



CITY OF PORT WENTWORTH
CITY COUNCIL
JANUARY 15, 2026

Council Meeting Room

Regular Session

7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. RECOGNITION OF SPECIAL GUESTS**
- 6. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 7. ELECTIONS & APPOINTMENTS**
 - A. City Council Rules and Regulations
 - B. Resolution To Appoint Mayor Pro-Tem
 - C. Resolution To Appoint Chief Judge And Associate Judge Of The Port Wentworth Municipal Court
 - D. Resolution to Reconstitute the City's Downtown Development Authority, and to Appoint Directors to Same
 - E. Planning and Zoning Board Appointments
 - F. Zoning Board of Appeals Appointments
- 8. ADOPTION OF MINUTES**
 - A. Regular Council Meeting Minutes- December 18, 2025**
- 9. COMMUNICATIONS & PETITIONS**
 - A. Martin Luther King Jr. Day Proclamation**
 - B. National Blood Donor Month Proclamation**
 - C. City Manager Update**
- 10. COMMITTEE REPORTS**
- 11. CONSENT AGENDA**
 - A. Effingham County Inmate Intergovernmental Agreement - Renewal

- B. Chatham County Canal Maintenance Agreement - Renewal

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- A. The Planning Commission recommends the approval of a Zoning Map Amendment Application, submitted by Timothy Jones, requesting to rezone 2.52 acres from R-1 to C-1, to allow for general office use. PIN # 70978 04001B, located in the 3rd Council District, at 630 Meinhard Road.
 - **PUBLIC HEARING**
- B. Tax Anticipation Note (TAN)

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

- A. Litigation**
- B. Personnel**
- C. Real Estate**

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department: Administration
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

City Council Rules and Regulations

Issue/Item: Pursuant to the City Charter, the Mayor and City Council shall approve procedural and parliamentary rules for official meetings.

Background:

City Charter Sec. 2.14 states at the "first City Council meeting in January" after each general municipal election, "the City Council shall consider and approve procedural and parliamentary rules for all official meetings to be conducted by the City Council for the next two-year term."

The attached Rules and Procedures have been updated, pursuant to Mayor and Council's comments and suggestions

Facts and Finding:

Recommendation:

Approve Rules and Procedures.

Funding:

Recommendation:

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

A RESOLUTION TO APPROVE CITY COUNCIL RULES OF PROCEDURE

WHEREAS, the Mayor and City Council is authorized to consider and approve procedural and parliamentary rules for meetings; and

WHEREAS the Mayor and City Council is tasked with updating and passing Rules and Procedures from time to time;

WHEREAS, it is necessary, prudent, and required to update the Rules and Procedures from time to time; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of City of Port Wentworth, Georgia, while in regular session as follows:

1. The Rules and Procedures attached hereto are approved and adopted as the Rules and Procedures for the City of Port Wentworth.
2. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.
3. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.
4. This Resolution shall take effect immediately upon its adoption.

RESOLVED this the 15th day of January, 2026.

Approved:

Tracy Saunders, Mayor

Attest:

City Clerk

RULES OF PROCEDURE FOR CITY COUNCIL MEETINGS
City of Port Wentworth

SECTION 1

1.1 Open Meetings. All meetings of the Port Wentworth Mayor and City Council shall be held in accordance with the provisions of the Open Meetings Laws, specifically Title 50, Chapter 14 of the Official Code of Georgia Annotated. The public shall be afforded access to meetings in compliance with Georgia Law.

1.2 Regular Meetings. The Mayor and City Council shall meet at least once a month. The Mayor and City Council may approve a calendar for the year, and the City Clerk shall distribute and publish such calendar.

1.3 Special Called Meetings and Emergency Meetings. The Mayor and City Council may call Special Called Meetings and Emergency Meetings, pursuant to the City Charter, City Ordinances, and State law.

1.4 Public Notice. The City Clerk shall follow all State laws, rules, regulations, and City ordinances and regulations with respect to public notices.

1.5 Executive Session. The Mayor and City Council may meet in Executive Session, pursuant to the Georgia Open Meetings Act. Such session(s) and action(s) shall comply with the Georgia Open Meetings Act.
[Cross Reference O.C.G.A. § 50-14-1]

SECTION 2

2.1 Quorum. The Mayor and City Council is comprised of one (1) Mayor and six (6) City Council members, for a total of seven (7) members. Four (4) members shall constitute a quorum. In the event the number of active Mayor and Council members is less than four (4) then all remaining members shall constitute a quorum.

2.2 Remote Participation. The Mayor or members of the City Council may participate in meetings remotely via audio, visual, or audio and visual means, as permitted by state law. Such participation may not contribute towards a quorum. Any member so participating shall have full voting rights and may participate fully in all discussion(s). Any member so participating shall have their attendance recorded accordingly by the City Clerk in the meeting's Minutes. Absent emergency conditions and subject to state law, no member shall participate remotely more than twice in one calendar year. Remote participation shall not be allowed in Executive Session.

2.3 Voting. Under normal circumstances, passage of a motion shall require the affirmative vote of a majority of the quorum present. Every member present or remotely participating shall vote either “Aye” or “Nay,” except those excused for conflicts of interest. After the result is announced, a member may not change their vote. The Mayor shall only have a vote to break a tie of City Council votes. The Mayor Pro Tem or other member acting as presiding officer during a meeting shall not be given an additional vote, and shall follow normal voting rules for City Council members.

2.4 Voice Votes. Voting shall be by voice vote and each vote shall be recorded. The Mayor or any City Council member shall have the right to request a roll-call vote, and such vote shall be recorded.

2.5 Conflict of Interest. It is the Mayor or individual Council member’s sole responsibility to self-identify conflicts of interest. A member who recuses themselves due to a conflict of interest shall come down from the dais during the debate and shall neither participate in the discussion nor vote on the matter. It is the responsibility of each member to comply with State law and City rules and regulations regarding conflicts of interest.

2.6 Roberts Rules of Order. The most recent edition of Roberts Rules of Order shall govern the proceedings of the Mayor and City Council Meetings, except when those rules directly conflict with these Rules and Procedures.

3.2 Right to the Floor. A member who desires to speak shall be recognized by the presiding officer. The presiding officer shall follow standard Roberts Rule of Order and shall recognize members properly and allow them to speak once recognized.

2.7 Decorum of Members. The Mayor and City Council members shall always conduct themselves in a professional and respectful manner. Personal remarks are inappropriate and may be ruled out of order. All comments made by members shall address the motion or matter that is being discussed. The Mayor or presiding member shall enforce these rules of decorum. If a member believes that a rule has been broken, then they may raise a point of order; a second is not required for such action. The Mayor or presiding officer may rule on the question or may allow the Council to debate the issue and decide by a majority vote.

SECTION 3

3.1 Presiding Officer. The presiding officer shall be the Mayor. Upon the absence, recusal, or request of the Mayor the Mayor Pro Tem shall act as the presiding officer; if the Mayor Pro Tem is absent, then another member shall be designated as presiding officer.

3.2 Preservation of Order. The presiding officer shall preserve order and decorum. If a member moves to enforce the rules, then the presiding officer shall enforce compliance with the rules.

SECTION 4

4.1 Order of Business. All regular meetings shall substantially follow an established order of business. The order shall be substantially as follows:

1. Call to Order
2. Roll Call
3. Prayer and Pledge of Alliance
4. Approval of Agenda
5. Recognition of Special Guests & Elections and Appointments
6. Communications and Petitions
7. Public Comments – Registered Speakers
8. Adoption of Minutes
9. Consent Agenda
10. Unfinished Business
11. New Business
12. Executive Session
13. Adjournment

4.2 Agenda Publication. City staff is directed to publish the Agenda, or a draft Agenda, for regular City Council meetings on or before the close of business on the Friday before regular City Council meetings. City staff is directed to publish the Agenda, or a draft Agenda, for other boards, commissions, or agencies of the City on or before the Friday before the board, commission, or agency meeting.

