



CITY OF PORT WENTWORTH

CITY COUNCIL

AUGUST 25, 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	Present	
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: Gabrielle Nelson, Council Member
SECONDER: Mark Stephens, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Kellie Powell

Mrs. Powell applauded the findings that were found in the audit report conducted by Horizon Community Planning. She also stated that she agrees with the majority of the conclusions derived by Horizon, and asked the council to carefully consider the recommendations made in the audit, to achieve more effective and concise communication among developers, leadership, and most importantly our citizens. She also stated that she wishes to see a more efficient process to help guide the decision making process that is readily available for inspection and input from the citizens as necessary. She also stated that she would like the current situation of the planning commission approval authority rectified, as she is aware of projects that they have voted against yet the council approved anyway (not necessarily this council). On August 12th her neighborhood had a Q&A with the owners who purchased a residentially zoned tract who was seeking a commercial rezoning and no acceptable answers were provided, so she asked the council to deny any rezoning's from residential to commercial near

lakeshore (unless they are non-revenue generating projects for public use such as libraries, parks, or family oriented projects). She also asked if no other projects could be considered until planned and approved projects are completed and the impact is analyzed, and more concise ordinances and zoning requirements are in place.

B. Georgia Benton

Mrs. Benton stated that for the past 30 years they have been asking for the ditches to be cleaned and wanted to know why they cannot be done.

C. Trevor Ferguson

Mr. Ferguson wanted to know what the process was to file a complaint about someone that works for the city. He also wanted to know if there was going to be a town hall meeting.

D. Avril Roy-Smith

Mrs. Roy-Smith stated that in the audit report completed by horizon they discussed downsizing the current lot size from 8,000 to 5/6,000, but the houses are recommended to be 10 feet apart for fire. So, she suggested that the city keep the residential at 8,000 sq ft. She also stated that the audit report on residential seemed to want to make it a high density and referred R1 to a downtown situation. She also asked if the council could remember that Port Wentworth is essentially a more rural than high density housing, so that the quality of life is not lost.

7. ELECTIONS & APPOINTMENTS

8. ADOPTION OF MINUTES

A. Regular Workshop and Council Meeting Minutes-July 12, 2022

B. Regular Council Meeting Minutes - July 28, 2022

C.

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

9. COMMUNICATIONS & PETITIONS

A. Horizon Planners – Audit Report

David Jirousek and Paul Leblanc from Horizon Community Planning presented the audit report that was done for the ordinance rewrite. They stated that the goal of the audit was to assess zoning districts, identify regulatory short comings, recommend improvements, define appropriate content, and gain understanding through technical user interview. They discussed the make-up of the Planning and Zoning Board and recommended using technical experts that work with our ordinances and more training for the board. They also spoke about some of the key findings which included: organization and format, zoning districts, planned districts, procedures, standards\criteria, and significant policy issues. After going through the presentation they gave council their recommendation and City Manager Steve Davis explained their proposal to the Council.

Council Member Stephens made a motion to move forward with Horizon Community Planning ,adding the Comprehensive Plan review, and also granting the city manager the authority to negotiate and modify the proposal with Horizon Community Planning.

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

10. COMMITTEE REPORTS

Council Member Bright congratulated the Police and Fire Department graduates. Council Member Nelson thanked the Police department for their diligent work on the situation that occurred this past weekend. Mayor Norton gave his heartfelt condolences while sharing that the previous administrator Phil Jones has passed.

A.

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

11. CONSENT AGENDA

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Mark Stephens, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- A. Antrim Road Roadway Improvements Pay Request No. 6 in the amount of \$83,260.87 to Sandhill ALS Construction, Inc.
- B. Antrim Road Roadway Improvements Pay Request No. 7 in the amount of \$51,712.56 to Sandhill ALS Construction, Inc.
- C. Mutual Aid Agreement

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- A. Update on Clearwater Solutions Performance Possible Vote of No Confidence

Council Member Smith discussed the lack of the clearing of the ditches and presented pictures to the council and public. She explained that she has received calls from all over and said that the way that the ditches are cleaned can affect the storm water. The project manager of Clearwater Solutions Robert Drewry and client manager Jim Vaughn explained that they have had some equipment issues throughout the entire summer and it has been a challenge. They are handling the equipment issues with the help of Mr. Davis and Mr. Senati-Martinez, and they said that they will make the adjustments that are needed to rectify the issues. They also explained that they now have what they need in order to maintain the ditches. Council Member Stephens stated that more employees are needed in order to fulfill the task at hand. Council Member Smith asked what is the plan and schedule that is in place to rectify the issue, as well as the regular schedule. Mr.

Drewry stated that it will be hard to predict the timeline because the equipment is unpredictable. However, they do have a regular schedule for mowing and they will get that to Mr. Davis. Council Member Bright stated that citizens are also discussing the issue that when things are being done it is done Improperly or half done. Mr. Davis stated that the inmate crew will also be out doing ditches as well, and he hopes that they can supplement some of the issues.

Mrs. Benton stated that the contract for Clearwater Solutions needs to be redone, and that the lines are still being cut by her home.

Mrs. Roy-Smith explained that she has seen the individuals misuse the equipment.

Mr. Ferguson said that everyone likes guarantees, but just as they are holding Clearwater accountable they should hold themselves accountable as well.

Council Member Glenn Jones asked the approver of the agenda/and made a motion to amend the agenda to change the name of the agenda item to just Update on Clearwater Solutions Performance without the possible vote of no confidence, it was second by Council Member Nelson and the vote was unanimous.

B. Novare Development Agreement

Mr. Davis explained to council that Novare has agreed to upgrade the lift station to serve both the existing and new developments. They will also replace the existing pipes which will help with our I&I and the intrusion of stormwater into our wastewater treatment. This is to serve there development, but it will upgrade our system and pipes. He also stated that the engineers have looked at the proposal and they approve of the plan. Council Member Nelson asked if we could send out a notice stating that this is going to happen and what is going to be done so that the citizens are educated and informed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Rufus Bright, Council Member
AYES:	Barbee, Smith, Nelson, Stephens, Bright, Jones

C. Watershed Protection Plan (WPP)

Mr. Davis explained that we have been using the same company for about the past 15 years, and he would like to get a new set of eyes to come in and look at our system. He also stated that a bid was put out, and including our current provider a few bids were submitted. Council Member Jones stated that besides going out and getting another set of eyes, do we contact the people that we have been using and let them know why we are discontinuing the services with them or why we are looking to change. Mr. Davis stated that he did let them know that it was going out for bid and he also let the council know that this was a time sensitive matter. Council Member Nelson asked if this could be thoroughly explained so that the citizens can know what this is.

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

D. Tetra Tech Contract Extension

Fire Chief Moore explained to council that this item is about the debris monitoring and that they had previously discussed the debris removal which is different. He also said that if we have a debris removal company we also have to have a debris monitoring company as well and they have to be separate.

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

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

Councilman Stephens made a motion to adjourn to Executive session and it was second by Councilman Barbee. Vote was unanimous.

Councilman Barbee made a motion to reconvene to Regular Council Meeting and it was second by Councilman Bright. Vote was unanimous.

- A. Litigation
- B. Personnel
- C. Real Estate

16. ADJOURNMENT

There being no further business, Council Member Mark Stephens made a motion to adjourn. Seconded by Council Member Rufus Bright. 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