



CITY OF PORT WENTWORTH

CITY COUNCIL

NOVEMBER 21, 2019

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Mayor Gary Norton called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Reverend Paul Mongin, Pastor of First Baptist Church of Port Wentworth, led in Prayer and Mayor Gary Norton led in the Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Debbie Johnson	Mayor Pro Tem	Present	
Linda Smith	Council Member	Present	
Shari Dyal	Council Member	Present	
Mark Stephens	Council Member	Present	
Bill Herrin	Council Member	Present	
Thomas Barbee	Council Member	Present	
Phil Jones	City Administrator	Present	
James L. Coursey, Jr.	City Attorney	Present	
Shanta Scarboro	Clerk of Council	Present	
Brian Harvey	Director of Development Services	Present	
Tiffany Lancaster	Director of Leisure Services	Present	
Matt Libby	Director of Public Safety	Present	
Lee Sherrod	Police Major	Present	
Lance Moore	Chief of Fire Operations	Present	

4. APPROVAL OF AGENDA

Council Member Thomas Barbee made a motion to approve the agenda with the following additions:

1. Under **Elections & Appointments** add Item # A. the appointment of Steve Davis to Interim City Administrator and modify Phil Jones' contract to serve as a Consultant to bring Mr. Davis up to par on City affairs.

2. Under **New Business**, add Item # J. - Gift Deed by and between L-A Savannah-Crossgate, LLC and the City of Port Wentworth for a certain parcel of land situate, lying and being south of Crossgate Road, approximately 900 feet southeast of the intersection of Crossgate Road and Norfolk Southern Railway Company (50-foot right-of-way).

3. Under **New Business**, add Item # K. -City Hall 2nd Floor Council Chambers Build-Out quote submitted by Gaylor Contracting, Inc. in the amount of \$227,567.00 **and** the audio/visual bid from Stage Front in the amount of \$140,041.46.

4. Under **New Business**, add Item # L. -Action required to separate increasing the monthly Port Wentworth City Retirement fee for Council, from \$25.00 to \$50.00 for each year served, from the Charter Amendments (as originally motioned during the August 22, 2019 Regular City Council Meeting) and enact on this plan as a separate item. Council is eligible to receive the retirement benefit after reaching age sixty-two (62) and when no longer serving on City Council.

Seconded by Council Member Mark Stephens. Council Member Linda Smith and Council Member Bill Herrin vote No/Nay against adding Item #A Under Elections & Appointments.

5. RECOGNITION OF SPECIAL GUESTS

There were none to report.

6. ELECTIONS & APPOINTMENTS

Council Member Thomas Barbee made a motion to approve the agenda with the addition of appointing Steve Davis to Interim City Administrator and modifying Phil Jones' contract to serve as a Consultant to Mr. Davis to help bring him up to par on City affairs.

Seconded by Council Member Mark Stephens. All were in favor, except Council Member Linda Smith and Council Member Bill Herrin who voted No/Nay against the appointment of Steve Davis.

City Attorney James L. Coursey, Jr. suggested to Council that they table the matter for one month and consider other applicants.

Council Member Thomas Barbee stated that the Interim City Administrator position does not have to be advertised and that he would like it to be done effective immediately.

Council Member Linda Smith suggested meeting all applicants and then making a decision.

Council Member Bill Herrin stated that "the modification of Phil Jones' Contract and the appointment of Steve Davis needed to be handled in Executive Session".

FINAL VOTE:

Motion carried in favor of appointing Steve Davis as Interim City Administrator.

- Council Member Thomas Barbee - Yes/Aye
- Council Member Linda Smith - No/Nay
- Council Member Bill Herrin - No/Nay
- Council Member Shari Dyal - Yes/Aye
- Council Member Mark Stephens - Yes/Aye
- Mayor Pro Tem Debbie Johnson - Yes/Aye

7. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Oct 24, 2019 6:30 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Bill Herrin, Council Member
SECONDER: Mark Stephens, Council Member
AYES: Johnson, Smith, Dyal, Stephens, Herrin, Barbee

8. COMMUNICATIONS & PETITIONS

There were none to report.

9. COMMITTEE REPORTS

A. Committee Reports

Council Member Mark Stephens made a motion to adopt the committee reports and make them part of the minutes. Seconded by Council Member Shari Dyal. Vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Shari Dyal, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

10. CONSENT AGENDA

- A. Pay Request No. 3 for the Mobley Park Drainage Improvements Phase 2 in the amount of \$62,493.75 to B & D Clearing, Inc.
- B. Pay Request No. 5 for the Hendley Road & Monteith Road Improvement Project in the amount of \$71,796.17 to Griffin Contracting, Inc.

11. UNFINISHED BUSINESS

There were none to report.