SECTION 5

5.1 Decorum of Public Speakers. Individuals making public comment at a meeting shall always conduct themselves in a professional and respectful manner. Personal remarks are inappropriate and may be ruled out of order. All comments made by individuals shall be addressed to the Mayor or presiding officer. Individuals may not question city staff, other city officials, presenters, members of the public, or anyone other than the Mayor or presiding officer.

5.2 Enforcement of Decorum of Public Speakers. The Mayor or presiding officer shall enforce these rules of decorum. If a member believes that a rule has been broken, then they may raise a point of order; a second is not required for such action. The Mayor or presiding officer may rule on the question or may allow the Council to debate the issue and decide by a majority vote. If an individual is found

to be out of order, then the Mayor or presiding officer may forfeit their remaining time to comment, or other appropriate remedy.

5.3 Recognition of Public Speakers. Individuals making public comment shall be recognized by the Mayor or presiding officer. Such individuals shall come to the podium for all comments; outbursts or comments not at the podium may be ruled out of order.

5.4 Public Comments. Individuals desiring to make public comments shall register prior to speaking. Public Comments are not designed to be a back-and-forth, it is designed as a time for City officials to listen to the comments, concerns, and news of the citizens of the community. Use of electronic presentations or such equipment are not permitted during Public Comment. If an individual has material(s) for City officials, then the individual may present copies of such material(s) to the City Clerk for distribution to City officials. Public Comments are not limited to only items on the agenda. Public comment time is separate and distinct from any public hearings that may take place at a meeting. Individuals desiring to speak to an item that has a public hearing are asked to please make those comments during the item's public hearing time. Each public commenter gets three (3) minutes to speak. The City maintains the time and will inform you when your time is up. When your time is up, please be respectful to the other people and the City, and return to your seat in the audience.

5.5 Public Hearings. Individuals desiring to speak at a public hearing shall receive recognition from the Mayor or presiding officer before speaking. Public Hearings are not designed to be a back-and-forth, it is designed as a time for your City officials to listen to the comments, concerns, and views of the citizens and the community on a specific topic. Use of electronic presentations or such equipment are discouraged during Public Hearings, use or attempted use of such can negatively impact other presenters' ability to be heard on a topic. If an individual has material(s) for City officials, then the individual may present copies of such material(s) to the City Clerk for distribution to City officials. At the public hearing: first staff will present; then the applicant may make a presentation, and any member may ask questions of the applicant at this time; the public hearing will then be opened for individuals to speak in favor or opposition of the item; then the applicant may offer rebuttal to any points brought up in the hearing, and any member may ask questions of the applicant at this time; and finally the public hearing will be closed. For each public hearing, proponents and opponents will be afforded equal time; if a public hearing is over a zoning matter, then each side will receive not less than ten (10) minutes per side. Each individual speaking gets three (3) minutes to speak; if there is time remaining in the ten (10) minute block and there are no additional persons wishing to speak, then someone may speak for an additional three (3) minute time period. The City maintains the times and will

inform you when your time is up. When your time is up, please be respectful to the other people and the City, and return to your seat in the audience.

5.6 Publication of Rules. The City Manager is directed to publish these rules regarding Public Comments and Public Hearings at City Council meetings. Such publication shall constitute notice for each public speaker regarding same.

5.7 Visual and Sound Recordings. Visual, sound, and visual and sound recordings shall be permitted for all public hearings, as long as such recordings are in accordance with State law and applicable rules of decorum.

Section 6

6.1 Suspension of the Rules. Any provision of these rules not governed by the city charter, city code, or state law may be temporarily suspended by a majority vote of the members present or remotely participating.

6.2 Amendment to the Rules. These rules may be amended or new rules adopted, by a majority vote of the members present or remotely participating.

6.3 Conflict with Rules. If a conflict exists with these rules and State law, the City Charter or Ordinances then State law, the City Charter or Ordinance shall control in such situation.

6.4 Action of Council. If for any cause the Mayor and Council passes a motion and any provision of these rules were not followed, the action will remain as the official action of the Mayor and Council.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department: Administration
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Resolution To Appoint Mayor Pro-Tem

Issue/Item: The City should nominate and elect a member of the City Council to act as Mayor Pro Tem at the first meeting of every even numbered year.

Background: Section 2.29 of the City Charter outlines this procedure, as well as the duties, responsibilities, and powers of the Mayor Pro Tem.

Facts and Finding: The Mayor Pro Tem is elected for a term of two years.

Funding:

Recommendation:

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

RESOLUTION TO ELECT AND APPOINT MAYOR PRO TEM

WHEREAS, the City should elect a Mayor Pro Tem from the member of Council at the first meeting in every even year; and

WHEREAS, City Charter section 2.29 outlines the procedures, as well as the duties, responsibilities, and powers of the Mayor Pro Tem.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PORT WENTWORTH, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

- 1. Councilperson _____ is hereby appointed to the position of Mayor Pro Tem for the City of Port Wentworth.
- 2. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.
- 3. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED, and APPOINTED by the Mayor and Council of Port Wentworth, Georgia, this the 15th day of January, 2026.

TRACY SAUNDERS, Mayor

ZAHNAY SMILEY, Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department: Administration
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Resolution To Appoint Chief Judge And Associate Judge Of The Port Wentworth Municipal Court

Issue/Item: Chief Judge Singleton of the Port Wentworth Municipal Court is resigning. The City should appoint a new Chief Judge and Associate Judge for the Municipal Court.

Background: Chief Judge Singleton is resigning. Associate Judge Ty Wilson is nominated for the position of Chief Judge. Bryan County State Court Judge Donald Montgomery is nominated for the position of Associate Judge.

Facts and Finding: The resumes of Judge Wilson and Judge Montgomery are attached.

Recommendation:

Approval of the nominations, and appointment.

Funding:

Recommendation:

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

**RESOLUTION TO APPOINT CHIEF JUDGE AND ASSOCIATE JUDGE
OF THE PORT WENTWORTH MUNICIPAL COURT**

WHEREAS, the Port Wentworth Municipal Court is duly created, and presided over by appointed Judges; and

WHEREAS, pursuant to Article IV of the City Charter, the Mayor and Council may appoint the positions of Chief Judge and Associate Judge of the Port Wentworth Municipal Court.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PORT WENTWORTH, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

- 1. Judge Ty Wilson is hereby appointed to the position of Chief Judge of the Port Wentworth Municipal Court.
- 2. Judge Donald Montgomery is hereby appointed to the position of Associate Judge of the Port Wentworth Municipal Court.
- 3. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.
- 4. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED, and APPOINTED by the Mayor and Council of Port Wentworth, Georgia, this the 15th day of January, 2026.

TRACY SAUNDERS, Mayor

ZAHNAY SMILEY, Clerk of Council

To the Honorable Mayor and Members of the Port Wentworth City Council:

Donald Lee Montgomery has devoted his professional life to public service and the fair administration of justice. He began his career in law enforcement as a police officer with the Baltimore County Police Department in Maryland, where he graduated second in his recruit class, earned the Firearms Award, and was later recognized as Police Officer of the Year by the Veterans of Foreign Wars, as well as receiving an Award for valor while saving a life.

While serving as a patrol officer, Mr. Montgomery developed a strong interest in the law and went on to earn his Juris Doctor from the University of Maryland School of Law, following completion of a Bachelor of Science degree from the University of Maryland, College Park.

After entering private practice, Mr. Montgomery became a partner at Scheer, Montgomery & Call, P.C., handling criminal and administrative matters, including pro bono representation of law enforcement officers involved in critical incidents. He has instructed at numerous police academies, as well as been an instructor for the Georgia State Bar, the Georgia State court judges council, and the Georgia municipal court judges council.

In 2016, Mr. Montgomery was elected Solicitor-General of Bryan County, Georgia, a position to which he was re-elected and most recently began his third term in 2025. Throughout his service, he has been known for his professionalism, sound judgment, and commitment to the rule of law. He was recently appointed to the State Court of Bryan County.

