

Agenda
City of Bainbridge, Georgia
Regular Session - Mayor and City Council
July 18, 2023 - 6:30p.m. - City Council Chambers



- I. INVOCATION and PLEDGE TO THE FLAG
- II. APPROVAL OF MINUTES OF REGULAR SESSION – June 20, 2023
- III. RECOGNIZE VISITORS AND DELEGATIONS
- IV. APPOINTMENT OF MAYOR PRO-TEM
 - I. ESTABLISHMENT OF QUALIFYING FEE
 - II. CONSIDERATION OF STREET CLOSURE REQUESTS
 - III. CONSIDERATION OF ALCOHOLIC BEVERAGE LICENSE APPLICATION
 - IV. CONSIDERATION OF RESOLUTIONS – DDRLF
 - V. CONSIDERATION OF PROPOSED OPEN CONTAINER DISTRICT EXPANSION
 - VI. INTRODUCTION OF DEMOLITION ORDINANCES

Bids:

1. EGPS Solutions
4 - GNSS Receivers and Accessories
Norcross, GA \$31,180.00

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 27th 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 12th 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

(No subject)

Randee Eubanks

Tue 7/11/2023 4:37 PM

To: Allie Godwin <allieg@bainbridgecity.com>

From Kenzi Merchant:

Regarding Water Street market day

Hey! It's Kenzi! So the date is August 5th from 10-2, so probably around 9:30-2:30. I would like to have each end of East Water street blocked at the intersection of Broad and East Water, Clay & E Water and the intersections of Clark street please! Thank you so much for always being so sweet and helpful!

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City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1388

CITY COUNCIL MEETING DATE 7/18/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
<input checked="" type="checkbox"/> Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	<input type="checkbox"/> Package Store Fee: \$3,125.00 Late Fee: \$100.00	<input type="checkbox"/> Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	<input type="checkbox"/> Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	<input type="checkbox"/> Bar Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100

NAME OF BUSINESS Higdon Enterprises, LLC dba Susie & Sam's Steakhouse

STREET ADDRESS OF BUSINESS 200 W. Broughton St.

NAME OF APPLICANT/OWNER Susan L. Higdon

NAME OF MANAGER Frank S. Higdon

- Completed Application
- Paid Fee
- Signature of Applicant and/or Property Owner
- Distance statement and Approval from Chief Marshall/Building Official [Signature]
- Personal Statement
- Notarized Affidavits if applicable (*required for new owner and manager*)
- Copy of Driver's License or current Photo Identification
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy)
- Approval by Director of Public Safety WPK
- Approval by Director of Administrative Services RNT
- Approval by City Manager and/or, Mayor and City Council _____

Resolution

WHEREAS, the Georgia Department of Community Affairs' Downtown Development Revolving Loan Fund (DDRLF) Program is designed to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas;

WHEREAS, Brent Warr Co., LLC plans to rehabilitate certain real property located at 125 Calhoun Street in downtown Bainbridge.

WHEREAS, upon completion of the renovation the property will serve as a mixed-use development,

WHEREAS, the City has determined that the project will promote downtown development for the public good in the City; and

WHEREAS, in order to help Brent Warr Co., LLC finance the project, the Downtown Development Authority of Bainbridge will apply for a Downtown Development Revolving Loan Fund Loan from the Department of Community Affairs ("DCA"); and

WHEREAS, DCA requires evidence of municipal support for all projects that are the subject of a DD RLF application submitted by a downtown development authority.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF BAINBRIDGE, GEORGIA as follows:

That the City of Bainbridge endorses the submission of the DD RLF application by the Downtown Development Authority of Bainbridge for the downtown project at 125 Calhoun Street on behalf of Brent Warr Co., LLC and agrees to support the development of the project.

SO RESOLVED, this _____ day of _____, 20__.

THE CITY OF BAINBRIDGE

By: _____
Printed Name:
Title: Mayor

Attest: _____
Printed Name:
Title: City Clerk

[Affix Seal Here]

Resolution

WHEREAS, the Georgia Department of Community Affairs' Downtown Development Revolving Loan Fund (DDRLF) Program is designed to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas;

WHEREAS, Longleaf OZ Fund, LLC plans to purchase and rehabilitate certain real property located at 214 E Water Street in downtown Bainbridge.

WHEREAS, upon completion of the renovation the property will serve as a mixed-use development consisting of three loft apartments and two commercial spaces,

WHEREAS, the City has determined that the project will promote downtown development for the public good in the City; and

WHEREAS, in order to help Longleaf OZ Fund, LLC finance the project, the Downtown Development Authority of Bainbridge will apply for a Downtown Development Revolving Loan Fund Loan from the Department of Community Affairs ("DCA"); and

WHEREAS, DCA requires evidence of municipal support for all projects that are the subject of a DD RLF application submitted by a downtown development authority.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF BAINBRIDGE, GEORGIA as follows:

That the City of Bainbridge endorses the submission of the DD RLF application by the Downtown Development Authority of Bainbridge for the downtown project at 214 E Water Street on behalf of Longleaf OZ Fund, LLC and agrees to support the development of the project.