12. NEW BUSINESS

A. 2020 Inauguration Date/Planning for Newly Elected Council Members

Council unanimously voted that the 2020 Inauguration, for the newly elected Council Members, will be held on Tuesday, January 7, 2020 7 o'clock pm at the P.B. Edwards, Jr. Gymnasium, 101 Turnberry Street, Port Wentworth, Georgia 31407.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Shari Dyal, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

B. Health Insurance Premium Coverage for Full-Time Employees

Phil Jones, City Administrator, spoke on behalf of this item to Mayor and Council by stating that the City is still waiting on a final quote and bid from Anthem BlueCross and BlueShield. Mr. Jones also stated that although there was a 64-65% increase with the current insurance carrier Humana, it is still significantly less than what was paid in the previous year for health care costs. "The City can still afford to pay 100% of the premium for full time employees because it wouldn't cost the City more. The cost difference is about \$700,000 verses an increase to almost 1 million dollars for the previous year." Mr. Jones went on to further state the our insurance broker put the insurance out for bid but the final numbers aren't in yet and that employee usage is what ultimately drove the cost up, which is typical.

DISCUSSION 1

Council Member Debbie Johnson asked how will this affect the employees pay check? Mr. Jones stated that if Council approves to cover 100% of the medical premium, the only cost to the employee would be if they opt to elect dental, vision and some of the other supplemental coverages.

Council Member Shari Dyal asked what was the percentage of decrease from last year? Mr. Jones replied by stating over 100%.

DISCUSSION 2

Mr. Jones also explained to Council that currently, the City has about five (5) individuals on staff who smoke so the City pays the \$150.00 per pay period additional surge charge and asked if Council would like to continue to do so.

Council Member Bill Herrin asked Council to keep in mind that covering the cost of insurance is a great benefit for staff, which helps the City retain them as employees.

Council Member Shari Dyal suggested to fully fund all non-smoking staff members at 100% and pay half of the additional surcharge for those who smoke, which would be \$150.00 per month.

Council Member Bill Herrin made a motion to fully fund all non-smoking staff members at 100% and pay half of the additional surcharge for those who smoke, which would be \$150.00 per month. Seconded by Council Member Mark Stephens. Vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

C. Solid Waste Proposals

Kevin Exley, Waste Pro, was present to answer any questions of Mayor and Council. Mr. Exley also went over some of the details listed in the RFP.

Council Member Thomas Barbee asked Mr. Exley what would the pickup schedule for Port Wentworth be, for example once a week and, what would the turnaround time be if someone was missed? Mr. Exley responded by stating that the turnaround time would be within twenty-four (24) hours after reviewing the video-Track Easy.

Council Member Thomas Barbee also asked if Waste Pro will pickup TV's and refrigerators?

Mr. Exley replied by stating that those type of items will be part of bulk pickup.

Mayor Gary Norton asked "is this a three (3) person per truck deal?"

Mr. Exley stated, "no sir, it will only be two (2). It is by street address as shown in the bid packet. We would use two (2) trucks on Monday's and Tuesday's using Highway 21 as the divider. If a customer needs to know their pickup days, it will be posted on the website." As of now, we are looking to make Wednesday's bulk and yard waste pickup and recycling Thursday's and Friday's.

Mayor Pro Tem Debbie Johnson asked what is the latest time that dispatch is open? Mr. Exley stated 8pm, with the office closing at 5:30pm. However, residents will be able to use Track Easy to schedule replacement of broken carts.

Council Member Mark Stephens asked Mr. Exley to expand on the 3rd eye system?

Mr. Exley stated that Waste Pro will receive an email every afternoon on driver observation. Someone will review any problems from that day, i.e. cell phone breaks, problems in a neighborhood, etc. which are recorded at twenty (20) second increments, before an incident actually happens, to help identify problems. Mr. Exley stated that this is a great tool for misses.

Council Member Mark Stephens asked if awarded the contract would you be willing to pull from different areas to assist if needed?

Mr. Exley responded "yes, we've pulled from other areas to assist in other municipalities that we service."

Council Member Bill Herrin asked if Waste Pro provides rental dumpster's for residents if needed, for various things such as spring cleanups?

Mr. Exley stated that they do offer a 10 yard dumpster similar to a 20 yard, but much easier to maneuver. Price wise it is very competitive. Mr. Exley stated that he can put together a price point for residents if required.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Council Member
SECONDER:	Bill Herrin, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

D. Albert Wayne Champagne Sewage Issues

Council Member Linda Smith made a motion to approve a full refund of the monies spent by Mr. Wayne Champagne to repair issues related to water and sewer problems provided he submits all legitimate receipts related to his expenditures. Seconded by Council Member Bill Herrin. Vote was unanimous.