Mr. Montgomery is married to Carolyn Montgomery, and they are the proud parents of three sons. His wife served previously as the Solicitor of Port Wentworth.

The City of Port Wentworth is well served by his appointment as Associate Judge, and the Council can be confident he will carry out his judicial responsibilities with integrity, fairness, and respect for the law.

Ty Wilson

Judicial Experience

Associate Municipal Court Judge | Georgia

March 2024 – Present

- Actively serving on the bench in **two municipalities**; designated backup judge in an additional municipality.
 - Presides over **high-volume traffic and ordinance courts**, routinely managing **100–300 matters per court date** across multiple sessions.
 - Handles **bench trials, preliminary hearings, bond hearings, plea proceedings, and sentencing**.
 - Jurisdiction includes **traffic offenses, ordinance violations, misdemeanors, and DUI matters**.
 - Recognized for efficient docket control, sound judgment, and maintenance of courtroom order and professionalism.
-

Prosecutorial Experience

Municipal & State Court Prosecutor | Georgia

- Served as **municipal prosecutor in three municipalities**, handling traffic, ordinance, and misdemeanor prosecutions, including DUI and battery cases.
 - Tried **bench trials to verdict** in high-volume municipal court settings.
 - Appointed **conflict prosecutor** in Bryan County State Court for misdemeanor and DUI matters.
 - Provided legal guidance to law enforcement agencies regarding charging and courtroom procedure.
-

Private Practice & Litigation Experience

Owner / Managing Attorney | Private Law Firm

2004 – Present

- Founded and operated a private law practice for over **20 years**, with primary focus on **Workers' Compensation and Personal Injury litigation**.
- Personally handled **case evaluation, strategy, bench trials, settlement negotiations, and mediation advocacy**.

- Managed **all operational aspects** of the practice, including staff supervision, budgeting, trust accounting, regulatory compliance, and case management systems.
-

National Litigation Management Experience

Team Lead – Civil Discovery | National Law Firm
2002 – 2004

- Led attorney teams of up to **50 lawyers** in national, high-profile products liability litigation.
 - Oversaw **document review, e-discovery, and privilege determinations**, reporting directly to firm partners and corporate counsel.
-

Credentials & Admissions

- **AV Preeminent™ Peer Review Rated** (Martindale-Hubbell) —continuously since **2012**
 - **AVVO Rating: 10.0**
 - Completed **Judicial Training Programs** (2024–2025)
 - Admitted to practice: **Georgia & Texas**
-

Judicial Profile

Experienced municipal judge with a background spanning **judicial service, prosecution, defense, and law practice leadership**, bringing a steady, disciplined approach to high-volume courts in growing communities.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department:
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Resolution to Reconstitute the City's Downtown Development Authority, and to Appoint Directors to Same

Issue/Item: Port Wentworth previously had a valid Downtown Development Authority ("DDA"), which is currently no longer meeting or conducting business.

Background: Mayor and Council recognize the need to revitalize and redevelop the business districts of the City by developing and promoting for the public good and general welfare trade, commerce, and employment opportunities and promote the general welfare by creating a climate favorable to the location of new industry, trade, and commerce and the development of existing industry, trade, and commerce within the City.

Facts and Finding:

Mayor and Council are authorized through State law to appoint new Directors, to set the geographical area of the DDA, among other powers. The City will need to coordinate with the Secretary of State's office to provide documentation of the resurrected DDA, and for the newly reformed DDA to hold meetings and conduct business.

This Resolution provides and reaffirms Mayor and Council's commitment to revitalizing and redeveloping the City and the City's business districts with the help and coordination of the City's DDA.

Mayor and Council will also need to appoint the seven (7) Directors to fully reconstitute the City's DDA.

Funding: N/A

Recommendation:

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

**RESOLUTION TO APPOINT MEMBERS TO THE
PORT WENTWORTH DOWNTOWN DEVELOPMENT AUTHORITY**

WHEREAS, the Port Wentworth Downtown Development Authority (“PWDDA”) was previously created and constituted, and same has been reconstituted by the Mayor and Council;

WHEREAS, pursuant to City Charter section 3.11 and O.C.G.A. § 36-41-1 et seq., the Mayor and Council may appoint members to the PWDDA;

WHEREAS, pursuant to O.C.G.A. § 36-42-4, the Mayor and Council “may appoint one of its elected members as a member of the downtown development authority;”

WHEREAS, pursuant to O.C.G.A. § 36-42-4, the term of PWDDA directors is for four (4) years;

WHEREAS, as the Mayor and Council have reconstituted it is in the best interest of the citizens of the City to resurrect the City’s dormant DDA and to make other changes and updates to the City’s DDA.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PORT WENTWORTH, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. The following members are hereby appointed to the Port Wentworth Downtown Development Authority, each for a four (4) year term:
 1. Nishant Shawn Randerwala
 2. Hilton Fordham
 3. Keyur Patel
 4. Kevin Thomas
 5. Cindy Patel
2. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.
3. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

4. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.
5. This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED, and APPOINTED by the Mayor and Council of Port Wentworth, Georgia, this the 15th day of January, 2026.

TRACY SAUNDERS, Mayor

ZAHNAY SMILEY, Clerk of Council

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

RESOLUTION OF THE CITY OF PORT WENTWORTH

**A RESOLUTION TO RECONSTITUTE THE CITY OF
PORT WENTWORTH DOWNTOWN DEVELOPMENT AUTHORITY;
TO AUTHORIZE CITY STAFF TO EFFECTUATE SAME; TO REPEAL
CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.**

WHEREAS, the Mayor and Council of Port Wentworth previously authorized, constituted, and validly registered a Downtown Development Authority (“DDA”), to wit: the City of Port Wentworth Downtown Development Authority, in 2001;

WHEREAS, the original area of the City’s DDA included the entire geographical area and corporate boundaries of the City of Port Wentworth;

WHEREAS, since that time, the City’s DDA is not currently meeting or conducting business;

WHEREAS, the Mayor and Council recognize the need to revitalize and redevelop the business districts of the City by developing and promoting for the public good and general welfare trade, commerce, and employment opportunities and promote the general welfare by creating a climate favorable to the location of new industry, trade, and commerce and the development of existing industry, trade, and commerce within the City;

WHEREAS, Georgia law permits the Mayor and Council to reconstitute the City’s DDA and to make other changes and updates to the City’s DDA; and

WHEREAS, it is in the best interest of the citizens of the City to reconstitute the City’s DDA and to make other changes and updates to the City’s DDA.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PORT WENTWORTH, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. The Mayor and Council determine there is a need to revitalize and redevelop the business districts of the City, and direct the City Manager and City staff to take such actions deemed necessary or advisable to reconstitute and bring back the City’s Downtown Development Authority.
2. The Mayor and Council determine the entire corporate boundaries as enumerated in the City’s Charter, thus all areas within the municipal boundaries of the City of Port Wentworth, constitutes the City’s central business district. The Mayor and

Council reaffirm and state that all areas within the municipal boundaries of the City of Port Wentworth, as enumerated as the entire corporate boundaries in the City's Charter, constitutes the City's central business district and the geographical area of the City's Downtown Development Authority.

3. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.
4. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.
5. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.
6. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED by the Mayor and Council of Port Wentworth, Georgia, this the 15th day of January, 2026.

TRACY SAUNDERS, Mayor

ZAHNAY SMILEY, Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department: Administration
Category: Presentation
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Planning and Zoning Board Appointments

Issue/Item: Professional meetings and presentations are essential for the planning process. The P/Z Board needs to review plans for the necessary requirements and ask questions of presenters about standards that are best for the community.

Background:

The Planning and Zoning Board plays an essential role in the administration of the City's Zoning Ordinance and serves as an advisory body to the City Council. The Board reviews matters related to land use and development and provides recommendations for Council's consideration and final action.

