

MINUTES
CITY OF BAINBRIDGE, GEORGIA
TUESDAY, AUGUST 20, 2024
6:30 P.M.

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

COUNCIL MEMBERS: KEENAN ADAMS, KREGG CLOSE, ROSLYN PALMER,
SYLVIA WASHINGTON, AND DON WHALEY

CITY STAFF: INTERIM CITY MANAGER ROY OLIVER, STEVE O'NEIL,
LISA TAYLOR, GABE MENENDEZ, CRYSTAL HINES,
AMANDA GLOVER, RANDEE EUBANKS, DAVID HOWER,
FRANK GREEN, MARK ESQUIVEL, GASTON CORSON,
REDELL WALTON AND RYAN WIMBERLEY

GUESTS: LAMANDA HOWARD, MILDRED CONYERS, DEBORAH
JONES, DOROTHY P. MCCRAY, JOHNNY REYNOLDS,
PENNY REYNOLDS, RUBEN CABRERA, KARL KNIGHT,
JENNIFER CRAIN, AUBREY ADAMS, BUCE KIRBO, JR.
LEEANN ELKINS, DONNA BARBER, DAVID BARBER,
CHARLENE WALKER, STEVE DAVIS, CALVIN DAVIS,
TREMAYNE CAMPBELL, LEE SAPP, BRIANA CONNELL,
JACKIE DIXON, ALLEN GAINES, KIM WEBSTER, JOE
CRAGER, SHELIA GRIMSLEY, MASTON GRIFFIN,
KENNETH FLANDERS, MONICA CLOSE, LORENE
FREEMAN, LAURA "SAGE" WHITE, PEGGY GAINES,
EARL CAMPBELL

ABSENT: GLENNIE BENCH

INVOCATION AND PLEDGE TO THE FLAG

Councilman Whaley gave the invocation and all those assembled pledged allegiance to the flag.

APPROVAL OF MINUTES

Upon a motion offered by Councilman Whaley and seconded by Councilwoman Washington, the Council voted 5-0 to approve the minutes from the August 20, 2024, council meeting as presented.

RECOGNIZE VISITORS AND DELEGATIONS

Mayor Reynolds opened the floor for anyone who would like to address the council. Mr. Bruce Kirbo, Jr approached the council and expressed his disappointment in the City Council at not having the Kitchen South lease on the agenda. Mr. Kirbo expressed concerns that Kitchen South is late on their rent. Mr. Kirbo sent the City Council a letter prior to this meeting, and it was responded to by the city's attorney, Mr. Tom Conger. Mr. Kirbo stated that he believes that the City Council should not have allowed credit to be given to Kitch South for work done to the property. Mr. Kirbo ended his comments by again expressing his disappointment. Ms. Tori Green addressed the City Council about the Planning Commission Recommendations and Mayor Reynolds welcomed her to speak about those concerns now or she was told she would have another opportunity to speak when that agenda item comes up. Ms. Green decided to wait.

PUBLIC HEARING – MILLAGE RATE

Councilman Whaley made motion to go into a public hearing. The motion was seconded by Councilwoman Palmer. A public hearing was entered with a vote of 5-0. Mayor Reynolds asked Interim City Manager, Roy Oliver, to speak on the millage rate. Mr. Oliver stated that this was the final public hearing the city is required to hold before adopting the 2024 millage rate. The city has also met the advertising requirement for this year's proposed millage rate. The advertisement was required to read as NOTICE OF TAX INCREASE even though the PROPOSED MILLAGE RATE of 3.511 is the same as LAST YEAR. The advertisement is a STATE LAW REQUIRMENT that can cause some confusion when the millage rate stays the same. Because property values increased in the TAX DIGEST by .34% OVER THE ROLLBACK MILLAGE RATE: the NOTICE had to read as a tax increase. The NET

DOLLAR INCREASE will result in approximately forty-five thousand dollars collected. The PROPOSED 2024 MILLAGE RATE for the city is 3.511 Mills, which is the same rate as the previous two years. The 2024 rate will result in an increase in property tax for a home with a fair market value of one hundred thousand dollars is approximately forty-eight cents. A home with a fair market value of three hundred thousand dollars would receive an increase of approximately one dollar and forty-four cents. Mayor Reynolds opened the floor for anyone who wanted to speak on this item and after hearing from no one, Councilwoman Washington made a motion to end the public hearing. Seconded by Councilman Adams and a 5-0 vote ended the public hearing.

CONSIDERATION OF MILLAGE RATE ADOPTION

Councilwoman Palmer made a motion to approve the MILLAGE RATE as presented at 3.511 Mills which was seconded by Councilman Adams. The MILLAGE RATE was adopted with a 5-0 vote.

EMPLOYEE OF THE QUARTER

Mayor Reynolds recognized Investigator Gaston Corson as being named Employee of the Quarter for the third quarter. Investigator Corson was presented with a plaque and gift card to thank him for his hard work.

CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS

Community Development Director Steve O'Neil addressed the Mayor and City Council with two (2) recommendations from the Planning Commission. The first being a Conditional Use Application from Lee and Kimberley Sapp conditional use of their single-family home located at 901 Cameron Drive, Bainbridge, Georgia 39819 to be approved for a short-term rental. The Planning Commission passed this application unanimously. The second item is a rezoning of 507 Martin Street, Bainbridge, Georgia 39819. The application was submitted by Ruben Cabrera to change the property from the existing zone of UR-9 to UR-12. Councilman Close spoke at length about his concerns with this change. Councilman Close stated his concerns about the viability of a business at this location and he then spoke of concerns for the

neighborhood and the community. Councilwoman Palmer asked that they delay voting until they receive a more detailed plan for future use. Councilman Whaley stated that the council was not approving a business plan at this time, but they were deciding whether the zoning should change and the best use of this property. Mayor Reynolds stated that they need to make sure that they are following the same thing they would do for other people and developments. Councilwoman Palmer asked if the number of the apartments presented could be changed. Mr. O'Neil answered that yes, they could be. Councilwoman Washington had a question about demolishing the property and the cost of rebuilding which Mr. O'Neil stated would be a significant expense. Councilman Whaley stated that he felt like apartments were the best use for the space. Mayor Reynolds asked if anyone would like to speak to the council about this and several concerned citizens spoke in opposition. The first item with the Conditional Use Application request at 901 Cameron Drive was passed 5-0. The Zoning Change Application failed with a 3-2 vote in opposition.

CONSIDERATION OF SPECIAL PARK USE EVENT APPLICATION

Interim City Manager Oliver presented an application from the BHS Alumni Association/Patsy McCall for a BHS Mega Reunion on October 19, 2024, from 9:00 am to 7:00 pm. Mr. Oliver stated that Ms. McCall had done everything required of her to rent Carson Hatcher Park. He stated that we recommend approval of the application. Councilwoman Washington asked if it were possible for her to change locations at the Earle May Boat Basin without having to come back to council and Mr. Oliver said that it could be approved administratively, but Ms. McCall did not want to move at this time. Councilwoman Palmer made a motion to approve the application, and it was seconded by Councilwoman Washington. This application was approved in a 5-0 vote.

CONSIDERATION OF ALCOHOL BEVERAGE LICENSE

Interim City Manager Oliver presented the council with the following alcoholic beverage license application:

Applicant Hashwinkumar Patel, owner of Devineel #1, LLC dba Downtown Foods, located at 251 S. West Street, has applied for a wine package license.

Upon a motion offered by Councilwoman Washington and seconded by Councilman Adams, the council voted 5-0 to approve the alcoholic beverage license applications as presented.

CONSIDERATION OF STREET CLOSURE REQUESTS

Interim City Manager Oliver presented the Mayor and City Council with the following four (4) street closure requests:

1. Mr. Gallagher Dempsey is requesting the closure of a portion of Broughton Street from Broad Street to West Street on September 28, 2024, from 9:00 AM to 9:00 PM to allow set-up and breakdown. The event will take place from 12:00 PM to 7:00 PM. This event will be a small Oktoberfest festival hosted by The American and Southern Philosophy Brewing which will include live music, food, drinks, and activities and games.
2. First Port City Bank has requested street closures for their 50th Anniversary Celebration on October 12, 2024. Mr. Scott Ewing requests the closure of the following streets: Broad Street from Water Street to Jackson Street, Water Street from West Street to Broad Street, Broughton Street from West Street to Broad Street, and Market Street from Broad Street to Clark Street.
3. Mr. Christopher Bryant, Bainbridge High School Principal, has requested street closures (rolling) for the Bainbridge High School Homecoming Parade on October 17, 2024. Lineup will begin at Bainbridge Middle School and Wheat Avenue at 3:00 PM. The parade will start at 5:00 PM. Mr. Bryant is requesting the closure of What Avenue from College Street to Shotwell Street, Shotwell Street from Wheat Avenue to Broad Street, Broad Street from Shotwell Street to Jackson Street, and Jackson Street from Broad Street to West Street.
4. Mr. Tommie Howell, with the Organizing Committee for the 8th Annual Walk to End Alzheimer's, is requesting street closures on October 19, 2024. The organization requests the closure of Broughton Street and Water Street bordering Willis Park (West Street to Broad Street from 8:00 AM – 12:00 PM).

Mayor Reynolds asked if there was anyone in attendance who would like to address the council on the street closure requests, with there being none, he asked for a motion with

Councilman Whaley making a motion and Councilman Close seconding that motion. All four (4) street closure requests were approved in a 5-0 vote.

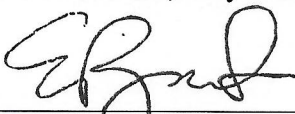
MAYORAL APPOINTMENT – *Historic Preservation Commission*

Mayor Reynolds recommended appointing Mr. Branagan Webb to the Historic Preservation Commission. Upon a motion by Councilman Adams and seconded by Councilwoman Palmer, the Council voted 5-0 in favor of the Mayoral Appointment.

ADJOURNMENT

With there being no further business, Mayor Reynolds adjourned the meeting at 7:18 p.m.

BY:



EDWARD REYNOLDS, MAYOR

ATTEST:



RANDEE EUBANKS, COUNCIL CLERK