SO RESOLVED, this _____ day of _____, 20__.

THE CITY OF BAINBRIDGE

By: _____

Printed Name:

Title: Mayor

Attest: _____

Printed Name:

Title: City Clerk

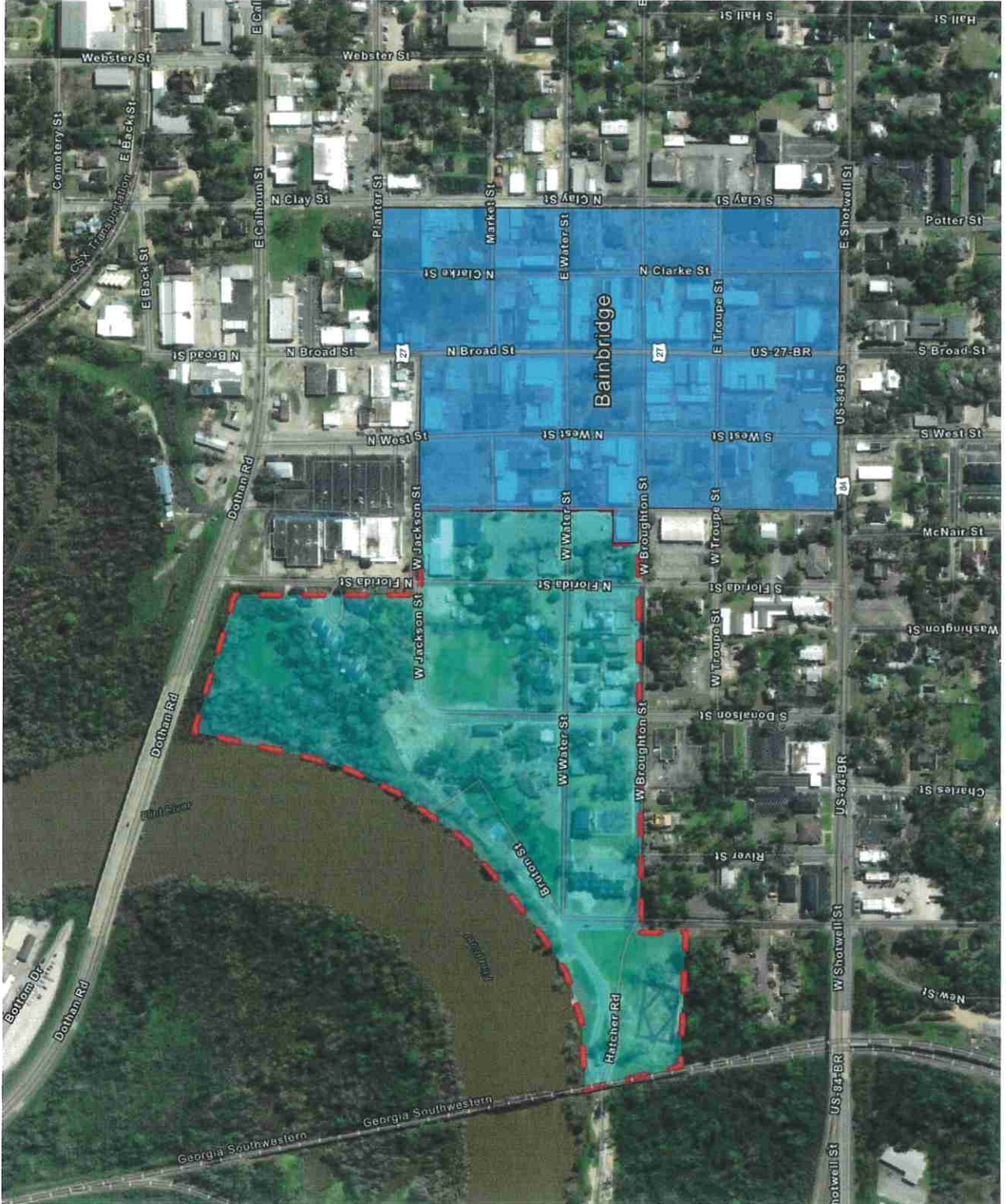
[Affix Seal Here]

Bainbridge Open Container District Expansion

Open Container District Boundary



Proposed Boundary Expansion



ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 424 W. COLLEGE ST., OWNED BY ALTON SCREEN AND DECATUR COUNTY TAX COMMISSIONER'S OFFICE TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Section 14-1 (3) c of the City of Bainbridge Municipal Code (the "Code"), Chief City Marshall and Building Official Keith Pollock has inspected the property, filed notices, held hearings and issued a determination that the property located at 424 W COLLEGE ST., is unsafe; and

WHEREAS, pursuant to the determination of the Chief City Marshall and Building Official the City of Bainbridge has previously ordered the owner of the property located at 424 W COLLEGE ST., Bainbridge, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Bainbridge that the City Manager of the City of Bainbridge is hereby authorized and directed to demolish the structure (s) and clean up the property located at 424 W COLLEGE ST., being more particularly described as 424 W COLLEGE ST., Bainbridge, Georgia **39819**.