The authority of the Planning and Zoning Board is established by the City's Zoning Ordinance and includes reviewing zoning amendment requests, site plan applications, and proposed changes to the Zoning Ordinance.

In accordance with the Zoning Ordinance, the Planning and Zoning Board is composed of appointed members, including a resident representatives appointed by the City Council and designated seats held by key employees. This action provides for the formal appointment of a City resident and the formal approval of the Public Works Director designated position.

Facts and Finding:

Names being considered:

Adam Alday – resident

*Reginald Bush – Public Works Director

Recommendation: Approval.

Funding:

Recommendation:



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department:
Category: Presentation
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Zoning Board of Appeals Appointments

Issue/Item: Zoning Board of Appeals Appointments

Background: The ZBA is an instrumental part of the City current Zoning Ordinance, and exists as a quasi-judicial body whose decisions are directly appealable to Superior Court.

The ZBA’s powers come from the City’s Zoning Ordinance, and generally allow it to hear and decide appeals where it is alleged there is an error in a requirement, decision, or determination made by an administrative official in the enforcement of the Zoning Ordinance, and for other special use and variance requests.

Facts and Finding:

Board members to be considered:

Melwyn Turner

Hilton Fordham

Recommendation: Approval

Funding:

Recommendation:



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Effingham County Inmate Intergovernmental Agreement - Renewal

Issue/Item: This is an annual renewal. Inmate crews help cut and clean ditches.

Background: Effingham County has a prison work camp they run in coordination with the Georgia DOC. These inmates can cut grass, clean ditches, paint, carpentry, mechanical work, janitorial and many other tasks as needed.

Facts and Finding: The inmate crews have done a great job cutting and cleaning ditches and public grounds for the city over the past year. We are also discussing with the prison about some park restoration for existing facilities for this coming year.

Funding: \$90,000 plus fuel and maintenance.

Recommendation:



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Chatham County Canal Maintenance Agreement - Renewal

Issue/Item: Agreement Renewal. Chatham County Canal Maintenance Program

Background: The City of Port Wentworth participates in Chatham County’s long-standing Canal Maintenance Program. Through this program, Chatham County performs routine maintenance on the Little Hearst Canal and the Phillips Canal, both of which are located within the city limits and are critical components of the local drainage system.

Facts and Finding:

- The Canal Maintenance Program has been in continuous operation since 1989.
- Chatham County is responsible for performing and managing the canal maintenance activities.
- The program helps ensure proper drainage, reduces flooding risk, and supports infrastructure resilience within the City.
- This is a 5 year extension.

Recommendation: Approve

Funding: No cost to the city.

Recommendation:

STATE OF GEORGIA)

COUNTY OF CHATHAM)

AGREEMENT

THIS AGREEMENT, made and entered into as of this _____ day of _____, 2025, by and between Chatham County, a political subdivision of the State of Georgia, hereinafter referred to as **COUNTY** and the **City of Port Wentworth**, a municipal corporation organized and existing under the terms of the State of Georgia, hereafter referred to as the **CITY**:

WITNESSETH

WHEREAS, the Chatham County Board of Commissioners has determined a need for a County Wide Canal Maintenance Program to assist the CITY with the maintenance of the major canals within their CITY limits; and

WHEREAS, the County Wide Canal Maintenance Program will consist of machine cleaning to remove silt, vegetation, spraying with herbicide to reduce aquatic growth and mowing canal maintenance roads; and

WHEREAS, the Chatham County Board of Commissioners has expressed a willingness to continue the County Wide Canal Maintenance Program to assist the CITY; and

WHEREAS, the Chatham County Board of Commissioners has expressed a willingness to participate in a three part maintenance program with the CITY as funds are available and subject to those certain conditions set forth in the agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements, and the benefits to the parties, the CITY and the COUNTY agree as follows:

1. The COUNTY shall maintain an inventory of canals to include name, designation code and milage. The COUNTY shall execute and provide any revisions that the COUNTY deems necessary to reflect changes in the maintenance of the canal.
2. Changes or amendments to the canal inventory must be approved in writing by both parties.

Canal Cleaning

1. The COUNTY agrees to clean or remove the debris and vegetation from the designated canals once a year. The COUNTY will provide all labor, materials and equipment to perform the removal of silt, debris and vegetation

regardless of character of materials or obstructions encountered in the channel of the canal.

2. The COUNTY will secure a utility locate number in accordance to the Georgia Dig Law, if necessary, prior to cleaning a canal' s channel where an utility may be in conflict. The COUNTY shall be responsible for all cost involved in the repairing of underground or overhead utilities broke, ruptured, or rendered inoperable by the canal cleaning operation. The CITY shall inform the COUNTY of any designated canal listed in its jurisdiction that may have utilities within the rights of way of the canal.
3. The CITY will provide a clear access to and passage on the canal' s maintenance road, which may include the installation or removal of gates, the locking and unlocking of gates, removal of vehicles or other obstacles and the installation or repairing of piped crossings. The CITY shall provide the labor, material and equipment to repair wash outs on the designated canal' s slopes and maintenance road.
4. Material removed from the channel of canal is considered to be the property of the CITY. The CITY will obtain and provide a site for disposal of materials removed from the designated canal. The disposal site shall be within the guidelines of the Georgia Environmental Protection Division. The CITY shall be responsible for all cost to the disposal of materials.

II. Herbicide

1. The COUNTY will apply an environmentally acceptable herbicide chemical to the aquatic channel of each designated canal. The COUNTY will provide all labor, materials and equipment to apply the herbicide to the designated canals.
2. The COUNTY will ensure that the application and handling of any herbicide will be performed under the supervision of staff with a current Georgia Department of Agriculture Pesticide Application License, categories 26 (Aquatic Pest Control) and 27 (Right of Way Pest Control).
3. The CITY will provide a clear access to and passage on the canal' s maintenance road, which shall include the installation or removal of gates, the locking or unlocking of gates, the removal of vehicles or other obstacles and the installation or repairing of piped crossings.

III. Mowing

1. The COUNTY agrees to mow each designated canal' s side slopes, access road and right-of-ways a minimum of three times per year during the growing season. The COUNTY will provide all labor, material and equipment to cut vegetation on the side slopes, access roads, and right-of-ways.
2. The CITY will provide the COUNTY, sixty (60) days after this agreement commence, a markup of each canal showing the location of any unmovable obstacles such as raised manholes and utilities that may be damaged by or cause damage to the mowing equipment. The CITY will provide a clear access to and passage on the canal' s maintenance road, which shall include the installation or removal of gates, the locking or unlocking of gates, the removal of vehicles or other obstacles and the installation or repairing of piped crossings.

IV. Term

The term of this agreement is five (5) years with an annual automatic renewal. This agreement may be terminated within sixty (60) days by either party provided written notice is given. The COUNTY does not expressly or impliedly assume any other additional responsibilities or liabilities arising out of its operation in regard to canal cleaning or the application of herbicide. The laws of the State of Georgia shall govern this Agreement.

V. NO COMPENSATION TO COUNTY

COUNTY service rendered pursuant to the County Wide Canal Maintenance program shall be without charge to the CITY.

VI. Responsibility for Expenses and Compensation of Employees

The COUNTY shall compensate its employees during the time of rendering service pursuant to the County Wide Canal Maintenance program. Such compensation shall include any workman' s compensation benefits paid or due for personal injury or death while such employees are engaged in rendering such service.

- VII. Any injury, disability, or death incurred by any COUNTY employee while rendering service pursuant to the COUNTY Wide Canal Maintenance program shall be deemed to have arisen out of, and to have been sustained in the course of, employment with the COUNTY. If any COUNTY employee, or anyone on his/her behalf, files a claim for worker' s compensation benefits against the CITY for any injury claimed to have been sustained while furnishing service pursuant to the County Wide Canal Maintenance

Program, the COUNTY shall indemnify, defend, and hold harmless the CITY with respect to such claim at no cost to the CITY.

