



CITY OF PORT WENTWORTH

CITY COUNCIL

SEPTEMBER 17, 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

Pastor Paul Mongin, 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 Linda Smith made a motion to approve the agenda with the following changes:

1. Add Item # 11. A. under **UNFINISHED BUSINESS** - City Attorney updates;
2. Remove Item # 12. D. under **NEW BUSINESS** - Site Plan Review Application submitted by Steven E. Scheer for Hendley Drive and Monteith Road; and
3. Remove Item # 12. E. under **NEW BUSINESS** - Application to Amend the Zoning Map submitted by Steven E. Scheer for Hendley Drive and Monteith Road.

Seconded by Council Member Bill Herrin. Vote was unanimous.

5. RECOGNITION OF SPECIAL GUESTS

Mayor Gary Norton recognized Willie Johnson, long time resident of the Hendley Drive and Monteith Road community.

6. ELECTIONS & APPOINTMENTS

Council Member Thomas Barbee made an announcement that there are three (3) individuals running for re-election: Thomas Barbee, Mark Stephens and Bill Herrin.

7. ADOPTION OF MINUTES

Council Member Shari Dyal made a motion to adopt both the August 22, 2019 Regular City Council Meeting and Executive Session Minutes. Seconded by Council Member Bill Herrin. Vote was unanimous.

A. City Council - Regular Meeting - Aug 22, 2019 6:30 PM

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

B. Executive Session - August 22, 2019

8. COMMUNICATIONS & PETITIONS

COMMUNICATION 1

Tiffany Lancaster, Director of Leisure Services, updated Council on the following:

- Youth Football ages 8 and under and 10 under won both games;
- Soccer is taking place on the soccer fields;
- Volleyball is going great and is on a winning streak again;
- Tumbling has started and is going well.
- Also, on September 27th the dedication of the Tommy Thomas Pavilion will take place at 12noon.
- Lastly, on October 18th at dark 30 (around 6pm) Leisure Services will be hosting a Family Pumpkin Patch and Movie Night at the Festival Site off Cantyre Street. The movie showings will be Charlie Brown and Hocus Pocus. Everyone is invited to come decorate a pumpkin. A photo booth will be available, along with pizza and popcorn. Reminders will be send out via email and Facebook.

COMMUNICATION 2

Lance Moore, Chief of Fire Operations, informed Council that Fire House subs awarded the City a small grant of \$3,100 and issued the City three (3) gas meters for all fire trucks. The tool is used to test for carbon monoxide.

Council Member Debbie Johnson asked what type of tool were the firemen using before the donation from Fire House? Chief Moore stated that the City had purchased four (4) of the same type of tools in the past and that these would be additional tools they could use.

Mayor Norton asked how often do they have to be calibrated? Chief Moore stated, every year.

Council Member Debbie Johnson also inquired as to whether or not the tool needed to be turned in at the end of each persons shift? Chief Moore stated that the tools are kept inside the fire trucks and so far none have been lost or damaged.

9. COMMITTEE REPORTS

Council Member Linda Smith made a motion to dispense with the reading of the Committee Reports and make them part of the minutes. Seconded by Council Member Bill Herrin. Vote was unanimous.

A. Committee Reports

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

10. CONSENT AGENDA

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

- A. Mobley Park Drainage Improvements Phase 2 Pay Request No. 1 in the amount of \$60,546.11 to B & D Clearing, Inc.
- B. Pay Request No. 3 from Griffin Contracting, Inc., in the amount of \$206,568.72 for the Hendley Road & Monteith Road Improvement Project.

11. UNFINISHED BUSINESS

City Attorney James L. Coursey, Jr. updated Council on the following:

1. The he is working on drafting a new proposed Charter and that an initial draft was sent to Mr. Phil Jones City Administrator for review. Mr. Coursey suggested a Council Workshop be scheduled for Council to discuss the changes.
2. That he has been working with Brian Harvey and Mr. Jones on a few code enforcement issues.

12. NEW BUSINESS

- A. Ordinance Amendments Contract Between the City of Port Wentworth and the Coastal Regional Commission

Phil Jones, City Administrator, spoke with Council regarding working with the Coastal Regional Commission to start planning and going through all of the City Ordinances together to make the necessary changes. Mr. Jones stated that the fee is low compared to what they will do, which will be about \$25,000, including making presentations to the people at large, as well as to City Council. The overall time frame to complete is about 6 months, providing they do not run into any overwhelming issues.

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

- B. Site Plan Review Application submitted by Carter Engineering Consultants, Inc., on behalf of T&T Exley Properties, LLC., and RHTC, LLC., dba RHTC Exley Joint Venture for PIN #: 7-0906-01-035 (Highway 21) for a Specific Development Site Plan to allow a Car Wash in a P-C-2 (Planned Community Business) Zoning District

Joe Marshall, T&T Exley Properties, was present to answer any questions of Mayor and Council.

