) Establishing rules and procedures for the Municipal Court to follow unless otherwise provided by City ordinance, the City Charter, or by general State law.

(iv) Providing guidance, direction, and oversight to the Associate Judge of the City's Municipal Court.

(v) In coordination with the City Attorney, approving court forms and procedures necessary for the proper exercise of constitutional rights and other compliance with the law, and updating such forms and procedures as necessary.

(vi) In coordination with the City Attorney, providing proper training of court staff and officials subject to the Chief Judge's direction and control about court procedures and the use of approved court forms, and updating such training as necessary.

(vii) Ensuring that court staff and officials, subject to the Chief Judge's direction and control use approved forms, follow approved procedures and comply with applicable provisions of the Code of Judicial Conduct, court rules, ordinances and statutes.

(viii) Notifying the City Manager and City Attorney of additional resources necessary to ensure compliance with applicable laws and rules.

(ix) Notifying the City Manager and City Attorney of service provider performance deficiencies.

(x) Reviewing quarterly reports and other communications of the Georgia Department of Community Supervision Misdemeanor Probation Oversight program and taking any actions the Chief Judge deems necessary or appropriate.

Section 2. Decision-Making Responsibility. The Chief Judge shall be solely responsible for judicial decisions. Judicial decisions include, but are not limited to, the establishment of a standard bail schedule, determination of bail in individual cases, determination of financial ability, conditions of probation, determination of liability, and determination of eligibility for indigent defense and for alternatives to monetary penalties including community service and penalty or fine reductions.

Section 3. Qualifications and Performance. The Chief Judge shall be licensed to practice in the State of Georgia and an active member in good standing of the State Bar of Georgia. All work done by the Chief Judge shall be of the highest professional standard and shall be performed to the City's reasonable satisfaction. The City recognizes that professional regulatory and advisory groups and bodies may from time to time establish standards and requirements with regard to municipal court judges. All restrictions contained herein with respect to the duties and obligations of the Chief Judge shall be subject to said standards and requirements of the aforesaid groups and bodies.

Section 4. Status. The Chief Judge's status under this Agreement shall be that of an independent contractor, and not that of an agent or employee. The Chief Judge warrants and represents that she has complied with all state and local laws regarding licenses that may be required for her to perform the work as set forth in this Agreement. The Chief Judge shall not be entitled to receive any compensation or benefits other than those expressly provided in this Agreement. Except as otherwise required by law, the City shall not withhold any sums from the payments to be made to the Chief Judge for Social Security or other federal, state, or local tax liabilities or contributions, and all withholdings, liabilities, and contributions shall be solely the Chief Judge's responsibility. She shall not be eligible for, nor be entitled to, and shall not participate in, any of the City's pension, health or other fringe benefit plans, if any such plans exist. Such participation in these fringe benefit plans is limited solely to the City's employees.

Section 5. Terms of Payment. The City shall pay the Chief Judge, as sole consideration for the services being rendered pursuant hereto, the sum of One Thousand and 00/100's ($1,000.00) Dollars per court day (which includes any and all sessions within the day such as criminal, traffic, and arraignments) worked by the Chief Judge. The Chief Judge shall invoice the

City for such compensation within ten (10) business days after the court day during which her services were rendered. The City shall process the invoice for payment within two (2) weeks after receiving the invoice.

Section 6. **Reimbursement of Expenses.** The City shall pay for the cost of the Chief Judge's judicial training as required pursuant to Official Code of Georgia Annotated Section 36-32-27 on a pro rata basis with the other municipal courts in Georgia over which the Chief Judge presides. In order to receive payment on such basis for the training, the Chief Judge shall submit to the City Manager an invoice evidencing the cost of the training and a statement identifying all of the municipal courts in Georgia over which the Chief Judge is presiding during the year in question. The amount which the City shall pay towards the Chief Judge's required judicial training shall be calculated by dividing the amount of the submitted invoice by the number of courts identified in the statement. Other than paying for the Chief Judge's training as aforesaid, the City shall not be liable to the Chief Judge for any expenses she pays or incurs unless otherwise agreed to in writing by the City.

Section 7. **City Not Responsible for Worker's Compensation.** Because the Chief Judge is not an employee of the City, the City will not obtain worker's compensation insurance for the Chief Judge.

Section 8. **Term.** The term of this Agreement shall commence on the date of the execution of same and shall remain in force until December 31, 2028. Either party may terminate the Agreement at any time, for any or no reason, by giving thirty (30) days' written notice to the other.

Section 9. **Termination.** The Chief Judge may be removed from her position, and this Agreement terminated, during her term of service by a two-thirds vote of the entire membership of City Council pursuant to the mandated procedure set forth in Official Code of Georgia Annotated Section 36-32-2.1, or upon action taken by the State Judicial Qualifications Commission for the following:

(i) willful misconduct in office;
(ii) willful and present failure to perform duties;
(iii) habitual intemperance;
(iv) conduct prejudicial to the administration of justice which brings the judicial office in disrepute; or,
(v) disability seriously interfering with the performance of duties, which is or is likely to become, of a permanent character.

Section 10. **Notices.** Any notice or other communication required or permitted to be given under this Agreement shall be sufficient if in writing and if delivered personally, or sent by certified or registered mail as follows or to another addressee or address as shall be set forth in a notice given in the same manner:

If to the Chief Judge: Lindy Moody, Esq.
Attorney at Law
2 East Bryan Street, Suite 434
Savannah, Georgia 31401

and

If to the City:

Rhonda Ferrell Bowles
City Manager
Garden City City Hall
100 Central Avenue
Garden City, Georgia 31405

Any notice shall be deemed to be given on the date delivered or mailed in the manner provided above.

Section 11. No Authority to Bind City. The Chief Judge has no authority to enter into contracts or agreements on behalf of the City.

Section 12. Validity. If for any reason any provision of this Agreement shall be determined to be invalid or unenforceable, the validity and effect of the other provisions shall not be affected.

Section 13. Waiver of Breach. The waiver by the City or by the Chief Judge of a breach of any provision of this Agreement by the other party shall not operate, or be construed, as a waiver of any other breach of the other party.

Section 14. Assignment. This Agreement shall inure to the benefit of, and be binding upon, the City, its successors and assigns. It shall not be assignable by the Chief Judge.

Section 15. Entire Agreement. This Agreement represents the entire understanding of the parties. There are no other outstanding agreements or provisions on this subject matter. This Agreement may not be amended except by a writing signed by the party against whom enforcement of any amendment is sought.

Section 16. Applicable Law. The parties agree that this Agreement shall be construed and enforced pursuant to the laws of Georgia.

Section 17. Severable. If, for any reason, any section or portion of this Agreement shall be held by a court to be invalid or unenforceable, it is agreed that this shall not affect any other section or portion of this Agreement.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY OF GARDEN CITY, GA

By: _____
Rhonda Ferrell Bowles, City Manager

_____(L.S.)
LINDY MOODY

RESOLUTION

A RESOLUTION TO ADOPT THE FY2027 OPERATING AND CAPITAL BUDGETS; TO PROVIDE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES, AND TO APPROPRIATE FUNDING FOR SPECIFIC OPERATING AND CAPITAL FUNDS OF THE GARDEN CITY GOVERNMENT

WHEREAS, the staff has prepared the annual operating budget and capital budget for the fiscal year commencing on January 1, 2027, and ending on December 31, 2027, and has transmitted the same to the Mayor and Members of the City Council for review in accordance with City Charter Section 3.12; and,

WHEREAS, the budgets have been reviewed by the Mayor and Council; and,

WHEREAS, a public hearing for the purposes of accepting public comment on the proposed budget was conducted on November 3, 2025, pursuant to notice being given in the Savannah Morning Newspaper no more than twenty (20) days and no less than one week in advance of the hearing; and,

WHEREAS, the proposed budgets comply with Section 2-264 of the City Code by being balanced with anticipated revenues (including appropriated unencumbered surplus) being equal to appropriated expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, does hereby adopt the General Fund Budget in the amount of $21,663,971; Water and Sewer Enterprise Fund Budget in the amount of $9,010,729; the Stormwater Fund in the amount of $1,366,109; the Sanitation Fund in the amount of $660,000; SPLOST Fund in the amount of $6,973,392; the Hotel/Motel Tax Fund in the amount of $490,100; the Confiscated Assets Fund in the amount of $108,000; and that said budgets (which specify the anticipated revenue by appropriate categories and the appropriated expenditures for each department, as well as all non-departmental expenditures, in accordance with Code Section 2-264 of the City Code; and,

BE IT FUTHER RESOLVED that copies of this Resolution and referenced budget will be kept in the office of the Clerk of Council in City Hall and be made available for inspection by any member of the public.

ADOPTED this 16th day of November, 2026.

_____

BRUCE CAMPBELL, Mayor

RECEIVED AND APPROVED this 16th day of November, 2026.

_____

TONYA ROPER, Clerk of Council

RESOLUTION

A RESOLUTION TO ADJUST THE CITY'S PAY PLAN TO REFLECT THE INCREASED COST OF LIVING; TO ESTABLISH AN EFFECTIVE DATE; AND OTHER PURPOSES

WHEREAS, the Mayor and Council approved the City's pay plan on February 3, 2025, that established the job grades and salary ranges for certified (public safety employees) and non-certified employees, which established a 60 percent spread from minimum to maximum pay for each pay grade, which means that the difference between the lowest salary someone can earn in a particular job grade and the highest for the same position is equal to 60% of the minimum; and,

WHEREAS, the Mayor and Council wish to keep the City's pay plan up to date with inflation to provide a competitive total compensation package aimed at retaining a high-performing workforce; and,

WHEREAS, within the FY2027 Budget, a 2 percent cost-of-living adjustment (COLA) will be implemented for each salary range as attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, adopts the salary ranges set forth in the pay plans for certified and non-certified employees attached hereto as Exhibit A and is effective January 1, 2027.

ADOPTED BY the Mayor and City Council of Garden City, Georgia, this 16th day of November, 2026.

_____

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this 16th day of November, 2026.