IN WITNESS WHEREOF, said parties have hereunder set their hands and affixed their seal, the day and year written above.

City of Port Wentworth

**BOARD OF COMMISSIONERS
CHATHAM County, Georgia**

BY: _____
Tracy Saunders, Mayor

BY: _____
Chester A. Ellis Chairman

ATTEST: _____
Zahnay Smiley, Clerk of Council

ATTEST: _____
**Janice Bocook,
Clerk of Commission**



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 01/15/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

The Planning Commission recommends the approval of a Zoning Map Amendment Application, submitted by Timothy Jones, requesting to rezone 2.52 acres from R-1 to C-1, to allow for general office use. PIN # 70978 04001B, located in the 3rd Council District, at 630 Meinhard Road.

PUBLIC HEARING

Issue/Item: A Zoning Map Amendment Application has been submitted by Timothy Jones, requesting to rezone 2.52 acres from R-1 to C-1, to allow for general office use. PIN # 70978 04001B, located in the 3rd Council District, at 630 Meinhard Road.

Background:

- The applicant requests C-1 zoning to convert an existing dwelling in to a leased office space.
- The proposed occupant/tenant would not have customers on site.
- The C-1 zoning district is described in Section 4.20.A of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"This district is intended to encourage and accommodate a walkable downtown area with storefronts on the ground story and upper story residential, local market retail, personal services, restaurants, entertainment, offices, and professional services. Characteristics of uses and land in C-1 include daytime and early evening operations, smaller-scale and mixed-use buildings, sidewalk sales, and on-street parking."* Any future use would need to adhere to both the district intention as well as the Table 4.30.
- Neighboring property to the northwest is a railway, properties to the south are within the R-1 zoning district, the property to the west is zoned R-1 with a variance to operate a Contractor Facility.

Facts and Finding:

- The Future Land Use Map identifies this parcel as Mixed Use, which favors commercial uses "...lower intensity services and retail".
- The property is a walkable distance from Anchor Park and future R-5 development.
- No site improvement or expansion is proposed at this time.
- At the January 5, 2026 meeting, the Planning Commission voted to recommend approval, with conditions, of this application.

Staff Recommendations

The following conditions are recommended with approval:

1. The existing mobile home shall be moved off site prior to office operations.
2. The occupant/operator of the business shall meet with Development Services and the Fire Marshall to establish any necessary structural improvements necessary for business operations, prior to applying for an Occupational Tax Certificate.
3. Any future improvement/development of the site, or change in use shall be preceded by a pre-application meeting.

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Timothy Jones Phone # 912-433-0734

Mailing Address: PO Box 39 Pooler GA 31322

Property Owner: PTS, LLC Phone # 912-433-0734
912-323-4006
Use back if more than one owner

Owner Address: 630 Weinhard Rd, Pt Went Worth GA 31907

PIN #(s): 70978 04001B # of Acres 2.52

Zoning Classification: Present R3 Requested C1

Use of Property: Present Residence Requested office

_____ If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The proposed rezoning aligns with the City's future land use plans and supports the planned growth of the area. The property proximity to the new Park makes it an ideal location for low impact commercial use that will serve the residents and ensure a cohesive development and complement ongoing public and private investments.

Attach the following documents:

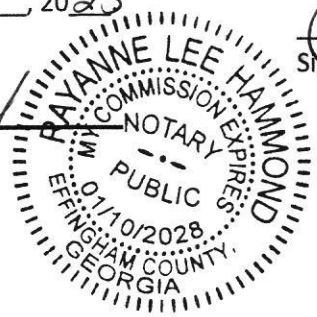
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference. ✓
- 2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property. ✓
- 3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive. ✓
- 4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
- 5. Disclosure of Campaign Contributions and Gifts form. ✓
- 6. Disclosure of Financial Interests form ✓
- 7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form. ✓
- 8. Filing fee of **Zoning Map Amendment Fee + per acre + Administrative Fee = Total**, payable to the City of Port Wentworth. (Please refer to the Business User Fee Schedule for the current year) ✓

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 25 day of November, 2025

Rayanne Lee Hammond
Notary Public



[Signature]
Signature of Applicant

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on December 2, 202025, to rezone real property described as follows:

630 Meinhard Rd, Port Wentworth GA 31407

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

No Contributions made

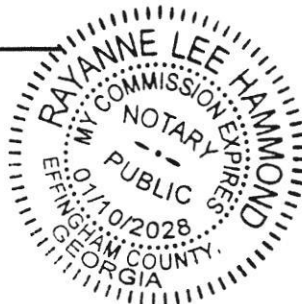
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 25 day of November, 2025.



Signature of Applicant

Rayanne Lee Hammond
Notary Public



DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on December 2, 2025, to rezone real property described as follows: 630 Mankard Rd from Residential to C1

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

n/a

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

n/a

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

n/a

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 25 day of November, 2025

Signature of Official



Rayanne Lee Hammond
Notary Public



630 Meinhard Adjacent Property Owners

Name	Property Address	Mailing Address	PIN
Jules Paderewski	502 Meinhard Rd	21 Montgomery St, Savannah Ga 31401	70978 05006
WCE Enterterprises LLC	640 Meinhard Rd	640 Meinhard Rd, Savannah Ga 31407	70978 04001
Sylvia Eargle	639 Meinhard Rd	639 Meinhard Rd, Savannah Ga 31407	70978 01004
John David Mixon	635 Meinhard Rd	635 Meinhard Rd, Savannah Ga 31407	70978 01003
Ronald and Connie Brown	631 Meinhard Rd	631 Meinhard Rd, Savannah Ga 31407	70978 01002
William Elkins	121 Meinhard Rd	611 Meinhard Rd, Savannah Ga 31407	70978 01018

PG 9-P/103

NORTH



PROPERTY SURVEY

FOR

WILLIAM M. & MARGARET BOLTON

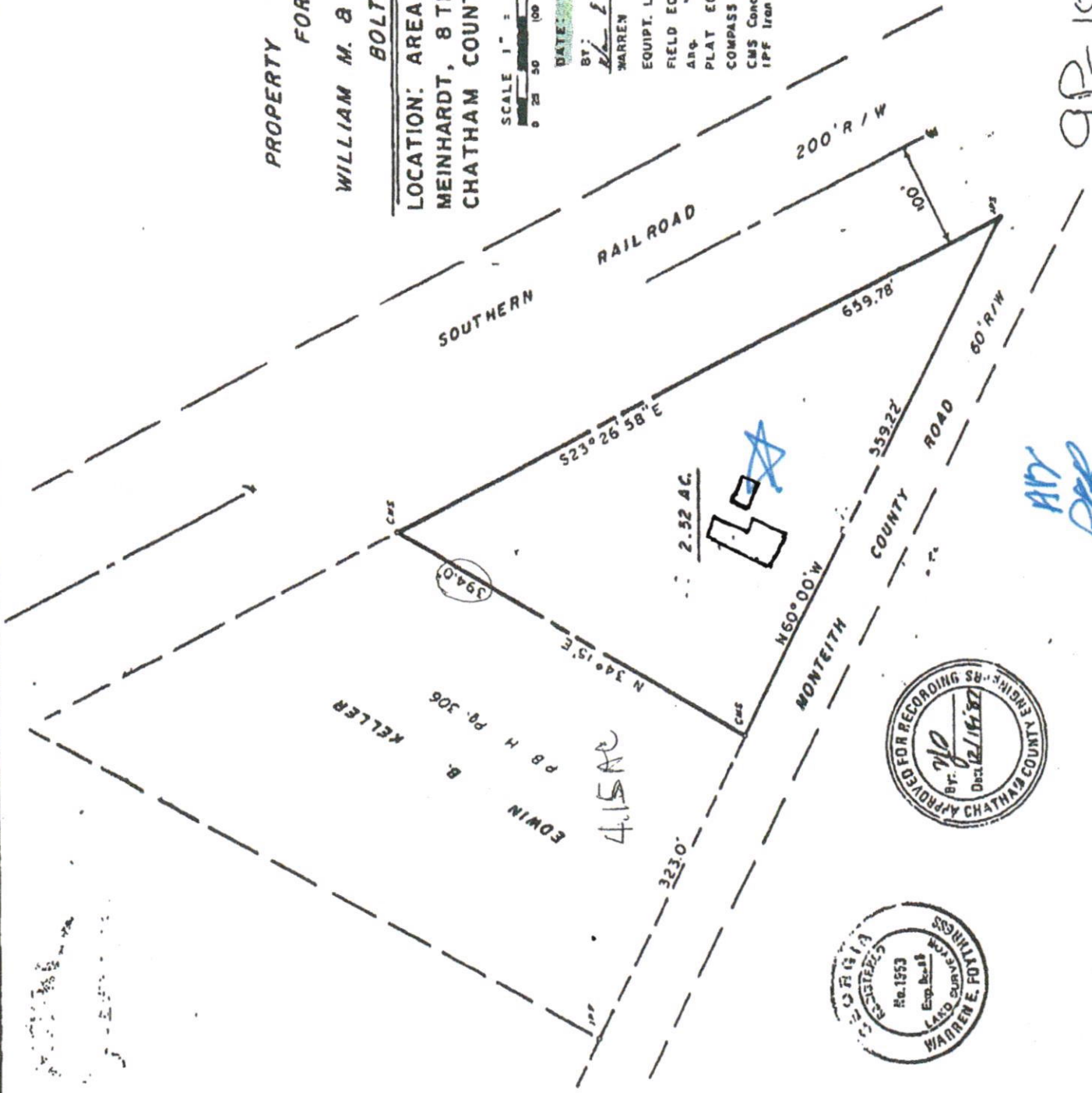
LOCATION: AREA KNOWN AS MEINHARDT, 8TH G.M.D. CHATHAM COUNTY, GA.



