

**MINUTES**  
**CITY OF BAINBRIDGE, GEORGIA**  
**TUESDAY, May20, 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, LISA TAYLOR, GABE MENENDEZ, RYAN WIMBERLEY, REDELL WALTON, NORRIS AKINS

GUESTS: DAVID BARBER, DONNA BARBER, JOHN REYNOLDS, PAULINE MAXWELL, AMBER MILLS, DAMIEN MCCATHEN, DWIGHT TOMLIN, STEVE BENCH, JUSTIN HEAD, EMORY MIDDLETON, YVENA MERRITT, STANCIL TOOTLE, MIKE LANE, STEVEN POWN, SANDRA CALHOUN, LAURA WHITE, LISA DASILVA, VICKI BAILEY

ABSENT:

**INVOCATION AND PLEDGE TO THE FLAG**

Councilwoman Washington gave the invocation and all those assembled pledged allegiance to the flag.

**APPROVAL OF MINUTES**

Upon a motion offered by Councilwoman Palmer and seconded by Councilman Adams, the Council voted 6-0 to approve the minutes from the April 15, 2025, council meeting as presented.

**RECOGNIZE VISITORS AND DELEGATIONS**

Mayor Reynolds opened the floor for anyone to speak on an item. Hearing from no one, Mayor Reynolds proceeded to the next item on the agenda.

**PROCLAMATION – *Mental Health Awareness Month***

Mayor Reynolds presented a proclamation to representatives from Benchmark, Georgia Pines, and Georgia Department of Behavioral Health and Developmental Disabilities making May 2025 in the City of Bainbridge, Mental Health Awareness Month.

**SEWER PROJECT OVERVIEW**

City Engineer, Gabe Menendez, was before the Mayor and City Council to present a Sewer Project Overview. Mr. Menendez stated that the sewer line that crosses Calhoun Street at

Florida Street is a very important sewer line. It basically brings all the sewage from Northeast Bainbridge to the sewage plant. The line has been compromised. He stated that it is still functioning but is failing and needs to be repaired.

**SECOND READING OF THE THIRD SUPPLEMENTAL BOND ORDINANCE**

Mr. Trey Monroe was on hand to address the mayor and city council. Mr. Monroe 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. Councilwoman Bench made a motion to adopt the ordinance, and it was seconded by Councilwoman Washington and passed in a vote of 6-0.

**PUBLIC HEARING - ZONING TEXT AMENDMENT**

Councilwoman Bench made a motion to enter a public hearing on the Zoning Text Amendment and her motion was seconded by Councilwoman Palmer. Mr. Steve O'Neil stated that this is not a ban on Build to Rent (BTR), what we are doing requires conditional use in all our single-family residential districts. Since this was first introduced the city staff have received feedback from several realtors and building industry leaders and changes have been made to address their concerns. Councilman Adams stated that he thinks some of the confusion is people thought that the city did not want Build to Rent (BTR) but this is just saying that we welcome BTR and developers, but we have put some guidelines on it. Mayor Reynolds opened the floor for anyone to speak; with there being no one Councilwoman Washington made a motion to end the public hearing and Councilwoman Bench seconded.

**CONSIDERATION OF ADOPTION – *Zoning Text Amendment***

Mayor Reynolds entertained a motion on the approval of the Zoning Text Amendment. Councilwoman Bench made a motion, and she was seconded by Councilman Whaley and the amendment passed in a vote of 6-0.

**PUBLIC HEARING – *Amendment to Ordinance 518 – Bainbridge Cemetery Trust***

Councilwoman Bench made a motion to enter a public hearing, which was seconded by Councilman Whaley. Mr. Steve O'Neil spoke to the council about the changes to Ordinance 518. He stated at this would add a seven-person committee and the language was changed to reflect all city cemeteries and not just Oak City Cemetery. Mayor Reynolds asked if anyone from the public would like to speak on this matter, with there being non he entertained a motion from Councilman Whaley to end the public hearing and that was seconded by Council woman Palmer.

**CONSIDERATION OF ADOPTION – *Ordinance 518 – Bainbridge Cemetery Trust***

Councilwoman Bench made a motion to adopt the Bainbridge Cemetery Trust ordinance amendment and that was seconded by Councilwoman Washington and passed in a vote of 6-0.

**PLANNING COMMISSION RECOMMENDATIONS**

Community Development Director, Steve O'Neil, was before the Mayor and City Council to present the Planning Commission recommendations. A rezoning request for 1601 Pierce Street from Heavy Industrial to Highway Commercial passed unanimously. He also mentioned that the Planning Commission was tasked by the City Council to look into a complaint about semi-trucks in residential areas. The Planning Commission decided not to take any further action on that matter at this time. Councilwoman Palmer made a motion to accept the Planning Commission recommendations and was seconded by Councilman Adams.

#### **CONSIDERATION OF ALCOHOL BEVERAGE LICENSE**

We are in receipt of one (1) alcoholic beverage license applications. The application is in order and all requirements for approval have been met.

Applicant Andrew Kelley, owner of Smooth Brewing Company, located at 409 North Broad Street, has applied for a malt beverage consumption retail and wine consumption retail license. Councilman Adams recused himself from this vote. Councilwoman Bench made a motion to approve the Alcohol Beverage License and it was seconded by Councilman Whaley and approved in a vote of 5-0.

#### **STREET CLOSURE REQUEST**

We are in receipt of one (1) street closure request.

Mr. Richard Collins with Southwest Baptist Church is requesting the closure of Green Street from Collier Street to Boulevard Avenue on June 11, 2025, from 5:00 – 8:00 PM. This will be for a neighborhood outreach event at Coyle Park. Councilman Adams made a motion to approve the street closure with Councilwoman Bench seconded and a passing vote of 6-0.

#### **CONSIDERATION OF SPECIAL PARK USE EVENT PERMIT**

City Manager, Roy Oliver, addressed the Mayor and City Council about the receipt of a Special Park Use Application for use of Carson Hatcher Park. Applicants Norris Akins and James Lodman are proposing to hold Black Men United Friends and Family Day on May 25, 2025, from 9:00 a.m. to 9:00 p.m. Mr. Akins was before the Mayor and City Council to answer any questions regarding the event. With there being none, Councilwoman Bench 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.

#### **MAYORAL APPOINTMENTS**

With the approval of the City Council, Mayor Reynolds recommended reappointing Mrs. Rhonda Kendrick to the Historic Preservation Committee and reappointing both Mr. Tom Conger and Mr. Sterling Widner to the Downtown Development Authority. Councilwoman Bench made a motion to approve the appointments with it being seconded by Councilwoman Palmer and passed in a vote of 6-0.

#### **BIDS**

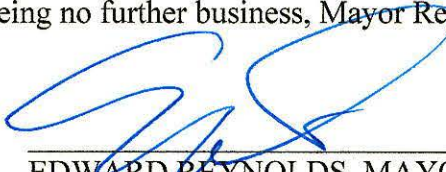
Doyle Hancock & Sons Construction, Inc. was the lowest bidder on the Wheat Phase III Storm Drainage/Street Improvement Project at \$2,132,115.20. Councilwoman Bench made a motion

to approve this bill and her motion was seconded by Councilwoman Palmer. The bid was accepted in a vote of 6-0.

**ADJORN**

With there being no further business, Mayor Reynolds adjourned the meeting at 6:56 P.M.

BY:

  
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EDWARD REYNOLDS, MAYOR

ATTEST:

  
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RANDEE EUBANKS, COUNCIL CLERK