_____

BRUCE CAMPBELL, Mayor

EXHIBIT A

GARDEN CITY CERTIFIED PAY PLAN

Annual Salaries					
GRADE	MINIMUM	MIDPOINT	MAXIMUM	RANGE SPREAD	MIDPOINT PROGRESSION
203	49,857.57	64,814.84	79,772.11	60%	7.0%
204	53,347.60	69,351.88	85,356.16	60%	7.0%
205	57,081.93	74,206.51	91,331.09	60%	7.0%
206	61,077.67	79,400.97	97,724.27	60%	7.0%
207	65,353.11	84,959.04	104,564.98	60%	7.0%
208	69,927.82	90,906.17	111,884.51	60%	7.0%
209	75,522.05	98,178.66	120,835.28	60%	8.0%
210	81,563.81	106,032.95	130,502.10	60%	8.0%
211	88,088.92	114,515.59	140,942.27	60%	8.0%
212	95,136.03	123,676.84	152,217.65	60%	8.0%
213	102,746.92	133,570.99	164,395.07	60%	8.0%
214	110,966.67	144,256.67	177,546.67	60%	8.0%

Hourly Salaries			
	8 hours	12 hours	24 hours
GRADE	MINIMUM	MINIMUM	MINIMUM
203	23.97	22.30	18.09
204	25.65	23.86	19.36
205	27.44	25.53	20.71
206	29.36	27.32	22.16
207	31.42	29.23	23.71
208	33.62	31.27	25.37
209	36.31	33.78	27.40
210	39.21	36.48	29.59
211	42.35	39.40	31.96
212	45.74	42.55	34.52
213	49.40	45.95	37.28
214	53.35	49.63	40.26

GARDEN CITY NON-CERTIFIED PAY PLAN

Annual Salaries							Hourly Rate
GRADE	MINIMUM	MIDPOINT	MAXIMUM	RANGE SPREAD	MIDPOINT PROGRESSION		MINIMUM
101	39,922.80	51,899.64	63,876.48	60%	8.0%		19.19
102	43,116.62	56,051.61	68,986.59	60%	8.0%		20.73
103	46,565.95	60,535.74	74,505.52	60%	8.0%		22.39
104	50,291.23	65,378.60	80,465.97	60%	8.0%		24.18
105	54,314.53	70,608.89	86,903.25	60%	8.0%		26.11
106	58,659.69	76,257.60	93,855.50	60%	8.0%		28.20
107	63,352.47	82,358.21	101,363.95	60%	8.0%		30.46
108	68,420.67	88,946.87	109,473.07	60%	8.0%		32.89
109	74,578.53	96,952.09	119,325.65	60%	9.0%		35.86
110	81,290.60	105,677.78	130,064.96	60%	9.0%		39.08
111	88,606.75	115,188.78	141,770.80	60%	9.0%		42.60
112	96,581.36	125,555.77	154,530.18	60%	9.0%		46.43
113	105,273.68	136,855.79	168,437.89	60%	9.0%		50.61
114	114,748.32	149,172.81	183,597.31	60%	9.0%		55.17
115	125,075.66	162,598.36	200,121.06	60%	9.0%		60.13
116	136,332.47	177,232.21	218,131.95	60%	9.0%		65.54
117	148,602.39	193,183.11	237,763.82	60%	9.0%		71.44

Regulatory Fees Schedule

Effective January 1, 2027

BASIC FEES

Description	Rate	Fee	
Planning Commission	Flat *(initial & one follow-up, if necessary)*	$1,000.00	**Residents receive a 50% discount on fees for single-family residential properties.**
	Flat *(each additional over two)*	$300.00	
	Billboards	$1,500.00	
Board of Appeals	Flat *(initial & one follow-up, if necessary)*	$700.00	
	Flat *(each additional over two)*	$150.00	
Minor Subdivision	Flat	$800.00	

BUILDING & LAND DISTURBANCE PERMIT

NOTE: Fees are based on the City performing up to two (2) reviews on all development plan submittals. After the 2nd review, and for all subsequent reviews, the applicant will be responsible for a flat fee of $650 per additional review. The applicant must pay an initial fee of $400 per each civil and building plan submittal ($800 total) to commence the review process. The balance owed for any third-party reviews after the 2nd review must be paid by the applicant prior to the issuance to any City permits. An administrative Fee of $25.00 will be charged for all applications and plans submitted to the Planning Department.

Description	Rate	Fee
Storage/Accessory Buildings with Electricity and/or Plumbing	Per Square Foot	$0.45
Storage/Accessory Buildings without Electricity and/or Plumbing	Per Square Foot	$0.40
All Other Structures	Per Square Foot	$0.40
Land Disturbance *(under 1-acre total disturbance)*	Flat	$500.00
LDA Permit *(over 1-acre total disturbance)*	Per Acre	$500.00
per square foot	**Climate Controlled**	**Non-Climate Controlled**
Single-Family	$0.35	$0.25
Multi-Family Dwelling	$0.45	$0.35
Manufactured Home	$0.65	$0.60
Commercial/Industrial	$0.85	$0.80
Addition *(Residential & Commercial)*	$0.45	$0.40
Renovation *(Residential & Commercial)*	$0.75	$0.70

OTHER PERMIT

Description	Rate	Fee
Temporary Office *(valid for 3 months)*	Flat	$300.00
Cell Tower	Flat	$850.00
Co-located Antenna Modification	Flat	$500.00
Fence	Per Acre	$150.00
Demolition	Per Lot	$400.00
Temporary Sign *(valid for 30 days)*	Flat	$150.00
Well	Flat	$400.00
Billboard	Flat	$10,000.00
Racking	Flat	$500.00
Move a Structure into or Through Garden City	Flat	$300.00
Manufactured Home Move into City *($100 Non-Refundable Preliminary Inspection Fee)*	Flat	$300.00
Encroachment Permit	Flat	$500.00
Roadway Improvements *(Road as only structure)*	Per Square Foot	$24.50
Directional Bore/Open Ditch Method 0-20 ft. 20-50 ft. Over 50 ft.	Flat *(Permit Fee Must be Paid Prior to Work Commencing)*	 $2,000.00 $3,000.00 $5,000.00
Commercial Vehicle Mobilization Fee *(Code Enforcement)*	Flat	$5,500.00

Re-Approval of Expired Permit *(Within 30 days of original permit expiration)*	Flat	$450.00
Zoning Certification Letter	Flat	$1,000.00
Zoning Verification Form	Flat	$100.00
Stormwater User Fee Credit Application Review Fee	Flat	$950.00
Foreclosed & Vacant Property Registration Fee (when activated)	Flat	$125.00
Chassis/Trailer/Storage Yard/Truck/Container Yard/Trucking Terminal	Per Acre	$6,500 per acre
Solar Panels	Flat *(Residential)*	$250.00
	Flat *(commercial & industrial)*	$500.00
Code Enforcement Towing Release Fee – Standard Vehicles	Flat	$100.00
Code Enforcement Towing Release Fee-Commercial Vehicles	Flat	$500.00
Upcharge Fee on all Third-Party Services or City Performed Specialty Work	Variable	Cost + 40% *(max)*
3rd and subsequent Plan Review Fee (per project)	Flat	$650.00
Permanent Sign Electrical Signs require an electrical permit *(Square Footage fee includes three (3) inspections)*	Per Square Foot	$5.00

INSPECTIONS

NOTE: Projects requiring more than the minimum number of inspections will be charged at the one-time rate for each additional inspection. All commercial/Industrial properties are required to have an annual inspection billed as described herein.

PLUMBING OR ELECTRICAL

Description	Rate	Fee
Residential *(one time)* including renovations & re-inspections	Flat	$100.00
Commercial and Industrial *(one time)* including renovations & re-inspections	Flat	$650.00
Residential *(minimum 3 inspections)* * new construction & additions	Flat	$100.00 each, total $300.00
Commercial and Industrial *(minimum 5 inspections)* * new construction & additions	Flat	$225.00 each, total $1,125.00

BUILDING

Description	Rate	Fee
Residential *(one time)* including renovations & re-inspections	Flat	$100.00
Commercial and Industrial *(one-time)* including renovations & re-inspections	Flat	$650.00
Residential *(minimum 5 inspections)* * new construction & additions (slab)	Flat	$100.00 each, total $500.00
Residential *(minimum 6 inspections)* * new construction & additions (stem wall)	Flat	$100.00 each, total $600.00
Commercial and Industrial *(minimum 4 inspections)* * new construction & additions	Flat	$450.00 each, total $1,800.00
Building Inspector Plan Review	Flat *(Residential)*	$200.00
	Flat *(commercial & industrial)*	$850.00
HVAC	Per Visit	$150.00
Gas Meter	Per Lot	$150.00
Sprinkler	Flat *(building < 50,000 sq. ft.)*	$150.00
	Flat *(building > 50,000 sq. ft.)*	$550.00
Life Safety Inspection	Per Visit	$150.00
Fire Inspection	Flat *(initial visit & one follow-up)*	$75.00
	Flat *(additional after two failures)*	$95.00
Code Violation Re-inspection Fee (after 2 inspections)	Flat	$100.00
House & Principal Building Address Number Violation Fine	Per Day	$10.00
Stop Work Order – All Departments	Per Notice	$0 - $1,000.00

BUILDING & INSPECTION FEES PER CHAPTER 18; SECTION 18-85

Description	Rate	Fee
Federally Funded Residential Projects	Reduction of Building & Inspection Fees	60% Reduction in Fees *(Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)*
Hotel & Hospitality Industry Projects	Reduction of Building & Inspection Fees *(Based on Residential Project Rate Reduction Formula Above)*	60% Reduction in Fees *(Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)*

TREE REMOVAL

NOTE: Refer to the City's Tree Protection & Landscape Ordinance for more information regarding tree protection, removal & replacement. The removal of trees on actively residential or residentially-zoned property, without cost of a person or company engaged in removing the trees for a fee, shall not require the payment of any permit fee until more than three trees are removed at a time within a single calendar year.