DATE: DEC. 9, 1987

BY: *W. E. Poynthress* 1987

- WARREN E. POYNTHRESS
- EQUIPT. LIETZ SOMJE
- FIELD EOC 1/38,659
- ANG. 257PT
- PLAY EOC 1/446,535
- COMPASS RULE
- CMS Concrete Mod. Set
- IPF Iron Pipe Found



9P-103 H
ADY
PBB



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

Meeting: 01/15/26
 Department: Administration
 Category: Agreement
 Prepared By: Zahnay Smoak
 Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Tax Anticipation Note (TAN)

Issue/Item: Tax Anticipation Note (TAN)

Background:

A Tax Anticipation Note (TAN) is a short-term security debt issued by a state or local government to raise money for a public project. The debt is repaid with future tax collections.

The City is authorized by Article IX, Section V, Paragraph V of the Constitution of the State of Georgia and Section 36-80-2 of the Official Code of Georgia Annotated, to borrow money to pay current expenses during any calendar year and to evidence such borrowing by issuing tax anticipation notes in anticipation of the receipt of taxes levied or to be levied for the General Fund for expenses payable during the current calendar year

Issuing a TAN allows the government to immediately move forward on a public project without waiting to have the cash in hand generated later in the fiscal year. The interest cost is low compared to the costs of financing from other sources such as a commercial bank.

Facts and Finding:

1. Borrowing will be limited to no more than \$7.4 million and is based on 75 percent of property and local option sales taxes collected during the 2025 calendar year.
2. Repayment will be completed by 12/31/2026 with Property Tax Revenue projected to be collected in the 4th Quarter of 2026.
3. Interest rate 3.8 % (Estimated/Market Driven)
4. Lender - Truist Bank.
5. Once the Development Authority (DA) Revenue Bonds (City/Parks Portion) are approved and borrowed by the DA, the city's borrowed taxes will be returned to the city, and the TAN will be repaid in full.

Funding:

Provided for in the FY26 Operating Budget – No additional Impact

Projected for the FY27 Operating Budget - No additional Impact

Recommendation:

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH, GEORGIA PROVIDING FOR OBTAINING A TEMPORARY LOAN IN ORDER TO PROVIDE MONEY TO PAY OR BE APPLIED TOWARD THE PAYMENT OF CURRENT EXPENDITURES OF THE CITY OF PORT WENTWORTH DURING CALENDAR YEAR 2026; PROVIDING FOR THE ISSUANCE AND SALE OF THE TAX ANTICIPATION NOTE IN THE AGGREGATE PRINCIPAL AMOUNT OF \$7,400,000 AND FOR OTHER RELATED PURPOSES:

WHEREAS, the Mayor and Council of the City of Port Wentworth, Georgia (the “**Mayor and Council**”), the managing and controlling body of the City of Port Wentworth, Georgia (the “**City**”) is a duly created and validly existing political subdivision of the State of Georgia and as such, is charged with contracting debts and managing the affairs of the City; and

WHEREAS, the Mayor and Council has determined that it is in the best interest of the City to pay current expenses for calendar year 2026 in anticipation of the receipt of taxes levied or to be levied for the City’s General Fund (the “**General Fund**”); and

WHEREAS, the City is authorized by Article IX, Section V, Paragraph V of the Constitution of the State of Georgia and Section 36-80-2 of the Official Code of Georgia Annotated, as amended and supplemented, to borrow money to pay current expenses during any calendar year and to evidence such borrowing by issuing notes in anticipation of the receipt of taxes levied or to be levied for the General Fund for expenses payable in such calendar year; and

WHEREAS, the City proposes to issue a tax anticipation note in the aggregate principal amount of \$7,400,000 to pay the current expenses of the City.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council, and it is hereby resolved by authority of the same, as follows:

Section 1. Findings. The Mayor and Council hereby finds and determines as follows: (a) there are no other temporary loans or other contracts, notes, warrants or obligations for current expenses which have been issued by the City in calendar year 2026; (b) the aggregate principal amount of the Note (defined hereinbelow) does not exceed 75% of the total gross income from taxes collected by the City in calendar year 2025 for the General Fund; (c) the aggregate principal amount of the Note (defined hereinbelow), together with other contracts, notes, warrants or obligations of the City for current expenses in calendar year 2026 for the General Fund, do not exceed the total anticipated tax revenues of the City for the General Fund for calendar year 2026; (d) no temporary loan or other contract, note, warrant or other obligation for current expenses incurred in calendar year 2026 or any prior calendar year remains unpaid as of the date hereof; and (e) a need exists for the City to borrow \$7,400,000 to pay current expenses of the City in calendar year 2026 prior to the receipt of sufficient revenues from taxes levied or to be levied for the General Fund for 2026.

Section 2. Authorization of Note. There is hereby authorized to be issued a tax anticipation note of the City in the aggregate principal amount of \$7,400,000 which shall be designated “City of Port Wentworth Tax Anticipation Note, Series 2026” (the “**Note**”). The Note

shall be dated as of the date of issuance thereof; shall bear interest on the outstanding principal at the rate of or about 3.8% per annum, calculated on the basis of the actual number of days elapsed in a 360-day year; shall be payable as to principal and interest by wire transfer to the registered owner of the Note and shall be payable as to principal and interest in lawful money of the United States of America; shall be issued as a single note in the face amount of \$7,400,000; shall be advanced in one installment of \$7,400,000 in the aggregate; shall be numbered R-1; and shall mature and together with accrued interest shall be payable on December 31, 2026. The Note shall be issued in the form of a fully registered note. The Note shall be executed by the manual or facsimile signature of the Chair or Vice Chair of the Mayor and Council and by the manual or facsimile signature of the Secretary of the Mayor and Council, and the corporate seal of the Mayor and Council shall be impressed or imprinted thereon. In case any officer whose signature shall be affixed to the Note or who shall have sealed the Note shall cease to be such officer before the Note so signed and sealed shall have been actually delivered, the Note, nevertheless, shall be a valid Note of the City and may be delivered as such notwithstanding the fact that such officer or officers may have ceased to be such officer or officers of the City when the Note shall be actually delivered.

