



CITY OF PORT WENTWORTH

CITY COUNCIL

AUGUST 30, 2018

Council Meeting Room

Regular Meeting

7:00 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

Council Member Bill Herrin led in Prayer and Mayor Gary Norton led the Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Paul Fox	Council Member	Present	
Linda Smith	Council Member	Present	
Shari Dyal	Council Member	Present	
Debbie Johnson	Council Member	Present	
Bill Herrin	Council Member	Present	
Thomas Barbee	Council Member	Present	
James L. Courson, Jr.	City Attorney	Present	
Phil Jones	Interim City Administrator	Present	
Shanta Scarborough	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	
Chris Lee	Project Manager	Present	
Lee Sherrod	Police Major	Present	
Lance Moore	Chief of Fire Operations	Present	
Trent Long	City Engineer	Present	

4. APPROVAL OF AGENDA

Council Member Shari Dyal made a motion to approve the agenda with the following changes:

1. Under **New Business**, remove Item # G - Application to Amend the Zoning Map submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of Greenland Developers, Inc., for PIN#'s 7-0977-01-027 and 7-0977-01-028 to rezone the properties from P-C-# (Planned Community Business) to P-I-2 (Planned Industrial) Zoning district.

2. Under **New Business**, remove Item # H - Site Plan Application submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of Greenland Developers, Inc., for PIN#'s 7-0977-01-027 and 7-0977-01-028 (Hendley Road) for a General Development Site Plan to allow warehouses in a P-I-2 (Planned Industrial) Zoning District.

Seconded by Council Member Bill Herrin. Vote was unanimous.

5. RECOGNITION OF SPECIAL GUESTS

There were none to report.

6. ELECTIONS & APPOINTMENTS

A. Name the Stand Up For America Day Field in Honor of Tommy Thomas

Council Member Paul Fox made a motion to name the City of Port Wentworth Pavilion after Tommy Thomas, instead of the entire field that is used for Stand Up For America Day. Seconded by Council Member Bill Herrin. Vote was unanimous.

7. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Jul 26, 2018 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill Herrin, Council Member
SECONDER:	Paul Fox, Council Member
AYES:	Fox, Smith, Dyal, Johnson, Herrin, Barbee

B. Executive Session - July 26, 2018

Council Member Bill Herrin made a motion to approve the minutes of the July 26, 2018 Executive Session. Seconded by Council Member Paul Fox. Vote was unanimous.

8. COMMUNICATIONS & PETITIONS

Mayor Gary Norton read an email submitted by Russell Bridges, Supervisor of the Chatham County Board of Elections regarding the establishment of an additional voting precinct within the City of Port Wentworth. The email read: "The change was adopted and has been implemented. The new boundaries are in effect and will be used for November. Voter Registration will issue new voter registration cards to affected voters. We will send a postcard to voters of record for the affected areas as a heads up to the legal notices and voter cards."

9. COMMITTEE REPORTS

A. Committee Reports

Council Member Bill Herrin made a motion to dispense with the reading of the committee reports and make them part of the minutes.

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

10. CONSENT AGENDA

A. Pay Request No. 6 from Griffin Contracting, Inc., in the amount of \$239,071.28 for the Phillips Ave Paving Project

Council Member Paul Fox posed the question of "where are we on the Phillips Road Paving Project?"

Trent Long, CEO of T.R. Long Engineering stated that the contractor is nearing the end of his contract. However, they have been running a little behind due to several utility relocations. Most of the stormwater is in, some catch basins and mucking is needed. The stone is ready to be ordered and then the asphalt can be put in. He also stated that this pay request is not the final request for payment.

Council Member Bill Herrin stated how impressed he is with the improvements and being that the road has been in since 1957 with no improvements he is glad to see the work being done.

11. UNFINISHED BUSINESS

There were none to report.

12. NEW BUSINESS

- A. GoForth Williamson, Inc. Agreement to Propose Services Comparable to FLYGT (Xylem Brand)

Chris Lee, Project Manager ClearWater Solutions was present to answer any questions of Mayor and Council.

Mr. Lee stated that the GoForth Williamson, Inc. Contract is comparable to the contract the City was previously under with Xylem/Flygt. However, GoForth offers a 23-point inspection on the 17 lift stations within the City, whereas Xylem only offered a 20-point inspection. Mr. Lee went on to further state that the inspection will be offered two (2) times a year, about every 6 months. The cost will be \$13,200 per occurrence for the technician to pull, inspect and perform preventative maintenance on the pumps. Xylem/Flygt cost was approximately \$90,000.00 per inspection for the same service.