Description	Rate	Fee
Over five trees under 8" diameter *(total disturbance under 1 acre)*	Flat	$350.00
Any non-specimen tree over 8" diameter	Per Tree	$450.00
Over 1-acre total disturbance *(clearing)* (in addition to required LDA Permit)	Per Acre	$650.00
Specimen Tree Removal	Per Unit *(see chart below)*	$550.00

SPECIMEN TREE DIAMETER UNIT CONVERSION CHART

Tree Diameter	Unit Value
8"	1.0
10"	1.4
12"	1.9
14"	2.3
16"	2.7
18"	3.1
20"	3.6
22"	4.0
24"	4.4
26"	4.8
28"	5.3
30"	5.7
32"	6.1
34"	6.5
36"	7.0
38"	7.4
40"	7.8
42"	8.2
44"	8.7
46"	9.1
48"	9.5
50"+	10.0
**Round odd numbers up to the nearest even number*	

Utility Fees Schedule

Effective January 1, 2027

UTILITY TAP-INS

GARDEN CITY SYSTEM

Type	Size	Description	Inside City	Outside City
Water	5/8 inch-2-inch	Tap-In Fee *(per REU)*	$500.00	$750.00
		City Installation	$800.00	$800.00
		Plumber Installed Inspection	$250.00	$250.00
	4 inch-12-inch	Tap-In Fee *(per REU)*	$700.00	$950.00
		City Installation*	N/A	N/A
		Plumber Installed Inspection	$250.00	$250.00
Sewer	4 inch-10-inch	Tap-In Fee *(per REU)*	$750.00	$975.00
		City Installation*	$2,200.00	$2,200.00
		Plumber Installed Inspection	$250.00	$250.00

*City installation charge is subject to change based on the depth of lines and other unknown conditions.

NOTE: A setup charge and deposit are required for all new accounts. Meter costs for potable water and fire lines, backflows, meter boxes, and any additional equipment needed for installation are not covered under the fees listed in the table above. Please call the Utilities Department for current pricing.

CITY OF SAVANNAH CAPITAL RECOVERY CHARGES

System	Type	Rate *(per REU)*
Town Center	Water	$900.00
	Sewer	$2,300.00
Prosperity	Water	$1,380.00

WATER & SEWER TAP-IN FEES PER CHAPTER 18, SECTION 18-85

Description	Rate	Fee
Federally Funded Residential Projects	Flat Tap-In Fee *(per REU)* Inside City Limits	60% Reduction in Fees *(Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)*
Hotel & Hospitality Industry Projects	Percentage Reduction of Tap-In Fee *(per REU)* Inside City Limits *(Based on Residential Rate Reduction Formula Above)*	60% Reduction in Fees *(Calculation Formula: Standard Fee Amount x 60% = Reduced Rate)*

LABOR AND INSTALLATION

Description	Rate	Fee
Labor *(Includes City Truck)*	per hour	$125.00
Backhoe	per hour	$300.00
Small Track-hoe	per hour	$200.00
Trencher	per hour	$90.00
Dewatering Pump	per hour	$75.00
Air Compressor	per hour	$65.00
Tap Water Main	per hour	$125.00
Sewer Jet Machine	per hour *(minimum of 2 hours)*	$550.00
Residential Sewer Cleanout Installation	per event	$1,250.00
Nonresidential Sewer Cleanout Installation	Contact the Water Department for a quote	TBD

** Hourly charges shall include all staff travel time. Work performed outside regular business hours at the customer's request shall be charged 175% times the standard rates. Miscellaneous charges shall include actual charges for equipment rented to perform the work. The above rates shall be used to calculate charges when City staff or equipment is used on private facilities.*

UTILITY RATES

GARDEN CITY SYSTEM RATES

	INSIDE CITY		OUTSIDE CITY	
Quantity *($/1,000 gal)*	**Water**	**Sewer**	**Water**	**Sewer**
Base Rate per REU	$17.35	$20.04	$20.52	$23.71
1 to 2,500 gallons	$1.63	$2.48	$2.57	$3.84
2,501 to 5,000 gallons	$2.00	$2.79	$3.20	$4.38
5,001 to 10,000 gallons	$2.29	$2.85	$3.64	$4.43
10,001 to 15,000 gallons	$3.88	$5.79	$6.16	$8.99
15,001 to 20,000 gallons	$5.04	$6.37	$8.01	$9.69
Over 20,000 gallons	$6.82	$7.27	$10.81	$11.34

WATER/SEWER UTILITY DISCOUNT

	DISCOUNT	
Quantity *($/1,000 gal)*	**Water**	**Sewer**
Base Rate per REU	$13.01	$15.03
1 to 2,500 gallons	$1.30	$1.98
2,501 to 5,000 gallons	$1.60	$2.23
5,001 to 10,000 gallons	$1.83	$2.28
10,001 to 15,000 gallons	$3.10	$4.63
15,001 to 20,000 gallons	$4.03	$5.10
Over 20,000 gallons	$5.46	$5.82

Note: Only for eligible senior and/or disabled citizens with income not exceeding poverty levels, with approved application and proof documentation as per the Water/Sewer Utility Discount Policy.

TOWN CENTER & PROSPERITY SYSTEM RATES

Quantity *($/1,000 gal)*	**Water**	**Sewer**
Base Rate per REU	$19.68	$23.58
1 to 10,000 gallons	$3.14	
10,001 to 15,000 gallons	$4.23	
15,001 to 20,000 gallons	$6.06	
Over 20,000 gallons	$6.37	
1 to 20,000 gallons		$7.31
Over 20,000 gallons		$8.78

FIRE LINE SERVICE CHARGES

Fireline Size	Monthly Fee
4"	$250.00
6"	$350.00
8"	$450.00
10"	$650.00
12"	$750.00

NOTE: The fire line service charge is for services provided by Garden City but is not covered under the water commodity service charges or the fire protection fee. The charge is designed to recover the cost of miscellaneous services related to water system readiness to serve and infrastructure sizing required to provide fire flow relevant to the facility's fire line size.

FEES RELATING TO THEFT OF SERVICES

Description	Rate	Fee
Code Enforcement Officer*	Hourly *(Minimum of 1 Hour)*	$150.00
Meter Reader or Administrative Personnel*	Hourly *(Minimum of 1 Hour)*	$150.00
Water Repair Personnel*	Hourly *(Minimum of 1 Hour)*	$250.00
Vehicle and Communication Charges	Hourly *(Minimum of 1 Hour)*	$195.00
Meter Tampering Fee	1st Offense	$350.00
	2nd Offense	$950.00
	3rd Offense	$2,500.00
Metering Equipment or Locking Mechanism Replacement	Replacement Cost	+ 300%
Theft from Hydrant *(Doesn't include costs of water)*	Per Day	$1,000.00

** Personnel costs include hourly rate of pay plus FICA, health and dental insurance, GMEBS retirement, ICMA-Match, and workers' compensation.*

MISCELLANEOUS UTILITY FEES

Description	Rate	Fee
Utility Account Deposit* *(Required for each metered service)*	Flat	$125.00
Sanitation Only Account Deposit*	Flat	$75.00
Setup Charge	Flat	$15.00
Fire Hydrant Meter Deposit*	Flat	$1,250.00
Apartment Cleaning Turn on/off Fee	Per Month	Contract Needed
Administrative Fee	Per Month	$2.35
Late Fees	% Of Balance	25%
Returned Check Fee	Flat	$35.00
Suspension Fee *(Reconnection)* (Normal hours)**	Flat	$75.00
Reconnect Fee *(after hours)****	Flat	$150.00
Stormwater Fee	Per REU, Per Month	$4.75
Sanitation Fee *(1 garbage & 1 recycling cart)*	Per Month	$25.91
Rollout Cart Penalty Fee	Per Cart/Per Occurrence	$25.00

** Refundable Deposit.*
*** Suspension (Reconnection) fees will be charged after 8:00 am on the day of cut-off whether the service is disconnected or not. Service will be restored within 24 hours.*
**** After-hours reconnection fees are charged at a higher rate.*

Parks & Recreation Fees Schedule

Effective January 1, 2027

PROGRAM & ACTIVITY FEES

Description	Resident Rate	Non-Resident Rate
Sport Registrations *(per sport)*	$50.00	$85.00
Summer Camp Registration	$25.00	$25.00
Summer Camp*	$85.00	$140.00
Swimming Lessons *(8 sessions)*	$45.00	$70.00
Gymnastics/Dance *(8 sessions)*	$45.00	$70.00
Free Swim	$1.00	$5.00
Weight Room *(daily fee)*	$5.00	N/A
Open Gym *(daily fee)*	$5.00	$5.00
Fitness Classes	TBD based on Trainer Cost	TBD based on Trainer Cost

** Summer Camp rate is per week and does not include the cost of field trips.*

NOTE: Employees and City Council Members pay residential rates.

MEMBERSHIPS

Description	Rate	Fee
For residents only. Includes pool access, open gym (basketball), and pre-registration for activities/classes.		
Individual *(16 + years old)*	Per month	$5.00
Family *(5 member max)*	Per month	$10.00
For residents only. Can be added to Individual/Family memberships.		
Weight Room *(18 + years old)*	Per month, per person	$10.00

NOTE: Employees and City Council Members are eligible.

FACILITY RENTAL FEES

NON-TOURNAMENT/GAME

Description	Resident Rate	Non-Resident Rate
The rate is per hour. A refundable deposit equal to the first hour required when booking.		
Multipurpose Room *(A or B)*	$60.00	$100.00
Community Room	$75.00	$200.00
Pavilion at Gym	$25.00	$50.00
Pool *(19 people max)*	$300.00	$500.00
Gym *(per court)*	$100.00	$200.00
Turf Field	$175.00	$350.00
Field Lights	$100.00	$100.00

NOTE: Rates do not include the cost for required security/police. Additional lifeguard required for 20 + people at reimbursement rate. Tables and chairs are included with Community Room and Multipurpose Room rentals. Employees, City Council Members, and non-profits pay residential rates.