City Attorney, James L. Coursey, Jr., recommended to Council that they be very careful in moving forward to refund money for this type of concern by a resident because it will set a precedent for others to come.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Linda Smith, Council Member
SECONDER:	Bill Herrin, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

E. Site Plan Review Application submitted by Eagle Engineering, Inc., on behalf of Chatham Healthcare Properties, Inc., for PIN # 7-0010-02-001 (1000 Dorset Road) for a Specific Development Plan to allow a Parking Lot Addition in a P-RIP (Planned Residential Institutional) Zoning District

Jeremy Roberts, Eagle Engineering, Inc., was present to answer any questions for Mayor and Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Linda Smith, Council Member
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

F. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co, LLC., on behalf of Duke Realty for PIN #7-0039A-01-003 (605 Expansion Blvd) for a Specific Development Plan to allow a Warehouse Addition in a P-I-1 (Planned Industrial) Zoning District

Chad Zittrouer, Kern & Co., LLC, was present to answer any questions or Mayor and Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Debbie Johnson, Shari Dyal
AYES:	Johnson, Smith, Dyal, Stephens, Herrin, Barbee

G. Site Plan Review Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP., on behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-008 (1500 Crossgate Road) for a General Development Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Phillip McCorkle, McCorkle & Johnson, LLP, was present to answer any questions of Mayor and Council.

Several parties, both residents of Port Wentworth and non-residents, were present to speak in favor of and in opposition of the project.

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Herrin, Council Member
SECONDER: Mark Stephens, Council Member
AYES: Johnson, Smith, Dyal, Stephens, Herrin, Barbee

- H. Application to Amend the Zoning Map submitted by Steven E. Scheer, Scheer, Montgomery & Call, P.C., on behalf of Greenland Developers, Inc., for PIN #'s 7-0977-01-027, 7-0977-01-028, & 7-0977-02-002 (Hendley Drive & Monteith Road) to rezone the properties from P-C-3 (Planned General Business) to P-I-2 (Planned Industrial)

Council Member Bill Herrin made a motion to approve Item # H., but the motion failed due to three (3) Council Members voting No/Nay and Mayor Pro Tem Debbie Johnson recusing herself from the vote due to accepting a monetary donation from Greenland Developers, Inc. to assist with her annual Back-To-School event.

RESULT: FAILED [2 TO 3]
MOVER: Bill Herrin, Council Member
SECONDER: Linda Smith, Council Member
AYES: Smith, Herrin
NAYS: Dyal, Stephens, Barbee
RECUSED: Johnson

- I. Site Plan Review Application submitted by Steven E. Scheer, Scheer, Montgomery & Call, P.C., on behalf of Greenland Developers, Inc., for PIN #'s: 7-0977-01-027, 7-0977-01-028, & 7-0977-02-002 (Hendley Drive & Monteith Road) for a General Development Site Plan to allow Industrial Warehousing / Distribution in a P-I-2 (Planned Industrial) Zoning District

Council Member Bill Herrin made a motion to approve Item # H., but the motion failed due to three (3) Council Members voting No/Nay and Mayor Pro Tem Debbie Johnson recusing herself from the vote due to accepting a monetary donation from Greenland Developers, Inc. to assist with her annual Back-To-School event. Therefore, Item # I. was withdrawn from the agenda.

RESULT: WITHDRAWN [2 TO 3]
MOVER: Bill Herrin, Council Member
SECONDER: Linda Smith, Council Member
AYES: Smith, Herrin
NAYS: Dyal, Stephens, Barbee
RECUSED: Johnson

- J. Gift Deed by and between L-A Savannah-Crossgate, LLC and the City of Port Wentworth

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Herrin, Council Member
SECONDER: Shari Dyal, Council Member
AYES: Johnson, Smith, Dyal, Stephens, Herrin, Barbee

- K. City Hall 2nd Floor Council Chambers Build-Out

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bill Herrin, Council Member
SECONDER: Mark Stephens, Council Member
AYES: Johnson, Smith, Dyal, Stephens, Herrin, Barbee

L. Port Wentworth City Retirement Fee

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Shari Dyal, Council Member
SECONDER: Debbie Johnson, Mayor Pro Tem
AYES: Johnson, Smith, Dyal, Stephens, Herrin, Barbee

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

There were none to report.

14. EXECUTIVE SESSION

There were none to report.


15. PUBLIC COMMENTS - REGISTERED SPEAKERS

Debra Mathews, 228 Monteith Road, approached Mayor and Council to state that she was not in agreement with the development on Hendley and Monteith Road being passed.

Ben Wall, Atlantic Waste, wanted to make mention to Mayor and Council of some of the issues that Waste Pro had in the past with Tybee Island and the Town of Thunderbolt. Mr. Wall also stated that he understands that the approval of the new Waste Pro contract is only for one year and the he hopes to have the opportunity to bid again when the time comes.

16. ADJOURNMENT

There being no further business, Council Member Bill Herrin made a motion to adjourn. Seconded by Council Member Shari Dyal. Vote was unanimous.



 Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this 19th day of February, 2019: 2020

ATTEST:



 Shanta M. Scarboro, Clerk of Council