



CITY OF PORT WENTWORTH

CITY COUNCIL

JANUARY 18, 2024

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 the Prayer and Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Thomas Barbee	Mayor Pro Tem	Present	
ArtLise Alston-Cone	Council Member	Present	
Gabrielle Nelson	Council Member	Present	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Shawn Randerwala	Council Member	Present	

4. APPROVAL OF AGENDA

Councilman Barbee made a motion to Approved the agenda with the following additions:

- 13I. Wentworth Park Agreement

A.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Rufus Bright, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Doel Maldonado

Discussed the following topic(s):

- Signage in front of Newport
- Waste near park

B. Georgia Benton

Discussed the following topic(s):

- Water concerns

C. Rosetta Franklin

Discussed the following topic(s):

- Water concerns

7. ELECTIONS & APPOINTMENTS

A. Appointment to Planning Commission and Zoning Board of Appeals

Councilman Mark Stephens nominated Adriana Howard to be a new member of the Planning and Zoning Board.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Gabrielle Nelson, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

B. Mayor Pro-Tem Appointment

1.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Council Member
SECONDER:	ArtLise Alston-Cone, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - December 21, 2023

1.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

9. COMMUNICATIONS & PETITIONS

Mayor Pro-tem Barbee thanked the Council for voting him Mayor Pro-Tem. He also recognized and welcomed Councilman Randerwala as the first individual of Indian descent to be elected on to council in Chatham County.

City Manager Steve Davis recognized Councilwoman Gabrielle Nelson for getting appointed to vice-chair of the Small Cities Committee for the National League of Cities.

A. 2023 Audit Presentation

Trey Scott a partner with the Mauldin and Jenkins Firm gave a presentation on the City's individual audit report, compliance report, financial statements, and required communications. He also informed council that the City received an unmodified (Clean) opinion.

10. COMMITTEE REPORTS

A.

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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

11. CONSENT AGENDA

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gabrielle Nelson, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

A. Agreement with the Georgia Department of Transportation for Water and Sewer relocation at Bonnybridge Rd.

B. City Council Rules and Regulations

12. UNFINISHED BUSINESS

A. Fee Schedule Amendment

Mayor Pro-Tem Barbee made a motion to adopt the fee schedule amendment with the adoption date of April 1st, 2024, and an education period for the citizens. Councilman Bright Second. Vote was Unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Rufus Bright, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

13. NEW BUSINESS

A. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 26) for the purpose of a Single-Family Subdivision.

City Attorney Scott Robichaux explained that because 13A,B, and C are all the same preliminary plat's just different phases they could combine them into one presentation.

Jason Bryant from Pittman engineering on behalf of four star engineering explained to council that these phases are the last of the Lakeside development and will create a loop for Lakeside Dr to tie back into Mulberry Blvd.

Mayor Pro- Tem Barbee made a motion to combine A,B, and C. It was second by Councilman Stephens. Vote was Unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	ArtLise Alston-Cone, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

- B. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 28) for the purpose of a Single-Family Subdivision.
- C. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 30) for the purpose of a Single-Family Subdivision.
- D. Port Wentworth Limited Construction Administration Services Proposal- New Fire Station
City Manager Steve Davis explained that this is a construction administration agreement addition with Pond who did all of the engineering for the fire station. When the contract was first initially set up this portion was removed to do some negotiating on the cost factor of the construction. He also stated that this will allow for some of the engineers to come out during construction to make sure that during construction the proper equipment is being used, proper material is being used and that everything is in place. At the end of construction they will also sign off on the as built plans.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gabrielle Nelson, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

- E. Budget Amendment For The Years Ending 6/30/2023 and 6/30/2024
Assistant City Manager Thomas Kilmartin explained that 13.E and F are budget amendments for FY23 and FY24 due to governmental accounting standards changes. By adopting this amendment it will allow the City to be in compliance.
Mayor Pro-Tem Barbee asked if this was just a reclassification of existing expenditures and Mr. Kilmartin said yes.
Councilman Stephens made a motion to combine E and F. It was second by Councilman Randerwala. Vote was Unanimous.
- F. Budget Amendment For The Years Ending 6/30/2024
- G. Condemnations
City Attorney Scott Robichaux explained that there were two condemnations, and they were for the following:

- Improvements being done along Bonny Bridge.
- Properties for the entrance exit coming off of Highway 30 for the park.

Councilwoman ArtLise Alston-Cone asked if we had documentation of all the means that we tried to notify the landowners of those properties for the park entrance publicly available? The City attorney said yes.

1.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Randerwala, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

H. Ghost Pirate Development Agreement

City Attorney Robichaux explained that this is a three party agreement between the City/City Council, Port Wentworth Development Authority, and the Ghost Pirates. This is the finalized contract. He asked for an approval with the caveat that there are non-material changes just upon legal approval.

Councilman Stephens made a motion to approve with the provisions from the City Attorney. It was second by Councilwoman Nelson. Vote was Unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Gabrielle Nelson, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

I. Novare Agreement

City Manager Steve Davis explained that this is an agreement with the group that is doing Wentworth Park. It is adjacent to the Pine Forest Subdivision. We diligently tried to get a median break but it does not meet the GDOT requirements, and with out a median break it would require all the people who will be living in those homes to go up to the Saussy Rd intersection and do a U-turn to go southbound. City Manager Davis explained that he believed that this is a life safety issue and we shouldn't wait until someone gets hurt to do something. Therefore, this would allow for them not to enter on the back of Black creek road but to exit and drive around to the light next to City Hall. In the agreement it also includes funds from the development to help repair Black Creek Rd and make it more sturdy for the additional traffic.

Mayor Gary Norton asked if the residents of Pine Forest have been notified? Mr. Davis said no they have not.

1.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gabrielle Nelson, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

There was no Executive Session.

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

16. ADJOURNMENT

There being no further business, Councilman Bright made a motion to adjourn. Seconded by Councilman Stephens. Vote was Approved Unanimously.

Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2024.

ATTEST:

Zahnay Smoak, Clerk of Council