Description	Rate	Resident	Non-Resident
Cooper Center	Refundable Deposit	$25.00	$100.00
	Per Hour	$40.00	$75.00
Bazemore Park Rental	Resident Per Field	$125.00	$125.00
	Per Field *(with use of lights)*	$175.00	$175.00
Concession Stand Rental	3 Days or Less - Flat Fee	$450.00	$450.00
	4 Days or More - Flat Fee	$650.00	$650.00
Sharon Park Rental	Refundable Deposit	$25.00	$100.00
	Flat Fee *(up to 4 hours)*	$75.00	$185.00
	Flat Fee *(up to 8 hours)*	$125.00	$195.00
Parks and Recreation Staff Pay Rate	Hourly (One-hour minimum)	$25.00	$50.00
Administrative Fee	Flat Fee	No Charge	$25.00

FACILITY RENTAL FEES

TOURNAMENT/GAME

Description	Rate	Fee
The rate is per hour. A refundable deposit equal to the first hour required when booking.		
Gym *(full gym)*	½ day (5 hours)	$800.00
	full day (10 hours)	$1,600.00
Turf Field	2- hour minimum	$200.00
Pickleball Courts	Per day	$100.00
Sponsor Fees	Without Signage	$250.00
	With Signage	$350.00
Booster Club Concession Rental	Based on Contract	
Chain Baseball Field Rental	Based on Contract	

License & Miscellaneous Fees

Effective January 1, 2027

ALCOHOL BEVERAGE LICENSE FEES

Description	Rate	Fee
Spirituous Liquors *(Package)*	Annual	$2,722.00
Spirituous Liquors *(By the Drink)*	Annual	$2,722.00
Beer and/or Malt Beverages	Annual	$682.00
Wines	Annual	$236.00
Advertising Cost/Processing Fee	Annual	$95.00
Returned Check	Each	$35.00

OCCUPATIONAL TAXES

Description	Fee
Administrative Fee *(flat)*	$150.00
Tax Class	**Rate**
1	0.00025
2	0.00030
3	0.00035
4	0.00040
5	0.00045
6	0.00050

NOTE: The fee for the certificate is based on the gross receipts times the tax class for your business. The tax class is determined by the NAICS Code (North American Industry Classification System).

SHORT-TERM RENTALS OR BED & BREAKFAST

Description	Rate	Fee
Short-Term Vacation Rental	Initial	$400.00
	Annual Renewal	$250.00
Bed and Breakfast	Initial	$400.00
	Annual Renewal	$250.00

MOTION PICTURE/PHOTOGRAPHIC PRODUCTION FEES

Description	Rate/Fee
Application Fee	$875.00
Use of City Property	$1,500.00 per day
Police Officer Security/Extras	$75.00 per hour *(4 hour minimum)*
Police Vehicle	$450.00 per day
Firefighter	$65.00 per hour *(4 hour minimum)*
Fire Truck Water Tender 2,500 gallon	$450.00 per hour *(4 hour minimum)*
Fire Truck with a 1,250 gallon per minute pump	$500.00 per hour *(4 hour minimum)*
Fire Truck with a 75' ladder	$600.00 per hour *(4 hour minimum)*
Water Hookup, metering, water, etc.	Based on Current Rates
Public Works assistance in road closures, etc.	Based on Current Rates
Last Minute Changes and/or Requests	$500.00

Municipal Court Fees Schedule

Effective January 1, 2027

LICENSE OFFENSES

Offense	Base Fee/Fine
No Permit w/o License	$300.00
No Permit on Person	$10.00
Wrong Class of Permit	$82.50
Expired Permit	$82.50
Allowing Another to Operate Unlawfully *(without Permit)*	$275.00
More than (1) Valid License	$137.50
Failure to Obtain GA License *(over 30 days)*	$137.50
Restrictive License	$137.50

SPEEDING VIOLATIONS

Violation	Base Fee/Fine
Too Fast for Conditions	$150.00
Speed	**Base Fee/Fine**
Zone 25 MPH	
36-40	$100.00
41-45	$125.00
46-50	$150.00
51-55	$200.00
56-60	$250.00
Over 60	**Court Mandatory**
Zone 30 MPH	
41-45	$100.00
46-50	$125.00
51-55	$150.00
56-60	$200.00
61-65	$250.00
Over 65	**Court Mandatory**
Zone 35 MPH	
46-50	$100.00
51-55	$125.00
56-60	$150.00
61-65	$200.00
66-70	$250.00
Over 70	**Court Mandatory**
Zone 45 MPH	
56-60	$100.00
61-65	$125.00
66-70	$150.00
71-75	$200.00
76-80	$250.00
Over 80	**Court Mandatory**
School Zone & Construction Zones	Base Fine Doubles

TRAFFIC OFFENSES

TRAFFIC CONTROL DEVICES

Violation	Base Fee/Fine
Running Stop Sign	$137.50
Running Red Light	$137.50
Improper U-Turn	$137.50
Disregarding Crossing Barrier	$137.50
Disregarding Speed Barrier	$137.50
Crossing Median	$137.50
Failure to Obey Officer	$150.00
Flashing Light	$137.50

MOVING VIOLATIONS

Violation	Base Fee/Fine
Improper Lane Usage	$137.50
Improper Lane Change	$137.50
Following Too Closely	$137.50
Improper Passing	$137.50
One-Way Street	$137.50
Failure to Yield	$137.50
Improper Turn	$137.50
Cutting Corners	$137.50
Changing Lanes or Turning w/o Reasonable Safety or No Turn Signal	$137.50
Driving Wrong Way One Way	$137.50
Unlawful Passing of School Bus	$240.00
Move Over Law – LEO, EMS, FIRE	$500.00
Move Over Law – General	$250.00

NON-MOVING VIOLATIONS

Violation	Base Fee/Fine
No Tag	$137.50
No Rear-View Mirrors	$137.50
No Mud Flaps	$137.50
Improper Lights	$137.50
Improper Tag	$137.50
Littering R/W	$137.50
Parking in Handicap Zone	$137.50
Impeding Flow of Traffic	$137.50
Improper Use of Dealer Tag	$137.50
Current Tag in Possession but Not Displayed	$82.50
Expired Tag	$82.50
Open Container	$165.00

SIGNAL & LIGHT VIOLATIONS

Violation	Base Fee/Fine
Failure to Dim	$110.00
No Headlights	$110.00
Headlight Out	$110.00
No Headlight While Raining	$110.00
Headlights Covered	$110.00

MISCELLANEOUS VIOLATIONS

Violation	Base Fee/Fine
Crossing Median	$137.50
Limitations on Backing	$137.50
Operating Vehicle w/ Headphones	$110.00
Driving on Sidewalk	$137.50
Excessive Volume of Radio	$110.00
No Child Restraint Devices	$35.00
No Child Restraint Devices: 2nd Offense	$50.00
Parking in a No Parking Zone	$110.00
Unsecured Load	$137.50
Over Weight on Inner Street	$220.00
Over Width/Length/Height	$220.00
No Seat Belts	$15.00
Hands-Free	$50.00
Hands Free: 2nd Offense	$100.00
No Proof of Insurance	$40.00

COURT MANDATORY APPEARANCES

Offense	
Suspension Violation	No Insurance
DUI	Racing
Fleeing to Elude	Laying Drag
Habitual Violator	Vehicular Homicide
Reckless Driving	Allowing Another to Operate Unlawfully *(other than permit violation)*
All other Violations Not Specially Enumerated Above	

RECORDS FEE

Record	Fee
Administrative Fee *(for collection & retrieval of documents)*	TBD
Incident Reports & Regular Copies	$0.10 cents per page
Certified/Notary	$5.00
Accidents Reports	$5.00
DVD's	$10.00

In accordance with the Georgia Open Records Act (O.C.G.A. § 50-18-70), the following policies and procedures have been implemented in the Garden City Clerk's Office.

Open Records Policy and Procedure

We will respond to your request within 3 business days after we receive your request. Possible responses to your request could include:

- If the information is readily available and clearly public, we will provide copies of the requested documents or tell you when and where you may examine the documents;
- If the documents cannot be produced for examination or duplication within 3 business days because they are in active use or in storage, we will tell you when and where the requested documents will be available to you;
- If the requested information is clearly exempt from public disclosure, we will tell you which provisions of the Georgia Open Records Act (O.C.G.A. § 50-18-70) apply to your request; or
- In the unlikely situation that it is unclear what information you are requesting; we will notify you asking you to clarify your request.
- No public officer or agency shall be required to prepare reports, summaries, or compilations not in existence at the time of the request (O.C.G.A. § 50-18-70(d)).
- In addition, a reasonable charge may be collected for research, retrieval, and other direct administrative costs for complying with a request (O.C.G.A. § 50-18-71(d)).
- If the estimated cost for your request exceeds $25, we will notify you of the estimated cost before we fill your request. We require payment in advance when the estimated cost of producing copies exceeds $100.
- Be advised that any administrative fee incurred during collection and retrieval of documents is due at the time of review and/or delivery of documents, regardless of the number of copies taken.

Fire Department Fees Schedule

Effective January 1, 2027

MITIGATION RATES

MOTOR VEHICLE INCIDENTS

Level 1: $900.00	Provide hazardous materials assessment and scene stabilization. This will be the most common "billing level." This occurs almost every time the fire department responds to an accident/incident. This level could include traffic control, basic hazardous material assessment, and minor debris removal.	
Level 2: $1,300.00	Includes Level 1 services in part or in whole, plus expanded hazardous material identification and control, limited victim extrication *(hand tools*), heavy debris removal, and light extinguishment of vehicle fire.	
Level 3 and/or Car Fire: $1,500.00	Includes Levels 1 and 2 in part or in whole, plus vehicle fire, breathing apparatus, rescue tools, structure protection, and large hazardous material identification and control.	
Commercial Vehicle Incident Mobilization Fee	FD Response/ $5,500.00	**This fee would only be assessed when the incident involves a Commercial Vehicle.**

ADD-ON SERVICES

First Responder: $450.00 per Incident	Medical response with the use of current medical supplies carried by response apparatus. This does not apply when the ambulance arrives on the scene prior to the responding apparatus.	
Foam: $75.00 per gallon	Foam shall be used on most car fires and shall be charged in five (5) gallon increments.	
Extrication: $4,500.00	Includes heavy rescue tools, ropes, airbags, cribbing etc. This charge will be added if the fire department has to free/remove anyone from the vehicle(s) using any equipment. We will not bill at this level if the patient is simply unconscious and the fire department is able to open the door to access the patient. This level is to be billed only if equipment is deployed.	
Creating a Landing Zone: $900.00	Includes Air Care *(multi-engine company response, mutual aid, helicopter, etc.).* We will bill at this level any time a helicopter landing zone is created and/or is utilized to transport the patient(s). **Itemized Response:** We have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable *(UCR).* These incidents will be billed, itemized per apparatus, per personnel, plus products and equipment used.	
Additional Time: On-Scene Rates	**Engine:** $600.00 *per hour* **Truck:** $800.00 *per hour*	**Tanker:** $900.00 *per hour* **Miscellaneous equipment:** $500.00 *per hour*