SECTION II

BE IT FURTHER ORDAINED that all ordinances of the City of Bainbridge in conflict herewith be and the same hereby are repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of the ordinance shall not be made a part of the official codified ordinances of the City of Bainbridge but shall nevertheless be made a part of the public minutes of the City of Bainbridge.

SECTION IV

This ordinance was introduced and read at the lawful meeting of the Council of the City of Bainbridge held on July 18th, 2023, a Public Hearing on the Ordinance was

held on August 15th, 2023 and the Ordinance was adopted by a majority vote of the City Council during its regular meeting of August 15th, 2023.

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, CLERK

CITY SEAL

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT **709 HELEN ST** OWNED BY **BELIN HENRY JR** AND DECATUR COUNTY TAX COMMISSIONER'S OFFICE TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Section 14-1 (3) c of the City of Bainbridge Municipal Code (the "Code"), Chief City Marshall and Building Official Keith Pollock has inspected the property, filed notices, held hearings and issued a determination that the property located at **709 HELEN ST.**, is unsafe; and

WHEREAS, pursuant to the determination of the Chief City Marshall and Building Official the City of Bainbridge has previously ordered the owner of the property located at **709 HELEN ST.**, Bainbridge, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Bainbridge that the City Manager of the City of Bainbridge is hereby authorized and directed to demolish the structure (s) and clean up the property located at **709 HELEN ST.**, being more particularly described as **709 HELEN ST.**, Bainbridge, Georgia 39819.

SECTION II

BE IT FURTHER ORDAINED that all ordinances of the City of Bainbridge in conflict herewith be and the same hereby are repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of the ordinance shall not be made a part of the official codified ordinances of the City of Bainbridge but shall nevertheless be made a part of the public minutes of the City of Bainbridge.

SECTION IV

This ordinance was introduced and read at the lawful meeting of the Council of the City of Bainbridge held on July 18th, 2023, a Public Hearing on the Ordinance was

held on August 15th, 2023 and the Ordinance was adopted by a majority vote of the City Council during its regular meeting of August 15th, 2023.

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, CLERK

CITY SEAL

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 743 PAULETTE ST OWNED BY NORMAN HAMPTON AND DECATUR COUNTY TAX COMMISSIONER'S OFFICE TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Section 14-1 (3) c of the City of Bainbridge Municipal Code (the "Code"), Chief City Marshall and Building Official Keith Pollock has inspected the property, filed notices, held hearings and issued a determination that the property located at 743 PAULETTE ST., is unsafe; and

WHEREAS, pursuant to the determination of the Chief City Marshall and Building Official the City of Bainbridge has previously ordered the owner of the property located at 743 PAULETTE ST., Bainbridge, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Bainbridge that the City Manager of the City of Bainbridge is hereby authorized and directed to demolish the structure (s) and clean up the property located at 743 PAULETTE ST., being more particularly described as 743 PAULETTE ST., Bainbridge, Georgia 39817.

SECTION II

BE IT FURTHER ORDAINED that all ordinances of the City of Bainbridge in conflict herewith be and the same hereby are repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of the ordinance shall not be made a part of the official codified ordinances of the City of Bainbridge but shall nevertheless be made a part of the public minutes of the City of Bainbridge.

SECTION IV

This ordinance was introduced and read at the lawful meeting of the Council of the City of Bainbridge held on July 18th, 2023, a Public Hearing on the Ordinance was

held on August 15th, 2023 and the Ordinance was adopted by a majority vote of the City Council during its regular meeting of August 15th, 2023.

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, CLERK

CITY SEAL



BID TABULATION

July 10, 2023

FOUR NEW GNSS RECEIVERS AND ACCESSORIES

<u>COMPANY</u>	<u>PRICE</u>	<u>DELIVERY</u>
eGPS Solutions Norcross, GA	\$7,795.00 each x 4 = \$31,180.00	10 business days after receipt of order
Anatum GeoMobile Sol Roswell, GA	\$9,771.96 each x 4 = \$39,087.84	14 days after receipt of order
Navigation Electronics, Inc Lafayette, LA	\$12,416.51 each x 4 = \$49,666.04	14 days after receipt of order

Award to be made to: #1

Planning & Zoning 351-0000-54.2505
Street 351-0000-54.2505
Water 505-4450-54.2505
Gas 515-4700-54.2505

eGPS Solutions
Norcross, GA