



# CITY OF PORT WENTWORTH

CITY COUNCIL

JANUARY 26, 2023

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**

Pastor Dale Montgomery led in Prayer and Mayor Norton led in 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	
Gabrielle Nelson	Council Member	Present	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Present	

**4. APPROVAL OF AGENDA**

Councilman Stephens voted to approve the agenda with the additions stated by City Manager Steve Davis.

A.

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

**5. RECOGNITION OF SPECIAL GUESTS**

City Manager Steve Davis recognized Councilwoman Nelson for receiving the certificate of recognition from GMA and Councilman Thomas Barbee for receiving the certificate of dedication.

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

A. John Holland

He Spoke on the following Topic(s):

- Garbage Fees
- Newport Sidewalks
- Della Steele Park

B. Zack Hadden

He Spoke on the following Topic(s):

- Fire Fees

- C. Brisa Corona  
She Spoke on the following Topic(s):  
-Fire Fees
- D. Jay Sterling  
He Spoke on the following Topic(s):  
-Fire Fees
- E. Willie Johnson  
He Spoke on the following Topic(s):  
-Zoning
- F. Jason Hsu  
He Spoke on the following Topic(s):  
-Fire Fees
- G. Hannah Hester  
She Spoke on the following Topic(s):  
-Zoning
- H. Tonya Brown  
She Spoke on the following Topic(s):  
-Zoning
- I. Georgia Benton  
She Spoke on the following Topic(s):  
-Thanked Council for MLK participation  
-Saussy Road  
-
- J. Laray Benton  
He Spoke on the following Topic(s):  
-Zoning  
-Easement  
-
- K. Domonique Lavoisier  
He Spoke on the following Topic(s):  
-P&Z meeting times
- L. Ann Crawford  
She Spoke on the following Topic(s):  
-Zoning
- M. Robin Shubert  
She Spoke on the following Topic(s):  
-Zoning

- N. Mable Thomas  
She Spoke on the following Topic(s):  
-Zoning
- O. Dale Montgomery  
He Spoke on the following Topic(s):  
-Zoning
- P. William Hendley  
He Spoke on the following Topic(s):  
-Traffic

## 7. ELECTIONS & APPOINTMENTS

## 8. ADOPTION OF MINUTES

- A. Regular Council Meeting- December 15, 2022

1.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas Barbee, Mayor Pro Tem
<b>SECONDER:</b>	Mark Stephens, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

## 9. COMMUNICATIONS & PETITIONS

- A. Audit Report

Trey Scott from Mauldin and Jenkins gave a presentation on the audit that was done on our financial accounts.

The key topics that were discussed include:

- Independent Auditor's report
- Compliance Reports
- Financial Statements

He also stated that the city was issued a clean opinion.

## 10. COMMITTEE REPORTS

- A.

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

## 11. CONSENT AGENDA

Councilman Jones approved the Consent Agenda with the addition of the reoccurring contract with Probation Services for the City of Port Wentworth.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Glenn Jones, Council Member
<b>SECONDER:</b>	Mark Stephens, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

- A. Notice of Award and Approval of Contract with ,Griffin Contracting, Inc., in the amount of \$466,000.00 for the Antrim Road Roadway Improvements Project, Block 3
- B. Jasper Village Intergovernmental Agreement - Amendment
- C. February Council Meeting Location
- D. Resignation Acceptance
- E. Savannah River Bridge Replacement Project: Amendment to the Memorandum of Agreement

## 12. UNFINISHED BUSINESS

- A. Site Plan Review Application submitted by Nate Fuss, Bohler of behalf of Double Reverse, LLC., for PIN # 70037 02018 (150 Highway 30) for a General Development Site Plan to allow a RV / Boat Storage (Bespoke Port Wentworth) in a P-C-3 (Planned General Business) Zoning District

Councilman Stephens asked about the aesthetics of the site and it was explained that it will be nice and secure because one of the main concerns is safety.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas Barbee, Mayor Pro Tem
<b>SECONDER:</b>	Glenn Jones, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

- B. Site Plan Review Application submitted by Hillpointe, LLC., of behalf of Ameridevelopment Pooler, LLC., for PIN # 71017 01014 (Highway 30) for a General Development Site Plan to allow a multi-family development (Marion Village Apartments) in a P-R-M (Planned Residential Multifamily) Zoning District

Hill Pointe came to discuss the site plan review. They also shared a video showing community outreach.

Councilman Barbee asked if the roundabout would be a 2 lane or 4 lane, and they stated that GDOT has done a few studies and it should be a 4 lane round about, however, the plans have not been finalized as of yet.

Councilman Jones explained that he would like the concrete information from GDOT before moving forward with the project.

City Manager Davis stated that there were numerous meetings held with Hillpointe and GDOT to make sure that we have the through traffic and that we're looking into signs to help the flow of the roundabout as well. He also pointed out some of the changes that were made by Hillpointe that would help the efforts as well.

<b>RESULT:</b>	<b>APPROVED [4 TO 1]</b>
<b>MOVER:</b>	Thomas Barbee, Mayor Pro Tem
<b>SECONDER:</b>	Mark Stephens, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright
<b>NAYS:</b>	Jones

### 13. NEW BUSINESS

#### A. Budget Amendment for The Year Ending 6/30/2023

CFO Thomas Kilmartin presented the budget amendment to council. Funds that were collected based on ordinance back in 2016, have not been budgeted to be spent and the amendment is to offer proposed budget spending on technology and personnel.

#### B. Lodging Excise Tax

City Manager Davis explained that a request to increase the hotel/motel tax from 6% to 8% requires local legislation, and the legislature raised the limit from the 6% to the 8%. Mayor Norton asked if the hotels knew that this would be happening and Mr. Davis explained that he has only had one discussion about it, but this is not an expense to the hotel, and about 85% of cities in Georgia collecting this tax have already upgraded to that 8%.

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

#### C. Board of Zoning Appeals Appointments

Mr. Davis explained that we have not had a Zoning Board of Appeals and so we are recommending that the current members of the Zoning Board sit on the ZBA board as well.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Thomas Barbee, Mayor Pro Tem
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

#### D. Saussy Canal Quit Claim Deed Acceptance

Mr. Davis explained that the purpose of this is because there has been a lot of discussion about the upkeep of the Saussy Canal, and this is the basis of us trying to get it into the canal program.

City Attorney Scott Robichaux explained the legalities of the Quit Claim Deed.

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

- E. Subdivision Application submitted by Neil Sharma, PW Hotel, LLC., PIN # 70037 02016 (Magellan Blvd and Highway 30) located in a P-C-3 (Planned General Business) Zoning District for a Final Plat of a Minor Subdivision (Lot 1, Lot 2, & Lot 3 Formerly Parcel 1, Former Broadman Tract) for the purpose of a Hotel Development

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

**14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

**15. EXECUTIVE SESSION**

Councilman Stephens made a motion to go into executive session and it was second by Councilman Bright. The vote was unanimous.

Councilman Bright made a motion to reconvene and it was second by Councilman Stephens. The vote was unanimous.

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

**16. ADJOURNMENT**

Councilman Jones made a motion to adjourn and it was second by Councilman Barbee. The vote was unanimous.

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Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

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Zahnay Smoak, Clerk of Council