HAZMAT

Level 1: $3,500.00	**Basic Response:** Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.	
Level 2: $4,500.00	**Intermediate Response:** Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up and command, Level A or B suit donning, breathing air and detection equipment. Set-up and removal of decon center.	
Level 3: $6,500.00	**Advanced Response:** Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command, Level A or B suit donning, breathing air and detection equipment and robot deployment. Set-up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene. Includes 3 hours of on scene time - each additional hour @ $300.00 *per HAZMAT team*.	
Additional Time: On-Scene Rates (Hazmat)	**Engine:** $700.00 *per hour* **Truck:** $900.00 *per hour*	**Tanker:** $1,200.00 *per hour* **Miscellaneous equipment:** $600.00 *per hour*

WATER INCIDENTS

Level 1: $900.00, *plus $95.00 per hour, per rescue person*	**Basic Response:** Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command, scene safety and investigation *(including possible patient contact, hazard control)*. This will be the most common "billing level". This occurs almost every time the fire department responds to a water incident	
Level 2: $1,500.00 *plus $95.00 per hour, per rescue person*	**Intermediate Response:** Includes Level 1 services as well as clean up and material used *(sorbents)*, minor hazardous clean up and disposal. We will bill at this level if the fire department has to clean up small amounts of gasoline or other fluids that are spilled as a result of the incident.	
Level 3: $3,000.00 *plus $95.00 per hour per rescue person, plus $150.00 per hour per HAZMAT team member*	**Advanced Response:** Includes Level 1 and Level 2 services as well as D.A.R.T. activation, donning breathing apparatus and detection equipment. Set up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene.	
Level 4:	**Itemized Response:** We have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed and itemized per trained rescue person, plus rescue products used.	
CHIEF RESPONSE: $650.00 *per hour*	This includes the set-up of Command, and providing direction of the incident. This could include operations, safety, and administration of the incident.	
Additional Time: On-Scene Rates	**Engine:** $700.00 *per hour* **Truck:** $900.00 *per hour*	**Miscellaneous equipment:** $600.00 *per hour*

ILLEGAL FIRES

ILLEGAL FIRES: Assignment - $400.00 *per hour, per engine* / $500.00 *per hour, per truck*	When a fire is started by any person or persons that requires a fire department response during a time or season when fires are regulated or controlled by local or state rules, provisions, or ordinances because of pollution or fire danger concerns, such person or persons will be liable for the fire department response at a cost not to exceed the actual expenses incurred by the fire department to respond and contain the fire. Similarly, if a fire is started where permits are required for such a fire and, the permit was not obtained, and the fire department is required to respond to contain the fire, the responsible party will be liable for the response at a cost not to exceed the actual expenses incurred by the fire department. The actual expenses will include direct labor, equipment costs, and any other costs that can be reasonably allocated to the cost of the response.

NUISANCE ALARMS

Nuisance Alarms: Number of false alarms 4-10/$1,2500 11-20/$1,575.00 21-30/$1,950.00 In excess of 30/$6,500.00	When a fire alarm sounds, and there is no actual emergency situation at the location, this is considered a false alarm. To discourage excessive false alarms at any single residential or commercial location, enhance the safety of officers of the fire departments, protect the lives and property of the citizens of the city, reduce unnecessary use of fire department resources, and produce revenues to defray the costs of fire department responses to false alarms, a false alarm service fee is hereby established. The owner or lessee of any residential or commercial property with an alarm system shall maintain the premises and alarm system in a manner that will minimize or eliminate false alarms. The owner or lessee of any commercial property with an alarm system shall respond or cause their representative to appear at the system location within a reasonable period of time when notified by the city fire department or monitoring company to provide access to the premises, deactivate the alarm system, or provide security at the alarm location.

MITIGATION RATE NOTES

The mitigation rates above are average "billing levels" *per hour*, and are typical for the incident responses listed, however, when a claim is submitted, it will be itemized and based on the actual services provided.

These average mitigation rates were determined by itemizing costs for a typical run *(from the time a fire apparatus leaves the station until it returns to the station)* and are based on the actual costs, using amortized schedules for apparatus *(including useful life, equipment, repairs, and maintenance*) and labor rates *(an average department's "actual personnel expense" and not just a firefighter's basic wage)*. The actual personnel expense includes costs such as wages, retirement, benefits, workers comp, insurance, etc.

FIRE MARSHALL FEE SCHEDULE

NOTE: Fees are based on the City performing up to three reviews on plan submittals. After the 2nd review, and for all subsequent reviews, the applicant will be responsible for the fees incurred by Garden City. The applicant must pay an initial plan review fee to commence the Fire Marshall review process. The balance owed for any third-party reviews after the 2nd review must be paid by the applicant prior to the issuance of any City permits. All commercial/Industrial properties must be inspected annually. A $25.00 Administrative fee will apply to all transactions.

SITE PLAN REVIEW

Description	Rate	Fee
Fire Department Access, Hydrant Location, etc.	Flat	$575.00
Two resubmittals	Flat	$150.00

BUILDING PLAN REVIEW

Description	Rate	Fee
Up to 5,000 sq. ft	Compounding Fee	$150.00
5,001 – 10,000 sq. ft	Compounding Fee	$175.00
10,001 – 20,000 sq. ft	Compounding Fee	$0.25/sq. ft
Over 20,001 sq. ft	Compounding Fee	$0.35/sq. ft
Two Resubmittals	Flat	$150.00

FIRE SPRINKLER PERMIT & REVIEW

Description	Rate	Fee
Base Fee	Flat	$200.00
Fire Pumps	Flat	$125.00
0-10 Sprinkler Heads	Compounding Fee	$75.00
11-25 Sprinkler Heads	Compounding Fee	$125.00
26-100 Sprinkler Heads	Compounding Fee	$175.00
101-200 Sprinkler Heads	Compounding Fee	$250.00
201-600 Sprinkler Heads	Compounding Fee	$325.00
Over 600 Sprinkler Heads	Compounding Fee	$400.00
Two Resubmittals	Flat	$100.00
Working Without a Permit	The Permit fee Is tripled	TBD
****The number of Zones/Systems will be multiplied by each line item ******		

FIRE ALARM SYSTEM & REVIEW

Description	Rate	Fee
Base Fee	Flat	$150.00
Fire Alarm Control Panel	Flat	$175.00
Annunciation Panels	Flat	$45.00
0-10 Devices	Compounding Fee	$95.00
11-25 Devices	Compounding Fee	$150.00
26-100 Devices	Compounding Fee	$195.00
101-200 Devices	Compounding Fee	$275.00
201-600 Devices	Compounding Fee	$425.00
Over 600 Devices	Compounding Fee	$650.00
Two Resubmittals	Flat	$100.00
Working Without a Permit	Permit Fee Is Tripled	TBD

FIRE PROTECTION SYSTEMS

Description	Rate	Fee
Commercial Hood Plan Review	Flat	$250.00
Special Fire Protection Plan Review	Flat	$350.00
Paint Booth & Suppression Plan Review	Flat	$450.00
Smoke Control System Plan Review	Flat	$350.00
Access Control System Review	Flat	$275.00

OTHER PLAN REVIEW & CONSTRUCTION PERMITS

Description	Rate	Fee
Above or Below Ground Tank Removal or Installation 600 Gallons or Less	Flat	$650.00
Capacitor Energy Storage System	Flat	$275.00
Emergency Responder Radio Coverage System	Flat	$275.00
Food Truck Permit	Flat	$350.00
Fireworks Sales Stand	Flat	$650.00
Fireworks Sales Permanent Building **Operational Permit May Be Required* **Other Requirements Required, such as Building Review and Fire protection Review Fees*	Flat	$850.00
Gates and Barricades Across Fire Apparatus Access Road	Flat	$250.00
Fire Hydrants Flow (Public or Private) Installation, Testing or Modification	Flat	$350.00
Special Event Structures **Refer to Building Plan Review Fees*	TBD	TBD
Pyrotechnics/Fireworks Display Permit Review **May Require Fire Dept. Standby*	Flat	$450.00
Working Without a Permit	Permit Fee Is Tripled	TBD
Standpipe Pan Review	Flat	$250.00

NEW CONSTRUCTION INSPECTIONS

Description	Rate	Fee
50% Inspection	Flat	$150.00
80% Inspection	Flat	$175.00
Final Inspection	Flat	$195.00
First Follow-up Inspection	Flat	$150.00
Second Follow-up Inspection	Flat	$250.00
Third and Each Additional Follow-up Inspection	Flat	$275.00
After Hours Inspection	Flat	$500.00

LIFE & SAFETY INSPECTIONS

Description	Rate	Fee
Annual Inspection	Flat	$75.00
First Follow-up Inspection	Flat	$60.00
Second Follow-up Inspection	Flat	$100.00
Third and Each Additional Follow-up Inspection	Flat	$250.00
After-hours Follow-up Inspection	Flat	$500.00
New Tenant Inspection *(Business Request)* 5,000 – 15,000 sq. ft	Flat	$300.00
New Tenant Inspection *(Business Request)* 15,001+ sq. ft **Follow-up Fee Inspection rates apply*	Flat	$600.00

OPERATING PERMITS, SECTION 105.6 IFC

*NOTE: The Permit includes research on materials, inspection, and processing. Inspections may require additional inspectors and 3rd party review, so all applicable fees would be incurred and payable prior to issuance of the permit. *Permit Includes Research of Materials, Inspection and Processing*

Description	Rate	Fee
Operational Permit base	Per Hour	$250.00
Working Without a Permit	The Permit Fee is Tripled	TBD

FIRE LANE VIOLATIONS

Description	Rate	Fee
Per Violation	Flat	$250.00
Failure to Pay	Flat	$225.00

CHOOSE GARDEN CITY

2027 Operating Budget

Proposed budget for review

TOTAL REVENUE	TOTAL EXPENSES	NET OVER EXPENSE
$157,000	**$157,000**	**$0**
City of Garden City bed tax	Four budget categories	Fully balanced budget

Balanced by design. Every projected dollar of bed tax revenue is allocated, with net revenue over expense at $0.

Marketing comes first. About 90% of the budget ($140,968 of $157,000) goes directly to marketing and promotion.

Line Item	2027 Budget	Notes
REVENUES		
City of Garden City Bed Tax	$157,000	Assumes the full year finishes 1.1% ahead of prior year, plus a 2% increase for 2027
Total Revenues	**$157,000**	
EXPENSES		
Marketing / Promotion	$140,968	Includes depreciation and VS / external contractual marketing consulting fees
Admin	$15,000	Chamber of Commerce audit / accounting
Sales / Tradeshow Representation	$480	T&E representation of CGC
GA CVB Dues	$552	GACVB dues
Total Expenses	**$157,000**	
Net Revenue over Expense	**$0**	Balanced

Revenue assumption. Bed tax projections assume 2026 closes 1.1% ahead of prior year, with a further 2% increase built in for 2027.

