



# CITY OF PORT WENTWORTH

CITY COUNCIL

MAY 10, 2022

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Mayor Pro Tem Thomas Barbee called the meeting to order.

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

Council Member Rufus Bright Led the Prayer and Pledge of Allegiance.

**3. ROLL CALL - CLERK OF COUNCIL**

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Absent	
Thomas Barbee	Mayor Pro Tem	Present	
Jo Smith	Council Member	Present	
Gabrielle Nelson	Council Member	Present	
Mark Stephens	Council Member	Remote	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Absent	

**4. APPROVAL OF AGENDA**

Council Member Jo Smith made a motion to add an item to the agenda that would allow the City Manager Steve Davis to be able to negotiate, approve and sign a lease for extra office space. Council Member Jo Smith made another motion to move all the items from the consent agenda to new business. Seconded by Council Member Rufus Bright.

A.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jo Smith, Council Member  
**SECONDER:** Rufus Bright, Council Member  
**AYES:** Barbee, Smith, Nelson, Stephens, Bright  
**ABSENT:** Jones

**5. RECOGNITION OF SPECIAL GUESTS**

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

A. John Holland, 3 Galley Ln

Explained that Benton blvd has signs that says "no trucks, strictly enforced". However, he was pushed today to go faster by a dump truck, so he's asking if more enforcement can be placed in that area. He also spoke about the issue of people speeding through Newport and asked if a speed bump or rumble strips could be placed out there to help slow them down.

**B. Jill Litter**

Jill Litter sent an email to the council in regard to speed bumps being added in Newport, the issue with people stopping at stop signs on Stemson, and the hole that continues to get bigger on Scott Rd next to Bojangles. She has already put in a work order for the hole on Scott rd, but nothing has been done.

**C. Georgia W. Benton, 135 Saussy rd**

Mrs. Benton presented pictures to the council to show how the water was draining from highway 21 into the ditch near Saussy rd. She stated that when the developers decided to block some of the ditches it forced the water from the north side to go into the south, which in return is flooding her out. She stated that the terrain of her property and Saussy road has a negative slope.

**D. Janet Hester, 440 Meinhard rd**

Mrs. Hester explained that she is asking for a PUD to be put in place, so that any development that goes on in the Montieth-Meinhard area is aware of the Planned Urban Development guidelines.

**E. Trevor Ferguson, 6 Laurel Ridge Ct**

Mr. Ferguson requested for speed bumps to be added on Red Robin in Lakeshore. He then asked if no more warehouses can be added to some of these open spaces and instead add something that will increase the quality of life here in Port Wentworth. He also asked if he could use the council room for a town hall in two weeks, so that a few of the home owners can meet with the Patel development team.

**7. ELECTIONS & APPOINTMENTS****8. ADOPTION OF MINUTES****A. Regular Council Meeting Minutes - April 28, 2022**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rufus Bright, Council Member
<b>SECONDER:</b>	Gabrielle Nelson, Council Member
<b>AYES:</b>	Barbee, Smith, Nelson, Stephens, Bright
<b>ABSENT:</b>	Jones

**9. COMMUNICATIONS & PETITIONS****10. CONSENT AGENDA**

The following items were moved to New Business:

A. 2660 : Contract Award for the Sewerage System Rehabilitation Project May 2022

B.2662 : Adoption of Millage Rate

C.2661 : Next Site - Commercial Development Consultants

**11. UNFINISHED BUSINESS****12. NEW BUSINESS**

A. Contract Award for the Sewerage System Rehabilitation Project

City Manager Steve Davis stated that this contract cost would be budgeted for FY 23 budget cycle.

The Director of Facilities Omar Senati explained how last year the city had multiple sewer spills and it leaked on to state water, therefore the EPD got involved and put the city into a consent order to address the issue. The city submitted a 5 year corrective plan and this would be phase 1 of the plan. This will check the I&I issue which is where ground water gets into the sewer system that causes sewer spills. This will do a smoking test, check and video tape the lines, and they will also GPS the sewer mounds so we know exactly where they are. There were four companies that did the collect plans to submit to the city, but only two provided bids.

Council Member Thomas Barbee asked if the bid package included all the manhole covers and Mr. Senati said yes, however, this would just be the preliminary stage and the actual prices for what needs to be done would come after.

Council Member Mark Stephens asked who would be responsible for cost overruns, and Mr. Davis said that if that were to happen a change order would then need to be done. Mr. Senati also stated that contingencies have been budgeted for as well within the overall price.

A motion was made by Council Member Rufus Bright to accept the lower bid by Southeast pipe Survey and it was second by Council Member Gabrielle Nelson.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rufus Bright, Council Member
<b>SECONDER:</b>	Gabrielle Nelson, Council Member
<b>AYES:</b>	Barbee, Smith, Nelson, Stephens, Bright
<b>ABSENT:</b>	Jones

B. Adoption of Millage Rate

Council Member Thomas Barbee stated that they could not officially adopt the millage rate, but they can vote to maintain the millage rate. Council Member Jo Smith made a motion to support maintaining the current millage rate and it was second by Council Member Gabrielle Nelson.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jo Smith, Council Member
<b>SECONDER:</b>	Gabrielle Nelson, Council Member
<b>AYES:</b>	Barbee, Smith, Nelson, Stephens, Bright
<b>ABSENT:</b>	Jones

C. Next Site – Commercial Development Consultants

City Manager Steve Davis explained that this group is an economic development team for many cities across the southeast. They will do market analysis throughout the city to bring restaurants and retail developments to our community. He also presented the data that showed what they do and how they are successful.

Council Member Jo Smith wanted to make sure that their idea of mix use development wasn't warehouses and homes. Mr. Davis explained that the company does not do any industrial soliciting and the mix use will be retail and restaurants.

Council member Gabrielle Nelson asked if we were going to do the minimum three year contract with the organization and are there any guarantees that we will get business, and Mr. Davis said yes because the cost of the three year contract is cheaper than hiring an economic developer director, and the contract is not exclusive, so if they wanted to

partner with someone else they could. He also explained that there is no guarantee, but their track record showed results.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rufus Bright, Council Member
<b>SECONDER:</b>	Jo Smith, Council Member
<b>AYES:</b>	Barbee, Smith, Nelson, Stephens, Bright
<b>ABSENT:</b>	Jones

D. Authorize City Manager to negotiate for office space on behalf of the City

1. This will allow City Manager Steve Davis to negotiate on behalf of the City for the abandoned renaissance buildings as use of office space.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gabrielle Nelson, Council Member
<b>SECONDER:</b>	Jo Smith, Council Member
<b>AYES:</b>	Barbee, Smith, Nelson, Stephens, Bright
<b>ABSENT:</b>	Jones

**13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

**14. EXECUTIVE SESSION**

**15. ADJOURNMENT**

There being no further business, Council Member Rufus Bright made a motion to adjourn. Seconded by Council Member Gabrielle Nelson. Vote was unanimous.

\_\_\_\_\_  
Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Zahnay Smoak, Clerk of Council