

MINUTES

City Council

Monday, March 3, 2008 – 7:00 p.m.

Members Present: Mayor Quinney presided. **Council Members:** Misty Bethune, Gwyn Hall, Tennyson Holder, Bowen Jones, Bessie Kicklighter, Durward Motes and Judy Shuman.

Members Absent: Gwyn Hall, Councilmember and Bessie Kicklighter, Councilmember

Staff Present: Brian Johnson, City Administrator; Rhonda Ferrell, Clerk of Council; James P. Gerard, City Attorney; Pam Franklin, Human Resource Director; Nathan Mai-Lombardo, Planning Director; Randall Griffin, Public Works Director; David Lyons, Chief of Police; Jimmy Crosby, Fire Chief; Charles Draeger, Water/Sewer Director and Cliff Ducey, Parks & Recreation Director.

Visitors: See attached sign-in sheet

Opening: Mayor Quinney welcomed everyone to the meeting. Councilmember Jones offered the opening prayer and Mayor Quinney led City Council in the pledge to flag. Mayor Quinney said City Council held a Pre-Agenda Session prior to tonight's meeting. He said no decisions were made during the Pre-Agenda Session.

Public Hearing:

PC0801, Major Subdivision Request: Mayor Quinney opened a public hearing to receive public comment on a request by Southeast Engineering representing property owner Chatham Parkway 80 Investors for a major subdivision of 0 Highway 80 for future development.

Planning Director said Chatham Parkway 80 Investors is requesting a major subdivision of the property located at 0 Highway 80 for future development. He said there has been a change on the access to the property and the owner is to provide us with new information.

Mr. Mike Willoughby said I am with Southeast Engineering representing the property owner Chatham Parkway 80 Investors. He said the request is to approve subdividing the

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property into 14 lots. He said I didn't know until I got here that the owner plans to change the layout. He said the property will be served by Garden City water/sewer and a retention pond will be constructed.

City Administrator said have you done a traffic study?

Mr. Willoughby said we have not performed a traffic study.

City Administrator said one of the owners talked with me today and they are looking at only having one access off of Chatham Parkway. He said we are concerned this will cause a traffic problem. He said the owner is to have a traffic study performed and get back to me.

City Council Minutes: Upon motion by Councilmember Jones, seconded by Councilmember Holder, City Council voted unanimously to approve the minutes from the February 18, 2008 meeting of council.

Planning & Zoning Committee Report:

Mayor Quinney asked Councilmember Holder to give the Planning & Zoning Committee Report in Councilmember Hall's absence.

PC0809, Zoning Map Amendment: Councilmember Holder said we have for consideration a request by Dean Kicklighter representing property owner Mattie R. Kinard to rezone property at 2782 Highway 80 from R-1 to C-2. He said the Committee recommends approval.

Councilmember Bethune said I will abstain from voting on PC0809, because I and several of my family members are building residential homes in that area and commercial zoning will inadvertently affect my property.

Councilmember Holder made a motion, seconded by Councilmember Motes to approve the zoning map amendment. Councilmember Holder, Councilmember Motes and Councilmember Shuman voted in favor with Councilmember Jones opposed. Councilmember Bethune abstained from the vote.

PC0810, Zoning Map Amendment: Councilmember Holder said we have for consideration a request by Dean Kicklighter representing property owner James F. and Marsha M. Ridgill to rezone property at 2784 Highway 80 from R-1 to C-2. He said the Committee recommends approval.

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Councilmember Bethune said I will abstain from voting on PC0810, because I and several of my family members are building residential homes in that area and commercial zoning will inadvertently affect my property.

Councilmember Holder made a motion, seconded by Councilmember Motes to approve the zoning map amendment. Councilmember Holder, Councilmember Motes and Councilmember Shuman voted in favor with Councilmember Jones opposed. Councilmember Bethune abstained from the vote.

PC0801, Major Subdivision Request: Councilmember Holder said we have for consideration a request by Southeast Engineering representing property owner Chatham Parkway 80 Investors for a major subdivision of 0 Highway 80 for future development. He said the Committee recommends tabling this request for further study.

Upon motion by Councilmember Holder, seconded by Councilmember Bethune, City Council voted unanimously to table PC0801 for further study.

PC0807, Minor Subdivision Request: Councilmember Holder said we have for consideration a request by Clyde and Judy Sturgess for a minor subdivision of the property located at 1307 and 1309 Heidt Avenue (between Highway 80 & Old Louisville Road). He said the Committee recommends denying the minor subdivision request, because the subdivision would create two substandard lots which are not acceptable.