Supporting costs. Admin is $15,000, about 10% of the budget. Tradeshow representation and GACVB dues are under 1% combined.

Comparison to the 2026 Operating Budget

Key considerations behind the 2027 proposed budget

Several factors shape the 2027 proposed budget relative to the 2026 operating budget. They are outlined below.

1 Consulting engagement

3P Works will not continue to be engaged in 2027. The original intent was to launch the new brand and get a couple of years under our belt.

2 One-time revenue adjustment

The 2026 actuals for hotel/motel tax included a one-time catch-up fee from Booking.com, which inflated the month of June 2026. The 2027 proposed budget accounts for this by reducing June 2026 as if those dollars had not been received, so that June 2027 is not overstated.

RESOLUTION

WHEREAS, on November 17, 2026, the Mayor and City of Garden City, Georgia, will host, by invitation only, a legislative dinner meeting at the Garden City Recreational Complex located at 200 Eagles Way, Garden City, Georgia, for members of the Georgia General Assembly who represent and serve the residents of Garden City; and,

WHEREAS, the purpose of the dinner meeting is to provide an opportunity for Garden City's elected officials to present to state legislators the City's legislative platform, priorities, and municipal infrastructure and policy needs prior to the upcoming session of the Georgia General Assembly; and,

WHEREAS, it is customary at such meetings for alcoholic beverages to be served under controlled conditions; and,

WHEREAS, the collaborative advocacy fostered at such dinner meetings serve a vital public purpose by ensuring that the legislative leadership of the State of Georgia are fully informed regarding the critical needs, economic development, and municipal interests of Garden City and its residents;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that the Mayor and Council hereby find that the legislative dinner meeting scheduled for November 17, 2026, clearly conveys important public values essential to the governance and advancement of Garden City, and therefore qualifies for the exception under Garden City Code Section 6-4(c) to the general prohibition against possessing or consuming alcoholic beverages on City property.

BE IT FURTHER RESOLVED that the furnishing and serving of alcoholic beverages at the invitation only legislative dinner meeting on November 17, 2026, at the Garden City Recreational Complex, shall be strictly subject to all terms and conditions set forth in Garden City Code Section 6-4(c), including, but not limited to, the requirements that a duly licensed and insured third-party vendor serve all alcoholic beverages, and that the event adhere fully to all applicable federal, state, and local laws, regulations, and ordinances governing the sale, serving, and consumption of alcohol.

ADOPTED BY the Mayor and Council of Garden City, Georgia, this _____ day of November, 2026.

_____
TONYA ROPER, Clerk of Council

Received and approved this ___ day of November, 2026

_____
BRUCE CAMPBELL, Mayor

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, ADOPTING A RECREATION OPERATION AND FACILITY RENTAL POLICY FOR PUBLIC RECREATIONAL FACILITIES WITHIN THE CITY; ESTABLISHING OPERATIONAL, ACCESS CONTROL, RENTAL, CONDUCT, DISCIPLINARY, AND EMERGENCY STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of Garden City, Georgia ("City") are charged with the promotion and protection of the public health, safety, welfare, and quality of life of the citizens of Garden City, and own, operate, and maintain public parks and recreational facilities for the benefit of the community; and,

WHEREAS, the completion of the new Garden City Recreation Complex located at 20 Eagles Way represents a significant capital investment in the City's public infrastructure and community well-being; and,

WHEREAS, as the Garden City community continues to grow, recreational facilities require a modernized, structured operational framework to replace fragmented guidelines previously used across older facilities and to accommodate the scale, technology, and diverse programming of the new recreational facilities; and,

WHEREAS, the Mayor and Council desire to adopt a comprehensive *Recreation Operation and Facility Rental Policy* to maximize community access, standardize reservation procedures, ensure appropriate cost-recovery for facility maintenance, protect municipal property, and establish clear standards for public safety across all City recreational facilities;

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

Section 1. Adoption of Policy. The Mayor and Council hereby adopt the *Recreation Operation and Facility Rental Policy* (the "Policy"), attached hereto and incorporated herein by reference as **Exhibit "A"**.

Section 2. Applicability. While the Policy specifically addresses the operations and amenities of the Garden City Recreation Complex located at 200 Eagles Way in Garden City, Georgia, the provisions of the Policy shall apply uniformly to all public parks and recreational facilities owned or operated by the City to the fullest extent practicable as of November 16, 2026.

Section 3. Authorization of Administration and Enforcement. The City Manager and the Director of Parks and Recreation, or their duly authorized designees, are hereby empowered and directed to implement, administer, and enforce the Policy, including establishing reservation schedules, managing facility access controls, assessing approved rental fees, and enforcing behavioral standards and suspension protocols in accordance with the Policy.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution or the Policy attached hereto is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Repealer. All resolutions or parts of resolutions, as well as any prior informal recreational facility guidelines or policies, in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption by the Mayor and Council of Garden City, Georgia.

ADOPTED this _____ day of November, 2026.

_____
TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this 16h day of November, 2026.

_____
BRUCE CAMPBELL, Mayor

EXHIBIT "A"

RECREATION OPERATION AND FACILITY RENTAL POLICY

EFFECTIVE NOVEMBER 16, 2026

I. Purpose

To establish clear, consistent, and transparent rules governing the use and rental of Garden City Parks and Recreation facilities, ensuring fair and equitable access, protection of municipal assets, responsible risk management, and alignment with community objectives. It is important to remember that the rental facilities are public property and should be respected.

Multiple facilities are open to the public for rental and usage. These facilities are also used by the elected officials, departments, and program partners to conduct special events or routine office activities. This Policy is designed to regulate facility rental and usage privileges, as well as relevant services provided by Garden City.

II. Hours of Operation

a. Off-Season Regular Operating Hours (Labor Day to Memorial Day):
   1. Monday through Friday: 7:00 a.m. – 7:00 p.m.
   2. Saturday: 9:00 a.m. – 12:00 p.m.
   3. Sunday: Closed

b. Peak-Season Regular Operating Hours (Memorial Day to Labor Day)
   1. Monday through Friday: 7:00 a.m. – 7:00 p.m.
   2. Saturday: 8:00 a.m. – 5:00 p.m.
   3. Sunday: 11:00 a.m. – 5:00 p.m.

c. Scheduled Closures:
   1. City Holidays
   2. Seasonal adjustments may be necessary, depending on staff availability.

d. Additional Operational Hours:
   1. The facilities may also be open additional hours for special events, recreational team sport practices or games, and facility rentals.

III. Facility Access

Key Authorization

a. Grand master keys are restricted strictly to the Facility Director, Program Coordinators, Maintenance Superintendent, Program Aid Security, Fire and Police Department, and Knox Box.

b. Individual room keys are issued to full-time Recreation Coordinators and Program Managers based on direct operational needs.

c. After-hours access is permitted only for authorized full-time staff and designated emergency personnel using assigned physical keys.

d. Loaning, duplicating, or transferring assigned facility keys to unauthorized individuals is strictly prohibited. **Any employee who loans or duplicates a key could face immediate termination.**

e. Lost or stolen physical keys must be reported immediately to the Recreation Director.

f. If a master or perimeter key is lost, management will initiate a building-wide or zone-specific manual lock re-keying within 24 hours.

Vendor and Contractor Procedures

a. All temporary vendors, contractors, and maintenance technicians must sign in at the front reception desk upon arrival.

b. Contractors must exchange a valid photo ID for a temporary pass.

IV. Rates and Fees

All rates and fees are established and approved by the Mayor and City Council. The most recent Master Fee Schedule can be found on the City's website. Fees are subject to change as approved. Due to maintenance and staffing costs, there will be no waiving or reduction of fees for any reason. Waiving or discounting fees is strictly prohibited.

V. Memberships

Memberships are available to Garden City residents only, in either an individual or a family membership. Members must be sixteen (16) years of age or older to request an individual membership, and eighteen (18) years or older for a weight room membership. Family memberships can include a maximum of five (5) people who reside in the same home. The memberships are not interchangeable; only those individuals included on the initial registration will be allowed entry to the facility, unless written changes are given to the Recreation staff.

Memberships include access to the pool during the season, open gym for basketball, and pre-registration for activities or classes. The weight room membership gives access to the weight room only and can be added to either an individual or family membership.

Without a membership, daily rates will apply for use of the specific areas.

VI. Facility Rentals

Categories of Users

For the purpose of determining the priority use of recreational facilities, the following categories are established in order of ranking. City Parks and Recreation Department and City-sponsored activities have priority use of the facilities. Event Permits may be canceled by the Recreation Director for higher-priority events, as set forth below (events for which rent is charged will take priority over non-pay events). If the Department makes a cancellation, every effort will be made to reschedule. Fees and deposits will be refunded if a permit is canceled for this reason.

Class A: Garden City programs, activities, or sponsored events for public meetings, training sessions, or all other City-related business activities and programs.

Class B: City of Garden City residents renting for private meetings, parties, banquets, and social events (such as birthday parties, anniversaries, wedding showers, baby showers, wedding receptions, etc.) for which there are no entry fees for participation and attendance is by invitation only. Must show proof of residency, such as a utility bill, mortgage agreement, or lease agreement.

Class C: Non-profit organizations are charitable, governmental, and tax-exempt organizations that are formed for the purpose of fulfilling a mission to improve the common good of society rather than to acquire and distribute profits. Approved events shall not charge registration or admission fees, solicit sponsors, or generate revenue from the event. Political events are not included. Documented proof of non-profit status will be required.

Class D: Non-residents renting for private meetings, parties, banquets, and social events (such as birthday parties, anniversaries, wedding showers, baby showers, wedding receptions, etc.), and attendance is by invitation only.

Reservation Procedures

a. Reservations are accepted on a first-come, first-served, first-pay basis. Applications must be submitted thirty (30) days prior to the requested event date to allow for staff evaluation of the event and scheduling. The security deposit is required when the application is submitted.

b. Applicants must provide a completed Facility Use Agreement, proof of residency (if applicable), proof of non-profit status (if applicable), and a valid government-issued ID. Approval of all waivers and facility rules is also required.

