

MINUTES
CITY OF BAINBRIDGE, GEORGIA
TUESDAY, APRIL 15, 2025
6:30 P.M.

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

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

CITY STAFF: CITY MANAGER ROY OLIVER, CITY ATTORNEY TOM CONGER, RANDEE EUBANKS, STEVE O'NEIL, FRANK GREEN, DOYLE WELCH, LISA TAYLOR, GABE MENENDEZ, RYAN WIMBERLEY, REDELL WALTON, AL KELLEY, TRAVIS CAMPBELL, NORRIS AKINS

GUESTS: BRUCE KIRBO, JR., JUNE FAIRCLOTH, DARRIN BLANKENSHIP, STANCIL TOOTLE, MICHAEL LANE, TRAVIS CAMPBELL, JR., MILLS L. BROCK, ROLLINS MILLER, ANN BLANKENSHIP, PATSY MCCALL, ALYSSA DOUGLAS, MISSY ROLLINS, AMY G., RENEE FISHER, LISA WHEELER, MARY LYNN WHITE, STACEY WARREN, PAUL FRYER, AARON DASILVA, JOHNNY REYNOLDS, SANDRA CALHOUN, LAURA SUGAR WHITE, STEVE BENCH, TERRY THOMAS, GLORIA THOMAS, SHEKETHE SESSION, TERRY WILLIAMS, DEZ MCNAIR

ABSENT:

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 Councilwoman Bench and seconded by Councilwoman Washington, the Council voted 6-0 to approve the minutes from the March 18, 2025, council meeting as presented.

RECOGNIZE VISITORS AND DELEGATIONS

Mayor Reynolds opened the floor for anyone to speak on an item. Mr. Rollins Miller addressed the Mayor and City Council about concerns over a potential ordinance for buy-to-rent communities that went before the planning commission on April 8, 2025. Tonight's council meeting will be the introduction of the proposed build-to rent Zoning Text Amendment. Councilman Kregg Close addressed the Mayor and Council as a private citizen over concerns about a party taking place downtown where he believes rules from the city's Open Container District were being violated.

PROCLAMATION – *Donate Life Month*

Mayor Reynolds presented a proclamation to Ms. June Faircloth making April 2025 in the City of Bainbridge, Donate Life Month.

EMPLOYEE OF THE QUARTER

Mr. Travis Campbell with the Sanitation Department was before the Mayor & Council to be recognized as the Employee of the Quarter.

CONSIDERATION OF RECOMMENDATION – *Auditing Services FY 2025 - 2029*

Mrs. Lisa Taylor was before the mayor and city council to answer any questions about her recommendation to approve Maulden & Jenkins after receiving bids. Every five years we must renew our auditing services agreement and Mauldin & Jenkins submitted the lowest bid. Councilwoman Bench made a motion to accept Mrs. Taylor's recommendation, and her motion was seconded by Councilwoman Washington. The recommendation to hire Mauldin & Jenkins passed in a vote of 6-0.

CONSIDERATION OF AMENDMENT – *Employee Personnel Policies Handbook*

The City Council received a draft showing the changes to the city's employee personnel policy handbook at the council retreat in March. All changes have been reviewed and approved by GIRMA. Councilwoman Palmer made a motion to approve the personnel policies as amended. Her motion was seconded by Councilman Close and the amendment passed 6-0.

**FIRST READING OF THE THIRD SUPPLEMENTAL BOND ORDINANCE –
*Combined Utilities***

The city's bond council, Mr. Michael Kozlarek, was on hand to address the mayor and city council. Mr. Kozlarek covered the ordinance and the resolution. This is not to exceed \$3.5 million combined utilities bond and will be for the purpose of finishing the Fiber to the Home project and the repair of the 21-inch sewer trunkline that is underneath Calhoun Street approaching the Flint River Bridge. The first reading was voted on and approved in the next agenda item.

CONSIDERATION OF BOND RESOLUTION – *Combined Utilities*

After discussion between the Mayor and City Council, Councilman Close made a motion for approval of the bond resolution as well as the first reading of the Third Supplemental Bond Ordinance. Councilwoman Washington seconded his motion and both agenda item passed with a vote of 6-0.

PLANNING COMMISSION RECOMMENDATIONS

Community and Economic Development Director, Steve O'Neil, addressed the mayor and council about two items from the Planning Commission. The first is a property rezoning for 116 Boulevard Drive, 1231 Troupe Street, and 1227 Troupe Street for the Beacon on Boulevard, Inc. to be changed from URL Multi-family to Neighborhood Business for a nonprofit ministry. The Planning Commission approved this rezoning unanimously. The second item was a first reading for Zoning Text Amendment (Build to Rent Communities) that the Planning

Commission passed unanimously. The Planning Commission also unanimously approved forwarding the 2025 – 2050 City of Bainbridge Comprehensive Plan to the City Council for approval. The only item to vote on at this time is the rezoning. Councilwoman Bench asked if the rezoning would follow the property even after resale and Mr. O’Neil told her that it would. She also asked if a future business in that location would have to be non-profit and Mr. O’Neil answered no. Councilman Adams made a motion to approve the rezoning, and his motion was seconded by Councilwoman Bench. The rezoning passed with a vote of 6-0.

