



CITY OF PORT WENTWORTH

CITY COUNCIL

NOVEMBER 7, 2022

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21
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 Rufus Bright led in prayer and the Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

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

4. APPROVAL OF AGENDA

A.

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

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Libesto Chacom

Libesto Chacom spoke on the following topic(s):

- EOM agenda item

B. Georgia Benton

Georgia Benton discussed the following topic(s):

- Sign in sheet
- Zoning
- Drainage

C. Lynette Hornerlein

Lynette Hohnerlein spoke on the following topic(s):

- Rezoning

D. Avril Roy- Smith

Avril Roy-Smith discussed the following topic(s):

- Redistricting workshop
- Planning Commission

E. Trevor Ferguson

Trevor Ferguson spoke on the following topic(s):

- Town Hall
- Saussy Canal
- Planning Commission

7. ELECTIONS & APPOINTMENTS**8. ADOPTION OF MINUTES**

Both Minutes were adopted.

- A. Regular Council Meeting Minutes - October 27, 2022
- B. Special Called Workshop Minutes - November 1, 2022
- C.

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

9. COMMUNICATIONS & PETITIONS

A. Clearwater Solutions Update

City Manager Steve Davis gave a Comprehensive presentation regarding the facts and findings that were gathered on ClearWater Solutions and the issues that have occurred. He discussed the following topics:

- Complaints from the public (which resulted in the inmates being brought on to help supplement/help with some of the issues that were occurring)
- Reviewed vehicle maintenance condition- through pictures and an assessment that was done
(Council Member Smith stated that ClearWater cannot be penalized for something that the drivers of the vehicles have done)
- Explained that there was a lack of employment, and shortage of people
- Explained the Consent Orders that were received from EPD (as well as the violations that were included and fines)
- Explained Clearwater other city violations
- Water Utility Management's review of the waste water plant
- Turnipseed Engineer's review of the plant (with pictures)

- Unpaid invoices

Council Member Smith stated that it makes her uncomfortable that EOM went in and decided what needed to be fixed and is now billing the city for the work, Mr. Davis explained that wasn't fully accurate and that they are showing us what it would take to get the plant back up and running.

Council Member Jones asked if he had ever spoken with ClearWater about the information presented and Mr. Davis said yes.

Council Member Stephens stated that he had asked about vehicle maintenance at a previous meeting and was told by CW that there was no vehicle that was abused, and asked if maintenance records were provided and Mr. Davis stated that there were no proper maintenance records given. He also asked if emails from the previous city manager available because there was information given to him last year about issues that were discussed from last year.

City Manager Steve Davis stated that EOM doesn't have a permanent contract, and wanted to clarify that EOM did not ask for the contract or seek it out.

The Owner of EOM and Regional Director answered questions and made comments on the following topics:

- Temporary/ Permanent Contract
- Plant Report
- Repairs

Council Member Jones stated that we should have been discussing the issues that have occurred months ago. City Manager Davis stated that as we move forward we should twice a year have an independent body come out and inspect the plant to make sure we are doing what we are supposed to.

ClearWater CEO explained that he has never been in a situation like this and would like to apologize that this is even taking place and would like to make this right. He explained that the plant has been there for a while and has tight limits due to the Savannah River, and that there has also been some equipment issues as well. They have now implemented daily calls to make sure that they are doing what they are supposed to and are discussing any issues that may be going on and make adjustments as needed. He also said that he would like to correct the fine issues past and present, as well as help correct the violations.

Council Member Stephens asked when was Clearwater going to have people dedicated to working for Port Wentworth, what was the hiring process, and he said that he can start going through resumes and that they do have a vigorous HR process.

Council Member Nelson asked how has these issues not been handled for the last five years, and he explained that as he has just gotten involved his first concern was the compliance and they are now working to fix all issues.

Council Member Stephens explained that issues have been discussed with ClearWater before and that the same thing has been said each time.

Council Member Jones made a motion to allow the city attorney to make an addendum to the ClearWater contract after the suspension is over to extend services for only a year. The City Attorney explained that this motion would be bringing the original contract back with just a new end date). It was second by Council Member Bright.

1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Glenn Jones, Council Member
SECONDER:	Rufus Bright, Council Member
AYES:	Smith, Nelson, Bright, Jones
NAYS:	Stephens
ABSENT:	Barbee

10. COMMITTEE REPORTS

A.

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

11. CONSENT AGENDA

12. UNFINISHED BUSINESS

A. Ethics Ordinance-2nd Reading

Council Member Nelson stated that by approving this ordinance it will allow us to become a GMA certified City of Ethics.

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

B. Zoning Map Amendment Application submitted by David Smith, Kimley-Horn, on behalf of Joseph H. Honerlein, for PIN # 70976 01012B (640 Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's kitchen) 2nd Reading

Real Estate Development Manager with Parker's Companies Mr. Daniels stated that he has spoken with Mr. Davis and GDOT about the issues that were previously discussed and are now in an agreement that a C-2 zoning would be appropriate for this zoning which would allow them to build the convenience store and operate Parker's Kitchen on that site.

Council Member Smith asked would this zoning preclude them from having a truck stop and they said yes.

Council Member Jones asked about the entrances/exits and stated that they wouldn't be able to make a left out coming back to highway 21 and Mr. Daniels said that was correct. He then made a motion to rezone the property to C-2.

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

13. NEW BUSINESS

- A. Authorize Mayor to Execute Consent Order Issued by the Environmental Protection Division (EPD) for NPDES Permit No. GA0038814

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

- B. Contract Award for the Pine Forest Sewer System Improvements

Mr. Senati Martinez stated that this addresses some of the consent order with EPD and will help to the city get closer to being in compliance.

Council Member Nelson asked if this was being done out of necessity being that there will be construction on both sides and wanted to know if we were going to be doing the same thing on the rother side and Mr. Senati- Martinez said that the other construction will be on a different sewer system and by partnering with the developer it keeps them from putting in an entirely new lift station and will upgrade ours.

Council Member Smith asked how was the RFP was advertised and he explained that a procurement process was done with a government website, and they also put it in the newspaper.

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

- C. Interim Operations and Maintenance for WWTP

City Manager stated that this was a temporary contract and what needs to be changed is the date that the contract ended and so a motion needed to made to amend it. Council Member Nelson made a motion to approve the amended contract with the proper date.

RESULT: **APPROVED [UNANIMOUS]**
SECONDER: Gabrielle Nelson, Rufus Bright
AYES: Smith, Nelson, Stephens, Bright, Jones
ABSENT: Barbee

- D. 2760 : Fire Fee Schedule adding Container Yards- 1st reading

City Manager Steve Davis explained that this was a first reading because it is an ordinance and that the current system is based on square footage and with the growth of

the Ports container yards have been going up across the city and there are no fire fees being charged and this will treat them similar to warehouses except this will be based on parking space with the same maximum as a warehouse. Some of these containers are empty but some are full of different freight, and could be fire hazardous items that could take equipment and personnel to put them out. This will also help off put any cost associated with that.

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

16. ADJOURNMENT

There being no further business, Council Member Mark Stephens 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