



City Council Meeting
August 25, 2026 – 7:00 PM
65 Smith Bridges St. Pendergrass, Ga 30567

I. Call to Order and determination of a quorum. Motion made by Bob Carter; seconded by Kathrine Robinson. All in favor

<u>Attendee Name</u>	<u>Position</u>	<u>Present</u>	<u>Absent</u>
Basak, Sylvia	Councilmember	X	
Bigley, Laura	Councilmember		Resigned
Gomez, Gabriel	Councilmember/Mayor Pro Tem	X	
Ellis, Bill	Mayor	X	
Carter, Bob	Councilmember	X	
Robinson, Kathrine	Councilmember	X	
Geiman, Holly	Councilmember		Resigned

II. Pledge to the Flag and Invocation

III. Laura Bigley Resignation:

Mayor Ellis announced that Councilmember Laura Bigley had resigned from the City Council. He thanked Ms. Bigley for her service, her passion for the City, and her interest in Pendergrass's future growth. He expressed hope that her schedule might allow her to serve again in the future.

IV. Review Clerks Minutes:

The Council reviewed the meeting minutes from the June Council Meeting. Mayor Ellis asked for a motion to approve the minutes.

- **MOVER:** Basak
- **SECONDER:** Gomez
- **RESULT:** Approved
- **AYES:** All in favor
- **NAYS:** None
- **ABSTAIN:** None

The Council reviewed the meeting minutes from the and July Work Session. Mayor Ellis asked for a motion to approve the minutes.

- **MOVER:** Basak
- **SECONDER:** Gomez
- **RESULT:** Approved
- **AYES:** All in favor
- **NAYS:** None
- **ABSTAIN:** None

V. Review Treasury Report:

The council reviewed the Treasury Report for the month of June. Mayor Ellis asked for a motion to receive the report for filing.

- **MOVER: Basak**
- **SECONDER: Gomez**
- **RESULT: Approved**
- **AYES: All in favor**
- **NAYS: None**
- **ABSTAIN: None**

VI. No library report for the month of August.

VII. Election Update:

The Council was informed that Terry May and Dwight Joy qualified as candidates to fill the seat vacated by Holly Geiman. The special election will be held in November 2026.

The City attempted to include the seat vacated by Laura Bigley in the November election. However, there was insufficient time to complete the required election process. A special election for that seat is expected to be held in March 2027.

VIII. Old Business:

DDA Schedule- The Downtown Development Authority had not yet scheduled its organizational meeting. It was noted that several newly appointed members were present.

IX. New Business:

Scannell Preliminary Plat- Cooper Flood of Scannell Properties presented a preliminary conceptual plan for approximately 284 acres located off Highway 129. The presentation was informational only, and no Council action was required.

The proposed development includes several warehouse and logistics buildings of various sizes, a new internal roadway constructed to Jackson County standards, and a cul-de-sac. Portions of the property contain wetlands, streams, and floodplain areas that would remain undeveloped and protected by the required buffers.

Mr. Flood stated that a traffic study had been completed. The proposed development is expected to support the installation of a traffic signal on Highway 129, along with intersection and turn-lane improvements. Scannell Properties is working with its traffic consultant and the Georgia Department of Transportation regarding the required approvals.

The developer hopes to close on the property by October 31, 2026, although the closing could be delayed while wetland matters are reviewed by the U.S. Army Corps of Engineers. Site work is expected to begin during the first quarter of 2027 and take approximately three to six months. The entire project could take approximately three to six years to complete.

Council members asked questions regarding traffic, the proposed traffic signal, building heights, fire protection, potential tenants, and the appearance of the buildings. Mr. Flood explained that the site's current zoning does not allow a data center and that no data center is planned.

The proposed buildings would generally range from approximately 32 to 40 feet of clear interior height. The buildings would be equipped with fire-suppression systems and would undergo all required building, electrical, and fire inspections. One proposed building would be located within the City of Jefferson, requiring coordination with both cities.

Scannell Properties has received interest from several potential tenants but could not publicly identify them at this stage. Mr. Flood agreed to meet with City representatives later in the process to discuss exterior design and architectural features so the development will complement the appearance of the City.

A possible land exchange involving small portions of property near the development was also briefly discussed. Additional information will be presented as the plans progress

X. Public Comment

During public comment, the Downtown Development Authority's organizational meeting was discussed. It was suggested that the new members attend an upcoming work session to meet the Council and discuss the Authority's responsibilities.

It was also clarified that the proposed Scannell development is not within the Downtown Development Authority district. The development remains preliminary and will be presented publicly to the Council as the required plans and approvals move forward.

Adjourn: Mayor Ellis asks for a motion to adjourn the meeting.

- MOVER: Basak
- SECONDER: Gomez

Renee Martinez
City Clerk
August 26, 2026