Notwithstanding the foregoing, if the Note is issued in Book-Entry Form, the Note shall be payable as provided in Section 16 hereof.

Section 3. Advances; Authorized City Representatives. Advances of up to the maximum principal amount of the Note shall be made on a non-revolving basis upon the written request of an Authorized City Representative. The City Manager and the Assistant City Manager – Chief Financial Officer are hereby designated as Authorized City Representatives and each is hereby authorized to request any such advance under the Note without the consent of the other. The Authorized City Representatives may be removed or additional representatives appointed by written direction to the holder of the Note regarding such changes.

Section 4. Approval of Form of Note. The Note as initially issued shall be issued in substantially the form as per standard practice and customs with such changes, insertions, or omissions as may be approved by the Mayor and Council, and the execution and delivery of the Note shall be conclusive evidence of such approval.

Section 5. Designation of Paying Agent. The City's Assistant City Manager – Chief Financial Officer is hereby designated as Paying Agent, Note Registrar, and Authenticating Agent with respect to the Note.

Section 6. Tax Revenues Used to Repay Note; General Obligation. In general, the City agrees to use for payment of the Note and the interest thereon a sufficient portion of the revenues received by the City from taxes levied or to be levied for calendar year 2026 for the General Fund and other funds available for such purpose. The indebtedness to be evidenced by the Note is a general obligation of the City, and the full faith and credit of the City are hereby pledged to secure the payment of the principal of and interest on the Note.

Section 7. Authentication of Note. Only such Note as shall have endorsed thereon a certificate of authentication substantially in the form hereinabove set forth duly executed by the Note Registrar shall be deemed to be validly issued hereunder. No Note shall be valid or obligatory for any purpose unless and until such certificate of authentication shall have been executed by the

Note Registrar, and such executed certificate of the Note Registrar upon any such Note shall be conclusive evidence that such Note has been authenticated and delivered hereunder. Said certificate of authentication on any Note shall be deemed to have been executed by the Note Registrar, but it shall not be necessary that the same authorized signatory sign the certificate of authentication on all of the Notes.

Section 8. Transfer and Exchange of Note. The Note Registrar shall cause to be kept books for the registration of transfer of the Note. The Note may be registered as transferred on the books of registration by the registered owner thereof in person or by his duly authorized attorney, upon surrender thereof, together with a written instrument of transfer executed by the owner or his duly authorized attorney. Upon surrender for registration of transfer of any Note at the principal office of the Note Registrar, the City shall execute, and the Note Registrar shall authenticate and deliver in the name of the transferee or transferees, a new Note of the same aggregate principal amount and tenor and of any Authorized Denomination or Denominations, numbered consecutively in order of issuance according to the records of the Note Registrar.

The Note may be exchanged at the principal office of the Note Registrar for an equal aggregate principal amount of Note of the same aggregate principal amount and tenor and of any authorized denomination or denominations. The City shall execute, and the Note Registrar shall authenticate and deliver, such Note which the owner of the Note making such exchange is entitled to receive, bearing numbers not contemporaneously then outstanding.

Such transfers of registration or exchanges of Notes shall be without charge to the owner of such Note, but any tax or other governmental charge, required to be paid with respect to the same shall be paid by the owner of the Note requesting such transfer or exchange as a condition precedent to the exercise of such privilege.

Any Note surrendered upon any transfer provided for in this resolution shall be promptly cancelled by the Note Registrar and shall not be reissued. Upon request of the City a certificate evidencing such cancellation shall be furnished by the Note Registrar to the City.

Notwithstanding the foregoing, if the Note is issued in Book-Entry Form, the Note shall be transferred and exchanged in accordance with the rules of the Securities Depository.

Section 9. Registered Owners. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of either principal or interest shall be made only to or upon the order of the registered owner thereof or his duly authorized attorney, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Section 10. Mutilated or Destroyed Note. In case any Note shall become mutilated or be destroyed or lost, the City, may cause to be executed, authenticated and delivered a new Note of like date and tenor in exchange or substitution for any such Note upon, in the case of a mutilated Note, surrender of such Note, or in the case of destroyed or lost Note, the owners filing with the City, the Paying Agent and the Note Registrar evidence satisfactory to them that such Note was

destroyed or lost and providing indemnity satisfactory to them, provided that if the owner of such destroyed or lost Note is, or is a nominee for, the initial purchaser of the Note or has a minimum net worth of at least \$25,000,000, such person's own unsecured agreement of indemnity shall be deemed to be satisfactory. If any such Note shall have matured, instead of issuing a new Note, the City may pay the same.

Section 11. Redemption. The Note is subject to redemption or prepayment as is more fully provided in the form thereof.

Section 12. Tax Covenants and Representations. The Note is being issued by the City in compliance with the conditions necessary for the interest income on the Note to be excludable from gross income for federal income taxation pursuant to the provisions of Section 103(a) of the Internal Revenue Code of 1986, as amended (the “Code”). It is the intention of the City that the interest on the Note be and remain excludable from gross income for federal income tax purposes, and, to that end, the City hereby covenants with the holders of the Note, as follows:

(a) It will not take any action, or fail to take any action, if any such action or failure to take action would adversely affect the tax-exempt status of the interest on the Note under Section 103 of the Code.

(b) It will not directly or indirectly use or permit the use of any proceeds of the Note or any other funds of the City or take or omit to take any action in a way that would cause the Note to be (i) “private activity bonds” within the meaning of Section 141 of the Code, (ii) obligations which are “federally guaranteed” within the meaning of Section 149 of the Code or (iii) “hedge bonds” within the meaning of Section 149 of the Code. Without limiting the foregoing, the City will not allow 10% or more of the proceeds of the Note to be used in the trade or business of any private business and will not loan 5% or more of the proceeds of the Note to any nongovernmental units.

(c) It will not directly or indirectly use or permit the use of any proceeds of the Note or any other funds of the City or take or omit to take any action that would cause the Note to be “arbitrage bonds” within the meaning of Section 148 of the Code. To that end, the City will comply with all requirements of Section 148 of the Code to the extent applicable to the Note.

Section 13. Qualified Tax Exempt Obligation. The City hereby designates the Note as a “qualified tax exempt obligation” pursuant to Section 265(b)(3) of the Code.

Section 14. Approval of Tax Documents. The Mayor is hereby authorized to execute on behalf of the City a Tax and Non-Arbitrage Certificate to assure the owners of the Note and Butler Snow LLP, that the interest on the Note will remain excludable from gross income for federal income tax purposes and that the proceeds of the Note will not be used in a manner which would result in the Note being an “arbitrage bond” within the meaning of Section 148 of the Code. The Chair or Vice Chair of the Mayor and Council is further authorized to execute on behalf of the City an Internal Revenue Service Form 8038-G “Information Return for Tax-Exempt Governmental Obligations” related to the issuance of the Note.

Section 15. General Authority. From and after the date of adoption of this resolution, any member of the Mayor and Council and the officers, employees and agents of the City are hereby authorized to do such acts and things, and to execute and deliver all such certificates or agreements as may be necessary or desirable in connection with the issuance of the Note. Without limiting the foregoing, the Mayor is authorized to execute any and all documents on behalf of the City, and the Assistant Secretary is authorized to execute any and all documents on behalf of the Secretary. All actions of the Mayor and Council, officers, employees, or agents of the City taken in connection therewith prior to the date hereof are hereby ratified and confirmed.

Section 16. Global Form; Securities Depository; Ownership of Note.

(a) At the request of the purchaser of the Note, the City shall have the right to register the Note in the name of the Securities Depository or the Securities Depository Nominee, and ownership thereof shall be maintained in Book-Entry Form by the Securities Depository for the account of the Agent Members thereof. Beneficial Owners will not receive a Note from the Paying Agent evidencing their ownership interests. Except as provided in subsection (c) of this Section 16, the Note may be transferred, in whole but not in part, only to the Securities Depository or the Securities Depository Nominee, or to a successor Securities Depository selected or approved by the City or to a nominee of such successor Securities Depository.