PUBLIC HEARING – 2025 *Bainbridge Comprehensive Plan*

Councilwoman Bench made a motion to enter a public hearing, and the motion was seconded by Councilman Adams. City Council voted 6-0 to enter a public hearing. At this time, Mr. John Ford from Robert and Company presented a Consideration of Transmittal Resolution to the Mayor and City Council. A motion was made by Councilwoman Bench to close the public meeting, and the motion was seconded by Councilwoman Palmer. The City Council voted to end the Public Hearing in a vote of 6-0. Councilwoman Bench made a motion to approve the Transmittal Resolution and forward to the Regional Commission. Councilwoman Washington seconded the motion, and the Transmittal Resolution passed in a vote of 6-0.

INTRODUCTION OF AMENDMENT TO ORDINANCE 518 – *City of Bainbridge Cemetery Trust*

Steve O’Neil presented the Mayor and City Council a new amendment to the recently adopted cemetery trust ordinance to allow for the creation of a seven-member cemetery committee appointed by the mayor for the purpose of working with city staff to evaluate needs and make recommendations for improvements to city cemeteries to the City of Bainbridge Cemetery Trust Board of Trustees. This is an introduction only; a vote will be necessary at the May meeting.

CONSIDERATION OF LEASE AGREEMENT – *BPS Training Center Kitchen*

City Manager, Roy Oliver, addressed the Mayor and City Council about the kitchen lease at the Bainbridge Public Safety training center. The kitchen inside the BPS Training Center on West Street was advertised for RFP's for a lease tenant. The RFP was advertised for a 30-day period starting February 18th. The advertisement ran 4 times in the Post Searchlight and for 30 continuous days on the Georgia State Procurement website as well as the city's website. The Purchasing Department received one sealed bid from Nessa's Southern Cuisine operated by Vanessa Martin from Climax. City Attorney Tom Conger has prepared a lease agreement for council approval. The lease amount for the kitchen is \$1000.00 per month plus added utilities. City Staff has met with Mrs. Martin and reviewed her qualifications and recommends approval of the lease agreement. Councilwoman Bench made a motion to accept the lease, and her motion was seconded by Councilman Adams; the council voted in favor of the lease 6-0.

RESOLUTION – *DDRLF The Wearhouse at Calhoun, LLC*

City Manager, Roy Oliver, reminded the Mayor and City Council that in July of 2023 the city council passed a resolution in support of a Downtown Development Revolving Loan Fund (DDRLF) through the DCA for Brent Warr's rehabilitation project located at 125 Calhoun

Street. For your consideration at this meeting there is a new resolution that has been prepared by City Attorney Tom Conger. This is a resolution to officially recognize that Brent Warr Co. LLC, has conveyed the real estate at 125 Calhoun Street to The Warehouse at Calhoun, LLC. Brent Warr is the single member of the LLC; the only change is the name. Councilman Whaley made a motion to accept the resolution, and his motion was seconded by Councilwoman Washington. The Resolution passed in a vote of 6-0.

CONSIDERATION OF SPECIAL PARK EVENT APPLICATION

City Manager, Roy Oliver, addressed the Mayor and City Council about the receipt of a Special Park Use Application for use of the lawn at the Earle May Boat Basin. Applicants Patsy McCall and Norris Akins are proposing to hold the 'Bainbridge Be-Out Day & Shindig Talent Show' on April 19, 2025, from 8:00 a.m. to 9:00 p.m. Ms. McCall was before the Mayor and City Council to answer any questions regarding her event. With there being none, Councilman Close made a motion to approve the Special Park Use Event Application with it being seconded by Councilwoman Washington. The application was approved in a vote of 6-0.

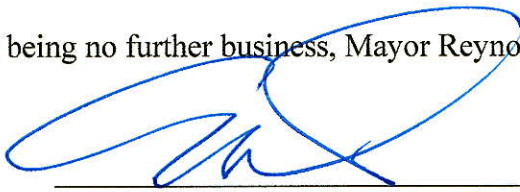
BILLS

Approval of bill to GIRMA for Property and Liability Insurance in the amount of \$506,968.00 as follows: motion was made by Councilwoman Bench and seconded by Councilman Close. Bill was approved in a vote of 6-0.

ADJORN

With there being no further business, Mayor Reynolds adjourned the meeting at 7:20 P.M.

BY:



EDWARD REYNOLDS, MAYOR

ATTEST:



RANDEE EUBANKS, COUNCIL CLERK