Upon motion by Councilmember Holder, seconded by Councilmember Motes, City Council voted unanimously to deny PC0807.

Personnel, Finance & Administration Committee Report: Councilmember Shuman gave a routine committee report. She said we have 99 full-time and 8 part-time employees for a total of 107 employees. She said we are accepting applications for a Financial Analyst/Accounting Supervisor. She said several employees have completed training courses

Parks & Recreation Committee Report: Councilmember Bethune gave a routine committee report. She reminded everyone of the Easter Extravaganza on March 8th from 10:00 a.m. to 1:00 p.m. at Sharon Park. She said Smoky Mountain Amusement will hold a Spring Fair at the Garden City Stadium March 18-23. She said the fair will open at 5:00 p.m. Tuesday – Friday, Saturday at noon and Sunday 1:00 p.m. She said there will be daily ride specials or you can pay one price of \$12.00 and single tickets are available. She encouraged everyone to come out.

Fire Committee Report: Councilmember Motes gave routine report. He said Firefighter Michelle Anaya completed a Tactical Rope Rescue/Confined Space Training

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Course at Weirehouser Inc. He said by the end of March all paid personnel and some volunteers will have completed the course.

Police Committee Report: Mayor Quinney asked Councilmember Motes to give the Police Committee Report in Councilmember Kicklighter's absence.

Councilmember Motes gave a routine committee report. He said the Police Department will be participating in the Easter Extravaganza. He said the Police Department will hold the Citizens Police Academy in March and April.

Public Works Committee Report: Councilmember Holder said the crews are performing routine maintenance throughout the City.

Water/Sewer Committee Report: Councilmember Jones said we held a public meeting on February 28th on the new water/sewer rates. He said if you still have any questions, please contact city hall. He said our water/sewer projects are still underway. He said the average water usage for the month of February was 1.03 million gallons per day. He said this is well below our limit of 1.4 million gallons per day. He said water conservation is very important.

City Administrator Report: City Administrator said we have a request By Dwight Harrison, Enmark Stations, Inc., for city sewer service outside the City limits. He introduced Mr. Harrison to the City Council.

Mr. Harrison said we want to develop the property at the corner of Highway 80 and Dean Forest Road. He the site plan shows a proposed easement for use for the sewer line. He said we would tie into an existing line behind Port City Equipment and Rental Company so we can stay in the easement. He said the length of the line would be approximately 1,100 to 1,200 feet. He said the proposed Enmark would be just like the one on Highway 21. He said we estimate our usage would be 61,000 gallons per month.

City Administrator said there are a couple of things that would have to be done or agreed upon before final consideration of your request. He said you would have to obtain a letter of understanding between Pooler, City of Savannah and Garden City. He said permission will have to be granted from the City of Savannah to jack and bore under Dean Forest Road. Also, a permit will have to be obtained from DOT for the jack and bore. He said the "Flyght" lift station will not be maintained by the City and any increased burden or upgrade requirements will have to be borne by the developer. He said the gallons per day discharged to us cannot exceed 70,000. He said no extension of the lift station capacity to any other development can be made without the City's approval. He said easements will have to be granted to the City. He said you will pay outside City rates and the City reserves the right to terminate service.

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City Attorney said if Pooler gets where they can provide sewer they will request to terminate the agreement so they can provide the sewer to you.

City Attorney said Mr Patel's attorney sent me an agreement to review.

Mr. Harrison said Mr Patel knows that I am here tonight on the behalf of Enmark.

Mayor Quinney said it is hard for us to make a decision without update discharge numbers.

Mr. Harrison said Mr. Patel submitted numbers when he was before you all. He said I think I can put together some numbers.

Mayor Quinney said we approve this a year ago based on those numbers present to us by Mr. Patel. He said we will need the numbers again before we make a decision.

The consensus of City Council was for Mr. Harrison to submit up-to-date numbers for staff's review and then bring the request back before council for consideration.

Mayor Quinney thanked everyone for attending and closed the meeting.

Adjournment: Upon motion by Councilmember Bethune, seconded by Councilmember Jones, City Council voted unanimously to adjourn the meeting at 7:35 p.m.

Andy Quinney, Mayor

Tennyson Holder, Mayor Pro-tem

Judy Shuman, President of Council

Misty Bethune, Councilmember

(Absent)

Gwyn Hall, Councilmember

Bowen Jones, Councilmember

Bessie Kicklighter, Councilmember

Durward Motes, Councilmember

Rhonda Ferrell, Clerk of Council