(b) With respect to a Note registered in the name of the Securities Depository or the Securities Depository Nominee, the City, the Paying Agent, the Note Registrar, and the Authenticating Agent shall have no responsibility or obligation to any Agent Member or Beneficial Owner. Without limiting the foregoing, neither the City, the Paying Agent, the Note Registrar, the Authenticating Agent nor their respective affiliates shall have any responsibility or obligation with respect to:

(i) the accuracy of the records of the Securities Depository, the Securities Depository Nominee, or any Agent Member with respect to any beneficial ownership interest in the Note;

(ii) the delivery to any Agent Member, any Beneficial Owner, or any other person, other than the Securities Depository or the Securities Depository Nominee, of any notice with respect to the Note; or

(iii) the payment to any Agent Member, any Beneficial Owner, or any other person, other than the Securities Depository or the Securities Depository Nominee, of any amount with respect to the principal or interest on the Note.

So long as the Note is registered in Book-Entry Form, the City, the Paying Agent, the Note Registrar and the Authenticating Agent may treat the Securities Depository as, and deem the Securities Depository to be, the absolute owner of such Note for all purposes whatsoever, including without limitation:

(i) the payment of principal of and interest on such Note;

- (ii) giving notices of redemption (if applicable) and other matters with respect to such Note;
- (iii) registering transfers with respect to such Note; and
- (iv) the selection of Notes (if applicable) for redemption.

So long as the Note is registered in Book-Entry Form, the Paying Agent shall pay all principal of and interest on the Note only to the Securities Depository or the Securities Depository Nominee as shown in the note register, and all such payments shall be valid and effective to fully discharge the City's obligations with respect to payment of principal of and interest on the Note to the extent so paid.

(c) If at any time (i) the City determines that the Securities Depository is incapable of discharging its responsibilities described herein, (ii) if the Securities Depository notifies the City that it is unwilling or unable to continue as Securities Depository with respect to the Note, or (iii) if the Securities Depository shall no longer be registered or in good standing under the Securities Exchange Act of 1934 or other applicable statute or regulation and a successor Securities Depository is not appointed by the City within 90 days after the City receives notice or becomes aware of such condition, as the case may be, then this Section 16 shall no longer be applicable and the City shall execute and the Note Registrar and Authenticating Agent shall authenticate and deliver a Note representing the Note to the owner of the Note. The Note issued pursuant to this subsection (c) shall be registered in such names and authorized denominations as the Securities Depository, pursuant to instructions from the Agent Member or otherwise, shall instruct the Note Registrar. Upon exchange, the Note Registrar shall deliver such Note representing the Note to the persons in whose names such Note is so registered on the business day immediately preceding the date of such exchange.

(d) For purposes of this Resolution, the following terms shall have the meanings set forth below:

“Agent Member” means a member of, or participant in, the Securities Depository.

“Beneficial Owner” means the owners of a beneficial interest in the Note registered in Book-Entry Form.

“Book-Entry Form” or “Book-Entry System” means, with respect to the Note, a form or system, as applicable, under which (i) the ownership of beneficial interests in the Note may be transferred only through book-entry and (ii) physical Note in fully registered form are registered only in the name of a Securities Depository or its nominee as holder, with physical Note in the custody of a Securities Depository.

“Securities Depository” means any securities depository that is a “clearing corporation” within the meaning of the New York Uniform Commercial Code and a “clearing agency” registered pursuant to provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its participants or otherwise, a

Book-Entry System to record ownership of beneficial interest in bonds and bond service charges, and to effect transfers of bonds in Book-Entry Form.

“Securities Depository Nominee” means any nominee of a Securities Depository.

Section 17. Sale of Note. The sale of the Note to the “**Purchaser**” for the par amount of \$7,400,000 in the aggregate is hereby approved and the City shall pay all costs of issuing the Note from proceeds of the sale of the Note.

Section 18. Repeal of Conflicting Resolutions; Effective Date. This Resolution shall be in full force and effect immediately upon its adoption, and any and all resolutions or parts of resolutions in conflict with this Resolution shall be, and they are, to the extent of such conflict, hereby repealed.

[SIGNATURE PAGE FOLLOWS]

Adopted and approved by the Mayor and Council of the City of Port Wentworth, Georgia
on _____, 2026.

MAYOR AND COUNCIL OF THE CITY OF PORT
WENTWORTH, GEORGIA

(SEAL)

By: _____
Tracy Saunders, Mayor

Attest:

Zahnay Smiley, Clerk of Council

SECRETARY’S CERTIFICATE

I, Zahnay Smiley, Clerk of Council of the City of Port Wentworth, Georgia (the “**Mayor and Council**”), DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the Mayor and Council on January 15, 2026 at a meeting that was duly called and assembled, and open to the public; and at which a quorum was present and acting throughout, which Resolution has not been modified, repealed, revoked or rescinded as of the date hereof.

Witness my hand and the official seal of the City of Port Wentworth, Georgia, this _____ day of _____, 2026.

(SEAL)

Zahnay Smiley, Clerk of Council,
Mayor and Council of the City of Port Wentworth, Georgia

STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH

**A RESOLUTION TO AUTHORIZE OBTAINING A TAX ANTICIPATION NOTE;
TO AUTHORIZE THE CITY MANAGER TO OVERSEE ALL PROCESSES;
AND FOR OTHER RELATED AND LAWFUL PURPOSES**

WHEREAS, the City of Port Wentworth is a duly created and validly existing political subdivision of the State of Georgia under the Constitution and laws of the state of Georgia; and

WHEREAS, the City is empowered to appropriate and borrow money for the payment of debts for the purpose of raising revenue to carry out any project, program, or venture authorized the City charter or the laws of the State of Georgia; and

WHEREAS, the City is authorized by Article IX, Section V, Paragraph V of the Constitution of the State of Georgia and Section 36-80-2 of the Official Code of Georgia Annotated, to borrow money to pay current expenses during any calendar year and to evidence such borrowing by issuing tax anticipation notes in anticipation of the receipt of taxes levied or to be levied for the General Fund for expenses payable in such calendar year; and

WHEREAS, the City has determined that it is in the best interest of the City to pay current expenses in anticipation of the receipt of taxes levied or to be levied for the City’s general fund; and

WHEREAS, it has been determined that the City will need to secure a Tax Anticipation Note up to a principal amount not to exceed \$7,400,000.00 (Seven Million Four Hundred Thousand Dollars) for calendar year 2026; and

WHEREAS, it is currently undetermined at which point in the current calendar year it shall become necessary to issue such Tax Anticipation Note and will rely on the discretion and best judgment of the Chief Financial Officer and the City Manager;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Port Wentworth hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision; and

BE IT FURTHER RESOLVED the City, through this Resolution, does hereby authorize the City Manager or their designee to initiate the process of securing a Tax Anticipation Note upon the advice and concurrence of the Chief Financial Officer, at such time as it is deemed necessary to begin this process and to secure said funding from either a) an authorized and licensed financial institution having offices or branch offices within the State of Georgia and currently doing business within the State of Georgia, or b) other funding sources of the City, as allowed by law; and

BE IT FURTHER RESOLVED that the City authorizes the City Manager or their designee to oversee all processes of this request, under the advice and counsel of the City Attorney and the Chief Financial Officer at such time as the process is initiated; and

BE IT FURTHER RESOLVED that the City authorizes the Mayor, City Manager, and City staff or their designee to execute the attached further Resolution over same; and

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect immediately upon its adoption by the City of Port Wentworth City Council and that any and all resolutions or parts of resolutions in conflict with this Resolution shall be, and they, to the extent of such conflict, hereby repealed;

SO ORDAINED this 15th day of January, 2026.

Approved:

Tracy Saunders, Mayor

Attest:

Zahnay Smiley, City Clerk