Discussion 1

Council Member Thomas Barbee asked Mr. Lee if those minor repairs listed in the ClearWater Solutions, Inc. monthly report repairable?

Mr. Lee responded by saying yes.

Discussion 2

Tim Mitchell, Regional Manager Clear Water Solutions, Inc., stated that this is one of the services that ClearWater wanted to offer to help save the City some money and he believes that GoForth Williamson can do so by offering better service at a 4th of the cost of Xylem/Flygt.

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

- B. Seimitsu (Turnkey Fiber Optic) Project Continued Installation of the Fiber Optic Cable for Phase 2

Lieutenant David Stahl, City of Port Wentworth Fire Department, was present to answer any questions of Mayor and Council.

Lt. Stahl stated that this project is to run the fiber optic cable up to Fire Station 2 and start adding City buildings into the main network infrastructure of the City.

Discussion 1

Mayor Norton asked if this would take the line up highway 21.

Lt. Stahl stated that this would run on Highway 21 up to International Trade Park.

Discussion 2

Council Member Debbie Johnson asked Lt. Stahl why was the project stopping at International Trade Park?

Lt. Stahl responded by stating that the project has been broken into phases and that Phase 3 will take the cable to the Wastewater Treatment Facility and Phase 4 will stop at Highway 21 and Highway 30.

Discussion 3

Matt Libby, Director of Public Safety, stated that Phases 3 and 4 will be proposed in the next budget cycle. Now that the Development Services Department is located on the north end of Highway 21 the goal is to keep everything internal, then offer out to industry.

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

- C. Southern Telecom, Inc. (STI) Easement Request within a Georgia Power Right-of-Way

James L. Coursey, Jr., Attorney for the City of Port Wentworth, stated that this easement references a request from Southern Telecom, Inc. to be granted to Georgia Power.

Discussion 1

Council Member Paul Fox asked if in summary the easement would protect the City in the event someone were to get hurt, the City could not be sued?

Mr. Coursey responded, yes.

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

- D. Engagement Letter with Mauldin & Jenkins to Audit Financial Statements for the Year Ended June 30, 2018

Council Member Paul Fox asked if this was a new auditing firm?

Shanta Scarboro, Clerk of Council, responded by stating no; that Mauldin & Jenkins is merging with KRT CPAs, P.C. At this time, the City is not aware of the name that the firm will operate under, but the audit is underway and is scheduled to be completed by the end of the month.

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

- E. Develop a Port Wentworth Economic Development Authority

Discussion 1

Council Member Shari Dyal stated that after attending the Council Workshop with Mr. Dan McRae, she felt it necessary to request to have this item placed on the agenda. Mrs. Dyal expressed her belief that the City needs to move forward in establishing a City-wide Development Authority as this would be a good move forward for the City.

Council Member Bill Herrin stated that only one member of Council can be part of the Authority and so he suggested that Council review the Development Authority that was established once before to see how this could be done.

Council Member Paul Fox stated that he believes a City-wide Development Authority would be good for the City.

Discussion 2

Phil Jones, Interim City Administrator, outlined the steps needed to be taken to start a Development Authority which are to build a Charter, work with the State of Georgia to get it organized, then select the people that Council would like to sit on the Board from Business Owners, to Educators to Engineers, that will be able to look at the types of businesses that need to be brought into the City.

Mayor Gary Norton asked Mr. Jones to clarify if the Business Owners must be within the City limits of Port Wentworth?

Mr. Jones responded by stating, yes that those serving on the Authority should be restricted to within City boundaries.

Discussion 3

James L. Coursey, Jr., stated that a Development Authority is a non-profit public corporation that will not be taxed or receive any assessments. The Board of Directors for the Development Authority must be at least seven (7) people and no more than nine (9). The Directors are appointed by Resolution of Council and once appointed they cannot be removed by Council. This Authority will operate independently of the City government. In order to get the process started, according to Georgia statues, a Resolution must be approved by Council and they must declare that there was a need for a Development Authority to function within City limits. Once the Resolution is approved, it is then filed with the Secretary of State to enact the Development Authority automatically by operation of law.

The Directors once again, must come from the City of Port Wentworth, they must be tax paying citizens. Only one Council member may be a Director and Council must be prepared to name those individuals who will serve as Directors at the time of the Resolution. Council cannot approve the Resolution then name the Directors at a later date. It must be done at the time of the vote for the Resolution. The terms for the Directors are staggered at four-year terms. The Directors will be able to bring and defend lawsuits, make contracts, receive and administer gifts of property, grants and trusts; sell and exchange personal property and make loans if sufficiently capitalized.

