

**MINUTES**  
**CITY OF BAINBRIDGE, GEORGIA**  
**TUESDAY, JUNE 20, 2023**  
**6:30 P.M.**

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

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

CITY STAFF: CITY MANAGER CHRIS HOBBY, ALLIE GODWIN, STEVE  
O'NEIL, LISA TAYLOR, FRANK GREEN, GABE  
MENENDEZ, DAVID HOWER, CRYSTAL HINES, AND  
COURTNEY CHAVERS

GUESTS: TREY MONROE, MICHAEL KOZLAREK, TOM CONGER,  
ETHAN REDDISH, PAUL FRYER, EMORY J. MIDDLETON,  
BRUCE KIRBO, JR, JANET SESSION, SHAWNTRAY  
SESSION, MONICA PORTER, VALARIE BURKE,  
VICTORIA PERRY, CRYSTAL SAPP, AND SHEKETIE  
SESSION

ABSENT: PHIL LONG

**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 Bench, the Council voted 5-0 to approve the minutes from the May 16, 2023, council meeting. Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Washington, the Council voted 5-0 to approve the minutes from the March 24-25 City Council Retreat.

**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.

## **CONSIDERATION OF STREET CLOSURE REQUESTS**

City Manager Hobby presented the Council with two street closure requests. Anovion Technologies is requesting to close a portion of Broughton Street, from Broad to West Street, on Tuesday, June 27<sup>th</sup> from 3:00 – 8:00 pm to hold a community support event in response to their groundbreaking ceremony held earlier that day. Ms. Victoria Perry & Ms. Crystal Sapp, with NGA Phatt Car Show, are requesting to close Hatcher Road on Saturday, August 12<sup>th</sup> from 10:00 am – 10:00 pm to host a car show to raise money for a scholarship for a deserving high school senior. The first scholarship will be given in memory of Eddie Brinson. Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Washington, the council voted 5-0 to approve both street closure requests.

## **CONSIDERATION OF ALCOHOLIC BEVERAGE LICENSE APPLICATIONS**

City Manager Hobby presented the Council with two alcoholic beverage license applications. Applicant Nancy Bahnsen, of Serendipity 1023, LLC, which is located at 129 W. Water Street (Willis Park Hotel) has applied for a new malt beverage consumption and wine consumption retail license. Applicant Bree Smith, of The Recovery Room, which is located at 123 Broughton Street has applied for a malt beverage consumption retail license. Mr. Hobby stated that both applications were in order and all requirements for approval had been met. Upon a motion offered by Councilwoman Palmer and seconded by Councilwoman Washington, the council voted 5-0 to approve both applications.

## **CONSIDERATION OF BOND RESOLUTION**

Mr. Michael Kozlarek of King Kozlarek Law and Mr. Trey Monroe, Managing Director of Sitfel Investment Services, appeared before the Mayor and City Council to discuss a Bond Resolution which authorizes the execution of an intergovernmental agreement between the City and the Downtown Bainbridge Development Authority for the purpose to approve the offer, sale, and issuance of the authority's Revenue Bond in an original aggregate principal amount to not exceed \$26,449,360.00. Following a brief discussion from council and hearing a public comment from Ms. Shawntray Session, Councilwoman Washington made a motion to approve the Bond Resolution as presented. Councilman Whaley seconded the motion and the motion

carried in a 4-0 vote by Council. Councilwoman Bench recused herself from the vote due to her affiliation with the Bank that is purchasing the bonds.

**CONSIDERATION OF RESOLUTION – *Dev. Authority of Bainbridge and Decatur County***

City Manager Hobby presented the Council with a resolution to appropriate funds for the Development Authority of Bainbridge and Decatur County to purchase additional land for the Anovion LLC project. Following a brief discussion from Council and a public comment from Ms. Shawntray Session, Councilwoman Bench made a motion to approve the resolution as presented. Councilwoman Palmer seconded the motion and the motion carried in a 5-0 vote by Council.