    1. Applications submitted through our online portal will require all proof documentation to be submitted via email to parksandrecreation@gardencity-ga.gov.

c. Applicants listed on the application must be at least 21 years of age and must be present during the entire event.

d. No oral agreements or circumvention of the required procedures for the use of any facility are valid.

e. Once the completed application, including proof documentation, is provided, City staff will evaluate the event request and determine availability within three (3) business days. Only completed applications, with required proof documentation, will be considered.

f. Final approval requirements for the Event Permit will be provided to the applicant and must be submitted as defined in the next section.

Event Permit

a. Event Permits are issued by City staff once the event receives final approval. Final approval requirements may vary depending on the type of event.

b. Full payment for the rental is required at least ten (10) business days before the event. Reservations will be canceled if payment is not received. Event Permits will not be issued without full payment. Reservations are tentative until the security deposit is received.

c. Rentals exceeding 75 attendees require an off-duty police officer at the renter's expense. Proof of scheduled and payment for security is required before the Event Permit is issued.

d. Pool rentals require the additional cost of a lifeguard, which will be added to your rental fee by City staff. A minimum ratio of one (1) lifeguard per twenty (20) swimmers must be maintained.

e. Commercial entities and large-scale public events must provide a Certificate of Insurance (COI) naming Garden City as an additional insured party. Proof will be required before the Event Permit is issued.

Cancellations and Deposit Refunds

a. Cancellations made at least 48 hours before the event will receive a full refund of the rental fee and deposit minus a processing charge.

b. Cancellations made less than 48 hours prior to the event forfeit the security deposit, but rental fees may be applied as a credit for future bookings.

c. Any security deposit will be returned after the event is complete and City staff have evaluated the event space for cleanliness and damage.

d. Cancellations or postponements of an event due to inclement weather will not be refunded unless the National Weather Service issues a severe thunderstorm watch or warning for the time of the event. If an event is canceled or postponed, the City will attempt to reschedule the event, but rescheduling is not guaranteed.

e. Any misrepresentation as to the nature of the event, expected number of attendees, payment information, or any other falsification of application and event documents will result in immediate cancellation of the event and forfeiture of all fees paid. It may result in the denial of future permit requests and/or legal action.

Rental Policies

a. Renters may be required to check in with facility staff upon arrival and complete a walkthrough or check-out process at the end of the rental.

b. Applicants are accountable for overall event activities, guests' behavior, incidents, disturbances, theft, and all damages resulting from the event.

c. The rental period includes set-up and clean-up. Renters should adjust their event schedule to encompass these activities. Should there be additional clean-up remaining, an additional cleaning fee may be deducted from the security deposit or charged. The renter is expected to leave the premises in the same condition in which they were found.

d. All rental facilities are rented "as-is". No concessions or guarantees can be made in reference to any changes, special cleaning, or upgrades to the chosen rental property or in how it will be prepared for any individual renter. Staff members should not be expected to make any changes whatsoever.

e. Renters and guests' access is limited to the permitted structure of the event. Any area outside the immediate perimeter of the rental area, including the surrounding grounds and playgrounds, is not included in the rental and will continue to be open to the public. Children and minors must be supervised by a responsible adult at all times.

f. City staff will be required to attend most events, but will not be utilized as set-up, wait staff, and/or clean-up workers.

g. City personnel shall have the right to enter the areas of the rented facility as deemed necessary to address facility issues.

h. No user may sublease or assign its reservation to another individual, group, or organization. Unauthorized use of City facilities is strictly prohibited and may result in cancellation of the event and forfeiture of rental and deposit fees.

i. The City reserves the right to limit the number of people in any given space pursuant to the capacity limitations established by the Fire Marshal.

j. No decorations may be taped or nailed to the interior or exterior walls and ceilings of any rental facility, as it ruins the paint and trim. Glitter, confetti, and rice are not permitted.

k. Sound and lighting may be available at select facilities. To use the available equipment or to bring in personal equipment, one must be pre-approved by the Recreation Director. The event organizer is responsible for keeping the sound at a reasonably low level to be respectful of the other patrons in the facility.

l. Water slides, bounce houses, and dunking booths must be pre-approved by the Recreation Director. Use of City water is prohibited.

m. Prior approval is required from the Recreation Director for the use of tents on facility property.

n. The granting of an Event Permit does not give the renter authority to sell concessions of any type without prior approval by the Recreation Director. The authority to operate a concession shall be the sole privilege of the City.

o. City staff shall be notified immediately if a major incident occurs during the event that threatens the safety or welfare of guests, employees, or equipment, including incidents that require assistance from an emergency agency.

p. Any applicant or guest violating these policies or engaging in restricted behavior will NOT be allowed to rent a Garden City facility again.

VII. Restrictions

a. It is unlawful for any person to bring into any municipal facility or consume by mouth, inhalation, or injection, while in any municipal facility, any intoxicating liquor or dangerous drugs.

b. Smoking, including vaping, is strictly prohibited within City property, and outdoor use is limited to specific areas.

c. Sidewalks, passageways, stairs, seating areas, or exits may not be obstructed by any object or person. Fire lanes must remain open at all times.

d. Food and beverages are permitted only in designated areas. Spills must be cleaned immediately. Glass containers are not permitted unless specifically approved.

e. Animals are not permitted except when serving as an aid to individuals with disabilities or when directly involved in special event activities as approved by the Recreation Director. In such a case, the animals must be properly kept on leash and should not present a danger to guests.

f. Unless specifically permitted, no fireworks, open fires, or any other type of explosives are allowed on municipal properties.

g. Facility furniture and equipment may not be moved, removed, or rearranged without prior approval from facility staff.

h. No car washes are permitted on City properties.

i. Illegal activities and law violations of any sort are strictly prohibited on City premises. Fighting, bad language, or the need for police intervention are not allowed.

j. No vehicles of any kind are allowed on the grass of any location and must be legally parked in a parking lot or on the street.

VIII. Returned Payments

a. Any returned checks or credit card payments on a security deposit or rental fee will result in a service fee charge as set forth in the City's Master Fee Schedule approved by the City Council. Upon receipt of a returned payment, any and all reservations will be immediately canceled.

b. If the returned payment is received after the event has taken place, the City will attempt collections through legal actions and denial of future permit requests until the payment is satisfactory.

IX. Code of Conduct and Enforcement

Code of Conduct

a. All visitors must treat staff, equipment, and other patrons with respect.

b. Verbal abuse, physical violence, harassment, vandalism, and the use of illegal substances or alcohol are strictly forbidden.

c. Proper athletic attire and non-marking shirts/shoes are required in the gym and fitness areas.

Enforcement

First Offense: Verbal warning from the Facility Supervisor and a request to correct the behavior.

Second Offense: Immediate removal from the facility for the remainder of the calendar day.

Repeat Violations: The Facility Director reserves the right to issue temporary or permanent building bans, suspension of membership privileges, or involve local law enforcement if necessary.

X. Emergency and Safety Protocols

Medical Incidents

a. The nearest staff member must assess the scene, provide basic first aid if qualified, and call 911 immediately for severe injuries.

b. Front desk staff will clear pathways and wait at the main entrance to guide emergency vehicles to the victim.

c. The First Aid Room is located down the first hallway to the left of the Main Reception Desk, and also at the Pool/Outdoor Field Concession Stand.

d. Automated External Defibrillators (AEDs) are mounted in highly visible boxes next to the main reception desk and the main entrance of the Aquatics Center.

Severe Weather

In the event of a tornado or severe lightning storm, all patrons will shelter in place away from windows and outdoor spaces in designated interior locker rooms and hallways.

Fire Procedures

Upon activation of the fire alarm, staff will immediately guide all patrons to the nearest emergency exits and gather at the primary outdoor assembly point (parking lot).

Active Threats

Staff will initiate an emergency lockdown, direct patrons to secure rooms, manually lock internal doors with their assigned physical keys, turn off lights, and silence all mobile devices until law enforcement gives an all-clear signal.

Reporting

It is mandatory that staff must fill out an official Incident Report Form for any patron or employee injury, regardless of severity. The completed form must be submitted to the Facility Director within 24 hours of the occurrence.

XI. Indemnification

The City of Garden City assumes no responsibility for any property placed on or in its facility or grounds. Access to the facility shall indemnify, save, and hold harmless the City, its officers, agents, and employees from any and all claims for losses, injuries, damages, and liabilities to persons or property, caused wholly or in part by the acts or omissions of users, its agents, officers, employees, guests, or any person or persons admitted to the premises. The City is not responsible for lost, stolen, or damaged personal belongings.

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, ADOPTING A WATER AND SEWER UTILITY DISCOUNT PROGRAM POLICY FOR OLDER OR DISABLED ADULTS LIVING ON A FIXED OR LOW INCOME WITHIN THE CITY; ESTABLISHING ELIGIBILITY CRITERIA, DOCUMENTATION REQUIREMENTS, AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of Garden City, Georgia, are charged with the protection of the public health, safety, and welfare of the citizens of Garden City, and operate a municipal water and sanitary sewer utility system for the benefit of its residents; and,

WHEREAS, the Mayor and Council recognize that essential water and sewer utility services represent a significant financial expense for older adults and individuals with disabilities living on fixed or low incomes within the municipal boundaries of the City; and,

WHEREAS, the Mayor and Council desire to establish a clear, consistent, and transparent policy governing a courtesy water and sewer utility discount program to reduce the financial burden of essential utility services for qualifying older and disabled residents;

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

Section 1. Adoption of Policy. The Mayor and Council hereby adopt the *Water and Sewer Utility Discount Program Policy* (the "Policy"), attached hereto and incorporated herein by reference as **Exhibit "A"**.

Section 2. Discretionary Nature of Program. The Water and Sewer Utility Discount Program established by the Policy is implemented strictly as a municipal courtesy and does not constitute a vested right or guarantee of a discount. The Policy may be amended, modified, or repealed at any time at the sole discretion of the Mayor and City Council, or terminated as to any participant for non-compliance with the requirements set forth therein.

Section 3. Authorization of Administration. The City Manager, or the City Manager's designee, is hereby authorized and directed to develop the necessary application forms, verify applicant eligibility, administer the discount program in accordance with the Policy, and take all actions reasonably necessary to carry out the intent of this Resolution.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution or the Policy attached hereto is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Repealer. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Resolution shall become effective January 1, 2027.

SO RESOLVED AND ADOPTED, this 16th day of November, 2026.