Discussion 4

Mayor Gary Norton stated to Council that what they are voting for on this item is to have the proper documents drawn up to send to the State of Georgia.

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

F. Redraft the City of Port Wentworth Ethics Ordinance

Council Member Paul Fox stated that he understands that re-drafting the Ethics Ordinance for a lot of people is a touchy subject, but that he wanted to go on record one more time to request Council to consider adopting the Georgia Municipal Association (GMA) Code of Ethics.

James L. Coursey, Jr., City Attorney, stated that he requested that this be placed on the agenda after reading and re-reading the Ethics Ordinance over and over and coming to the conclusion that it needs to be re-drafted to make it better.

Council Member Bill Herrin requested that the changes Mr. Coursey is suggesting be done and presented to Council at the next City Council Meeting.

Mayor Norton clarified to Council that what Council would be voting on is to simply agree to re-do the Ethics Ordinance, without any specific changes at this time.

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

- G. Subdivision Application submitted by Newton Wallace, Kern & Company, LLC., on behalf of Landmark 24, for PIN # 7-0906-01-032 (Miller Park Road) located in a P-R-M (Planned Multi-Family Residential) Zoning District for a Final Plat of a Major Subdivision (Rice Creek, Tract C-2 Phase II) for the purpose of Single-Family Homes.

Kern and Company representative was present to answer any questions of Mayor and Council.

Council Member Thomas Barbee asked the representative if the detention pond will be made any larger and if Miller Park Road will be connected to Burnt Oak Road to finish off the infrastructure?

The representative for Kern and Company stated that the connection is not part of this development phase, but may be considered for future plans.

Discussion 1

Council member Shari Dyal stated that she was contacted by a representative of Landmark 24 and asked if the City would consider accepting a surety bond as opposed to a cash bond? Mr. Dyal then contacted Mr. Phil Jones, Interim City Administrator, who informed her that as long as the bond is from a A-Plus rating company that the City would accept the surety bond. Mrs. Dyal is asking Council to make a one-time exception to accept the surety bond.

Mr. Phil Jones stated that he will work with the City Attorney, Mr. Coursey, to complete an online assessment to see if this company is double or triple 'A' rated and if so it will meet the requirement to accept a surety bond. A recommendation will also be made to Council to make this adjustment to the City Ordinance related to Bonds.

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

- H. Site Plan Review Application submitted by Jessica Vick, Roberts Civil Engineering, on behalf of Premier Kings Companies, for PIN # 7-0907-01-006 (Lot B, Waterford Shoppes) for a Specific Development Plan to allow a Restaurant (Burger King) in a P-C-1 (Planned Neighborhood Business) Zoning District - *Add-On*

Jessica Vick, Roberts Civil Engineering, was present to answer any questions of Mayor and Council.

Discussion 1

Council Member Bill Herrin asked how soon will the new Burger King go up and to clarify its location?

Mrs. Vick stated that the goal is to start construction in January/February of next year and that the restaurant will be near the CVS Pharmacy as part of the Waterford Shoppes on Highway 21.

Discussion 2

Council Member Paul Fox asked if the front of the restaurant will face Highway 21?

Mrs. Vick responded by stating that the front will be adjacent to Highway 21 with an access door on that side and the face of the building will face CVS Pharmacy.

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

I. Renasant Bank

Mayor Gary Norton announced to the audience that the City of Port Wentworth is moving forward with its plans to purchase the Renasant Bank on Highway 21. He went on to further state that the bank plans to relocate within the community and that the transition could take up to seven months.

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

13. RESOLUTIONS, ORDINANCES, PROCLAMATIONS

There were none to report.

14. EXECUTIVE SESSION

Council Member Paul Fox made a motion to adjourn into Executive Session for the purpose of Pending Litigation and Property Acquisition. Seconded by Council Member Bill Herrin. Vote was unanimous.

Council Member Bill Herrin made a motion to adjourn the Executive Session and reconvene the regular meeting. Seconded by Council Member Paul Fox. Vote was unanimous.

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

Alex Dyal, 20 Nobel Jones Court, addressed Mayor and Council to thank Council for assisting with some of the parking issues in the Rice Creek Subdivision. However, more help is needed to decrease on-street parking.

Julius Robinson, 225 Grant Road, thanked Council Member Thomas Barbee for stopping to assist he and his wife with a flat tire near Fire Station 1.

16. ADJOURNMENT

There being no further business, Council Member Linda Smith made a motion to adjourn. Seconded by Council Member Thomas Barbee. Vote was unanimous.

Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2018.

ATTEST:

Shanta M. Scarboro, Clerk of Council

DRAFT