**CONSIDERATION OF RESOLUTION – *Street Names – Boat Basin***

City Planner Steve O’Neil presented the Council with two new street names for streets located around the Boat Basin; Mega Ramp Drive and Basin View Drive. Upon a motion offered by Councilwoman Palmer and seconded by Councilman Close, the Council voted 5-0 to approve the proposed street names.

**PUBLIC HEARING - ZONING TEXT AMENDMENT – *Fence and Wall Ordinance***

Mayor Reynolds informed the council that this meeting had been advertised as the time and place for a public hearing regarding the Zoning Text Amendment for the Fence and Wall Ordinance. Upon a motion offered by Councilwoman Palmer and seconded by Councilwoman Washington, the Council voted 5-0 to open the public hearing. Hearing from no one, Mayor Reynolds called for a motion to close the public hearing. Councilman Whaley made a motion to close the public hearing. The motion was seconded by Councilman Close and unanimously approved in a 5-0 vote by Council.

**CONSIDERATION OF ZONING TEXT AMENDMENT – *Fence and Wall Ordinance***

Upon a motion by Councilwoman Bench and seconded by Councilwoman Washington, the Council voted 5-0 to approve the zoning text amendment for the Fence and Wall Ordinance as presented.

**PUBLIC HEARING - ZONING TEXT AMENDMENT – *Height Maximum***

Mayor Reynolds informed the council that this meeting had been advertised as the time and place for a public hearing regarding the Zoning Text Amendment for height maximum in areas zoned

Heavy Industrial (HI.) Upon a motion offered by Councilwoman Palmer and seconded by Councilwoman Bench, the Council voted 5-0 to open the public hearing. Hearing from no one, Mayor Reynolds called for a motion to close the public hearing. Councilwoman Bench made a motion to close the public hearing. The motion was seconded by Councilwoman Washington and unanimously approved in a 5-0 vote by Council.

#### **CONSIDERATION OF ZONING TEXT AMENDMENT – *Height Maximum***

Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Palmer, the Council voted 5-0 to approve the zoning text amendment for height maximum in areas zoned Heavy Industrial (HI.)

#### **CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS**

The Bainbridge – Decatur County Planning Commission met on Tuesday, June 13, 2023, and considered one item that requires council action. *REZONE-2023-001: Applicant Bainbridge-Decatur County Industrial Development Authority is requesting to rezone part of Parcel B0810003 from Rural Residential (RR-1) to Heavy Industrial (HI). The property in question is located South of the existing Downrange Industrial Park and west of Hwy 253. The property is approx. 365 acres in total.* Upon a motion offered by Councilman Whaley and seconded by Councilwoman Washington, the council voted 5-0 to accept the Planning Commission’s recommendation and approve the rezoning application.

#### **MAYORAL APPOINTMENT**

Mayor Reynolds recommended appointing Mr. Tommie Howell to the Decatur County – Gilbert H. Gragg Library Board to fulfill Ms. Ann Ariel’s un-expired term. Upon a motion by Councilwoman Washington and seconded by Councilwoman Bench, the Council voted 5-0 in favor of the appointment.

#### **DIVISION PRESENTATION**

Mr. Steve O’Neil, Community and Economic Development Director, appeared before the Mayor and City Council to offer an update on the activities of his division over the preceding twelve months.

**CONSENT AGENDA**

*Bill:*

1. Hancock & Sons  
Emergency Sewer Repair  
Doerun, GA \$28,995.00

*Bids:*

1. Foley Products Company  
Box Culvert for Avenue A  
Newnan, GA \$41,810.00
2. Dobbs Equipment  
2023 John Deere 650P – Inert Landfill  
(Lease Purchase)  
Albany, GA \$188,802.00
3. Doyle Hancock & Sons Construction  
Directional Drilling for Fiber Crossing  
Change Order  
Doerun, GA \$176,651.76

Upon a motion offered by Councilwoman Bench and seconded by Councilman Close, the council voted 5-0 to approve the bill and all three bids as presented.

**ADJOURNMENT**

With there being no further business, Mayor Reynolds adjourned the meeting at 7:07 pm.

BY: \_\_\_\_\_  
EDWARD REYNOLDS, MAYOR

ATTEST: \_\_\_\_\_  
ALLIE GODWIN, COUNCIL CLERK