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

- C. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co, LLC., on behalf of Inter Metro Properties for PIN #'s: 7-0002-01-004A, 7-0003-01-001, & 7-0003-01-002 (202 & 230 Flannel Ave) for a Specific Development Site Plan to allow an Office Building in a P-I-2 (Planned Industrial) Zoning District

Chad Zittrouer, was present to answer any questions of Mayor and Council.

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

- D. 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 Linda Smith made a motion to remove this agenda item during the **Approval of Agenda**. Seconded by Council Member Bill Herrin. Vote was unanimous.

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

- E. 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 Linda Smith made a motion to remove this agenda item during the **Approval of Agenda**. Seconded by Council Member Bill Herrin. Vote was unanimous.

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

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

There were none to report.

14. EXECUTIVE SESSION

Council Member Shari Dyal made a motion to adjourn into Executive Session. Seconded by Council Member Bill Herrin. Vote was unanimous.

Council Member Linda Smith made a motion to adjourn Executive Session. Seconded by Council Member Shari Dyal. Vote was unanimous.

Council Member Bill Herrin made a motion to reconvene the Regular City Council Meeting. Seconded by Council Member Linda Smith. Vote was unanimous.

- A. Pending Litigation
- B. City Attorney Updates

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

Willie Johnson, 250 Monteith Road, addressed Council to ask:

1. What's taking place at the end of Hendley Road?;
2. Can something be done about the speeding traffic on Monteith and Hendley due to there being a lot of children and older people in that area?;
3. Why does Monteith Road not have a double lane like other streets?; and
4. Why are residents receiving tickets for going around the barricade setup at the end of Monteith, even though they live in the area?

Janet Hester, 440 Meinhard, also addressed Council to ask:

1. Why is it that we find out at the last minute when something is being added to or removed from the Council agenda and if it is possible to make a three day advanced requirement before being able to do so?; and
2. Can Brian Harvey, Director of Development Services, review not only Hendley Drive, but all properties in the area to be certain they are in compliance?

Pastor James Robert, Mount Moriah Baptist Church, stated that one of his Deacons was trying to come through the church entrance when one of the workers got smart with the gentleman and that this wasn't necessary when all the Deacon was trying to do was enter the driveway to the church.

Deacon Joe Johnson, Mount Moriah Baptist Church, stated that he is the Deacon that Pastor Roberts is referring to and that he was unable to enter the church driveway due to it being covered with a mound of dirt and so he got out of his car and approached the workers to ask if something could be done, when one of the workers yelled to him "why don't you just drive over it". Deacon Johnson felt that his comment was very inappropriate and uncalled for.

Georgia Benton, 135 Saussy Road, expressed the following to Council:

1. That the Georgia Department of Transportation (DOT) told Council over 10 years ago that no stop light will ever be erected in the Monteith/Hendley Road area;

2. That Council needs to think of the fatality rate and how many school buses will be effected by adding a warehouse in the area;
3. That people have been complaining about flooding for years and that nothing has been done to correct it; and
4. That no one really knows the history of the area because a historic evaluation has not been done and if it had been, people would know about The Battle of Monteith, where over 3,000 Confederate and Northern

Soldiers died in that area. Mrs. Benton stated that the City is destroying history and that a park leading to the dealings of the battle of the civil war would be more appropriate for the area; think about the tourism.

Candice Griggs, resident of the Rice Creek community, asked Council if the City is looking into a bid for a new trash company?

Jackie Lee, 43 Braxton Manor Drive, stated to Council that "Republic is horrible". Mrs. Lee asked on behalf of the residents of Port Wentworth to consider accepting a bid other than one from Republic Services because the residents deserve better. Mrs. Lee also inquired about the schedule for grass cutting, going on to state that some areas haven't been cut but once in the past year.

Terry Landing, land owner on Hendley Drive, inquired about notification regarding information or related to the area; for example, grass cutting. Mr. Landing also stated that Chief Libby and his officers have been fantastic and that they appreciate the first responders for all they do.

Carrie Smart, 109 Ferguson Road, asked Council when will the work on Monteith/Hendley be complete so that the school buses can come through again?

Mayor Gary Norton thanked the Police and Fire Department for the work done outside the old City Hall building and stated that it looks really good.

Gary Cubbedge, 219 Aberfeldy Street, stated that he has been dealing with Samuel Eli of Republic Services and that the trash service has approved, not in all areas but where he lives and wanted to thank Mayor and Council for bringing this before Council.

Council Member Debbie Johnson thanked Chief Matt Libby and Chief Lance Moore for them staying, as well as their staff, during the storm and making sure all of the residents and City property were safe and secure.

16. ADJOURNMENT

There being no further discussion Council Member Thomas Barbee 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 24th day of October, 2019.

ATTEST:

A handwritten signature in blue ink that reads "Shanta M. Scarboro". The signature is written in a cursive style and is positioned above a horizontal line.

Shanta M. Scarboro, Clerk of Council