TONYA ROPER, Clerk of Council

RECEIVED AND APPROVED this 16th day of November, 2026.

BRUCE CAMPBELL, Mayor

EXHIBIT "A"

SENIOR CITIZENS AND DISABLED RESIDENTS WATER/SEWER UTILITY DISCOUNT POLICY

EFFECTIVE JANUARY 1, 2027

I. Purpose

A water and sewer utility discount program shall be implemented as a courtesy to reduce the financial burden of essential utility services for older or disabled adults living on a fixed or low income within the municipal bounds of Garden City. The Policy establishes clear, consistent, and transparent rules determining the eligibility, documentation requirements, and implementation process for the program. This policy is not a guarantee of a discount and may be amended, modified, or repealed at the sole discretion of the Mayor and City Council, or terminated for non-compliance with the requirements within this Policy.

II. Definitions

a. **Account Holder:** A person who maintains a water and/or sewer utility account in their name with the City of Garden City.

b. **Disabled Citizen:** A person who is handicapped as defined by Chapter 3, Title 30 of the Official Code of Georgia Annotated or who provides proof of disability from the Social Security Administration.

c. **Income:** Total gross household income from all occupants residing at the Service Location, not exceeding the Indigent Income Levels established by the Georgia Department of Community Health (Office of Health Planning) for the current fiscal year.

d. **Residential Equivalent Unit (REU):** Refers to a unit of capacity determined to be equivalent to the capacity of a single-family dwelling unit, defined by the City as 300 gallons per day.

e. **Senior Citizen:** A person who is at least sixty-five (65) years of age or older.

f. **Service Location:** A single-family residential dwelling used exclusively for residential purposes, including no commercial activity, business operation, or rental charges exceeding one (1) residential equivalent unit.

III. Rates and Fees

All rates and fees are established and approved by the Mayor and City Council. The most recent Master Fee Schedule can be found on the City's website and is subject to change upon Council approval.

IV. Eligibility Requirements

To qualify for the utility discount, the applicant must satisfy all of the following criteria:

a. **Age or Disability Status:** Applicant must qualify as a Disabled Citizen or Senior Citizen as defined in Section II.

b. **Income Criteria:** The total gross household income of all persons residing at the Service Location must not exceed the current Georgia Department of Community Health Office of Health Planning Indigent Income Levels for the applicable household size.

c. **Account Status**: Applicant must be the listed Account Holder for an active residential water and/or sewer utility account with the City.

d. **Primary Residence:** Applicant must reside at the Service Location and occupy the structure as his/her/their primary residence.

e. **Renewal:** Applicants must re-apply and submit all required verification documents on a biennial basis (every two years) by Decmber 31st following initial approval.

V. Documentation Requirements

Applicants must submit a complete application accompanied by the following documentation:

a. **Completed Discount Program Application:** Fully executed Utility Discount Program Application form.

b. **Identification:** Valid Government-issued Photo ID (State driver's license, State ID card, U.S. Passport, U.S. Military ID, Tribal ID, or Permanent Resident Card).

c. **Proof of Age:** Valid Photo ID or Birth Certificate verifying age (for Senior Citizen applicants).

d. **Proof of Disability:** Formal disability benefit verification letter or documentation from the Social Security Administration (for Disabled Citizen applicants).

e. **Proof of Household Income:** Verification of total household income for the prior calendar year for all adult residents (e.g., tax returns, W-2s, 1099s, SSA benefit statements)

f. **Proof of Residency/Occupancy:** Property deed, current property tax statement, or valid executed lease agreement naming the applicant.

VI. Income Sources and Exclusions

Included Income Sources

a. **Earned Income:** Pay stubs, W-2 forms, or Federal/State income tax returns

b. **Income from Benefits, Pensions, or Support Payments:** Pension statements, award letters, Social Security Administration (SSA/SSI) records, workers' compensation records, union pension statements, and unemployment benefit records.

c. **Investment and Asset Income:** Dividends, interest payments, royalties, trust/estate distributions, bank account statements, and stock/bond statements.

Exclusion from Income

The following items are excluded from the total household income calculation:

a. One-time proceeds from the sale of property (real estate, stocks, bonds, or vehicles), unless the applicant's primary business activity is the sale of such assets.

b. Loan proceeds, bona fide gifts, insurance settlements, or borrowed funds.

c. Federal or State income tax refunds.

VII. Commencement, Renewal, and Retroactivity

a. **Commencement:** Approved discounts will take effect on the first billing cycle occurring at least thirty (30) days after official application approval.

b. **Renewal:** Discount recipients must re-verify eligibility every two (2) years before December 31st. For example, an application approved in calendar year 2027 will require renewal documentation to be submitted on or before December 31, 2029.

c. **Failure to Renew:** If an account holder fails to submit renewal documentation by the December 31st deadline, the discount will be automatically terminated. If subsequently re-approved, the discount will resume on the next billing cycle following approval. **Discounts will not be applied retroactively**.

VIII. Cancellation of Discount

a. The applicant or additional occupants of the Service Location must notify the City within thirty (30) days if any of the following events occur:

   1. The applicant no longer resides at the Service Location, even if they retain ownership.
   2. Total household income increases above the maximum allowable eligibility limit.
   3. The number of occupants residing at the Service Location decreases.
   4. The account holder passes away.
   5. There is a change in the Service Location's purpose to include the operation of a business, or conversion to multi-family/commercial rental.

b. Any notification or discovery of a change in an applicant's eligibility will discontinue the discount on the following billing cycle.

c. Any intentional misrepresentation, omission, or fraudulent information provided on the application will result in immediate cancellation of the discount, disqualification from future participation, and potential legal action or back-billing for unearned discounts.

d. If cancellation occurs for non-fraudulent reasons, a new application will be required, and the discount will not resume until the following billing cycle.

e. No retroactive discount will be applied for any reason.

GEORGIA DEPARTMENT OF COMMUNITY HEALTH
OFFICE OF HEALTH PLANNING
INDIGENT INCOME LEVELS FOR 2026

ANNUAL & MONTHLY INCOME LEVELS FOR FAMILIES AND INDIVIDUALS AT 125% OF 2026 FEDERAL POVERTY GUIDELINES

FAMILY SIZE	2026 INCOME LEVEL FOR 125% FPG	
	ANNUAL	MONTHLY
1	$19,950 per year	$1,663 per month
2	$27,050 per year	$2,254 per month
3	$34,150 per year	$2,846 per month
4	$41,250 per year	$3,438 per month
5	$48,350 per year	$4,029 per month
6	$55,450 per year	$4,621 per month
7	$62,550 per year	$5,213 per month
8	$69,650 per year	$5,804 per month
For family units over 8, add $7100 per year or $592 per month for each additional member.		

Notes:

Federal Poverty Guidelines: "2026 Poverty Guidelines for the 48 Contiguous States and the District of Columbia" as published in the Federal Register of January 15, 2026, Volume 91, Number 10, on pages 1797 - 1798.

125% FPG Calculation: The annual income levels at 125% FPG provided above are derived by multiplying the federal poverty guidelines annual income for each family size by 1.25 (125%) and rounding to the nearest whole dollar. These annual figures are then divided by 12 and rounded to the nearest whole dollar to derive the monthly income levels.

DCH Indigent Income Level: The Georgia Department of Community Health's Office of Health Planning defines an indigent patient as being a patient who is income tested and found to be at or below 125% of the FPG.

Calculated and prepared by the Office of Health Planning, Georgia Department of Community Health, January 15, 2026.

GARDEN CITY

Utilities Department
100 Central Avenue
Garden City, GA 31405
Tel: (912) 966-7777
utilitybilling@gardencity-ga.gov

SENIOR CITIZENS AND DISABLED RESIDENTS WATER/SEWER UTILITY DISCOUNT APPLICATION

SECTION 1: ACCOUNT HOLDER INFORMATION

Account Number: _____ ☐ Initial Application ☐ Renewal Application

Full Legal Name: _____

Social Security #: _____ Date of Birth: _____ Age: _____

Service Address: _____

Billing Address: _____
(If different from Service Address)

City: _____ State: _____ Zip Code: _____

Phone: _____ Email Address: _____

SECTION 2: CATEGORY OF ELIGIBILITY

Check all that apply. (Must be the primary Account Holder):

☐ **Senior Citizen Eligibility:** I am sixty-five (65) years of age or older.

☐ **Disabled Citizen Eligibility:** I meet the definition of disabled under O.C.G.A. Chapter 3, Title 30, and receive Social Security Disability benefits.

SECTION 3: HOUSEHOLD OCCUPANCY & INCOME VERIFICATION

List all persons residing at the Service Location (including children and temporary occupants). Additional occupants should be included on a separate sheet of paper.

Full Name	Date of Birth	Relationship to Applicant	Gross Annual Income	Source of Income
1. _____ *(Applicant)*		**Self**	$	
2. _____			$	
3. _____			$	
4. _____			$	
Total Household Gross Annual Income:			**$** _____	

SECTION 4: REQUIRED SUPPORTING DOCUMENTATION ATTACHED

Check all documents provided with this application:

- ☐ **Government-Issued Photo ID**: (State Driver's License, State ID, Passport, Military ID, Tribal ID, or Permanent Resident Card)
- ☐ **Proof of Age:** (Required for Senior Citizen applicants if age is not clear on ID)
- ☐ **Proof of Disability:** (Social Security Administration Disability Determination / Award Letter)
- ☐ **Proof of Household Income:** (Previous year's Federal Tax Return, W-2/1099, SSA-1099, Pension Statement, or Bank Statements)
- ☐ **Proof of Property Residency/Occupancy:** (Deed, Property Tax Statement, or Executed Lease Agreement)

SECTION 5: APPLICANT ACKNOWLEDGMENT & SIGNATURE

By signing below, I certify under penalty of perjury that:

1. I am the Account Holder for the utility account listed above and reside at the Service Location as my primary residence.
2. The Service Location is used solely for residential purposes and not for commercial, rental, or multi-family business activity.
3. All information provided on this application and all supporting documentation attached are true, correct, and complete to the best of my knowledge.
4. I understand that I must report any change in income, household size, or residency status to the City within thirty (30) days.
5. I understand that I must re-apply and re-verify my eligibility **every two (2) years** prior to December 31st
6. I understand that any fraudulent misrepresentation or omission will result in immediate termination of the discount, potential back-billing, and disqualification from future participation

Applicant Signature: _____

Date: _____