

MINUTES

City Council

Monday, June 16, 2008 – 7:00 p.m.

Members Present: Mayor Andy Quinney presided. **Council Members:** Tennyson Holder, Bowen Jones, Misty Selph and Judy Shuman.

Members Absent: Gwyn Hall, Bessie Kicklighter and Durward Motes.

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

Staff Absent: Pam Franklin, HR Director

Visitors: See attached sign-in sheet.

Opening:

Mayor Quinney welcomed everyone to the meeting. Councilmember Holder offered the opening prayer and Mayor Quinney led City Council in the pledge to the 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.

Presentation of Employee of the Quarter Award: Chief Lyons accepted the award on behalf of Police Officer Kyle Malin.

Public Hearings:

West Chatham Solid Waste Plan: Mayor Quinney opened the public hearing to receive public comment on the West Chatham Solid Waste Plan.

City Administrator said the purpose of the plan is to outline how the City will manage solid waste over the next ten years based on population growth, economic circumstances, and other demographic trends.

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City Administrator introduced Mr. Ed DiTommaso, of Integrated Science Engineering to present the West Chatham Solid Waste Plan.

Mr. DiTommaso said the solid waste plan has to be updated every ten years and this is the year that this has to be done. He said this is the first of two public hearings on the plan. He said the next public hearing will be held in August at which time City Council will vote to adopt the plan by resolution. He said the State requires sixty days to review the plan with October 1st being the deadline. He said the plan will be submitted to the State in August for their review and comment. He said municipalities found out in February that the County would only be doing the plan for the County and the unincorporated areas. He said this is a multi-jurisdiction plan including Garden City, Pooler, Port Wentworth and Bloomingdale.

Mr. DiTommaso presented a general overall review of the solid waste plan process.

Councilmember Selph asked to Mr. DiTommaso to include recycling programs and costs at the next public hearing.

City Administrator said Randall and I are working with DiTommaso on cost options.

Councilmember Selph asked if Mr. DiTommaso was holding public hearings at the other municipalities in June.

Mr. DiTommaso said I am holding all the public hearings at the June council meetings.

Councilmember Selph said I think it was great that we were able to join with other municipalities.

Mayor Quinney thanked the Public Works Director for what he does and thinking outside the box on solid waste management.

There being no further questions or comments, Mayor Quinney closed the public hearing on the West Chatham Solid Waste Management Plan.

Receipt of public comment on the following properties to be rezoned from C-2 to R-1: Mayor Quinney opened the public hearing to receive public comment on rezoning 2203 Bisbee Avenue, 2201 Bisbee Street, 2107 Bisbee Street, 2109 Bisbee Street, 2105 Bisbee Street and 2103 Bisbee Street from C-2 to R-1.

Planning Director said the Planning Commission recommends approval of the rezoning. He said sometime in the past all the properties along Bisbee were zoned commercial and we are changing them back to residential.

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Mayor Quinney asked if there were any questions or comments. There being no questions or comments, Mayor Quinney closed the public hearing.

PC0825: Mayor Quinney opened the public comment on a request by Roy Patel to subdivide the southeast corner of Highway 80 and Highway 307 into three lots for commercial development.

Planning Director said the Planning Commission recommends approval of Mr. Patel's request. He said Mr. Patel has no concrete plans on what he wants to do with the property.

Mr. West Sherrol with EMC Engineering said I represent Mr. Patel and he owns the property on the corner of Dean Forest and Highway 80. He said the lots are zoned commercial and he would like to subdivide the property into three lots to be sold.

Councilmember Jones asked the size of the lots.

Mr. Sherrol said the first lot is 1.24 acres, the second is 1.08 acres, and the third lot is 3.34 acres. He said Mr. Patel plans to install all the infrastructure. He said two of the lots front on Dean Forest and one is along side of Highway 80.

Councilmember Jones asked if Mr. Patel is the owner of the salvage yard.

Mr. Sherrol said Mr. Patel does not own the property the salvage yard is on.

There being no further questions or comments, Mayor Quinney closed the public hearing.

Amendment to the Agenda:

Town Center Master Development Agreement: Upon motion by Councilmember Jones, seconded by Councilmember Shuman, City Council voted unanimously to approve amending the agenda to include consideration of the Town Center Master Development Agreement due to time constraints.

City Administrator introduced Mr. Steve Stern of Garden City Town Center, LLC.

Mr. Stern said this is the end of the beginning. He said history is being made in Garden City. He said by partnering together we can create a new vision for Garden City. He said I feel we have arrived at a fair and productive agreement.

Mr. Joe Steffen said I am a resident of Chatham County and I am optimistic about being involved in this process. He said I would like to publicly commit to do great work on this project.

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City Administrator said we have for your consideration the master development agreement between Garden City and Garden City Town Center, LLC, to achieve the objectives of the development plan for the Town Center property for the development by private enterprise in accordance with mixed uses permitted by the City's zoning ordinance.

Upon motion by Councilmember Holder, seconded by Councilmember Jones, City Council voted unanimously to approve entering into the master development agreement between Garden City and Garden City Town Center, LLC.

City Council Minutes: Upon motion by Councilmember Holder, seconded by Councilmember Bethune, City Council voted unanimously to approve the minutes from the June 2, 2008 meeting of council.

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

Councilmember Holder said I have nothing new to report.

Personnel, Finance & Administration Committee Report: Councilmember Shuman said the Wastewater Treatment Plant Operator's position and the Financial Supervisor's position have been filled. She said several employees have completed training classes. She said we are still recruiting for police officers.

Parks & Recreation Committee Report: Councilmember Selph said Camp Eagle is underway. She said we have approximately 40 participants in the summer camp program. She said you can still register your child for the summer camp program.

Councilmember Selph said swimming lessons will begin the fourth week in June. She said sign ups are being held at the gym. She said the pool is open to the public in the afternoons and the cost is \$1.00 per person. She said the Cooper Center's summer hours are 11:00 a.m. – 6:00 p.m. She said the program at the Cooper Center is free to Garden City residents. She said everything is going well at the Senior Center.

Fire Committee Report: Mayor Quinney asked Councilmember Shuman to give the Fire Committee Report in Councilmember Motes absence.

Councilmember Shuman gave a routine report.

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

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Councilmember Jones gave a routine report.

Public Works Committee Report:

Surplus Equipment Bids: Councilmember Holder said we have for consideration the following bids received for the Public Works Department Surplus Equipment.

1995 Ford L-7000 Flat Bed Dump Truck:

Road & Field Equipment	\$2,200
White Auto	\$1,230
Port City Maintenance	\$ 700
Roberts Truck	\$1,170

Councilmember Holder said staff recommends accepting the bid from the high bidder Road & Field Equipment in the amount of \$2,200. Salvage value \$2,418.

1998 Ford F-800 Dump Truck:

Road & Field	\$1,900
White Auto Parts	\$1,770
Port city Maintenance	\$ 910
Roberts Truck	\$ 800

Councilmember Holder said staff recommends accepting the bid from the high bidder Road & Field Equipment in the amount of \$1,900. Salvage value \$2,555.

Street Sweeper:

Roberts Truck Center	\$12,200
Ideal Lease	\$ 9,500
Port City Maintenance	\$ 8,950
Road & Field Equipment	\$ 6,500

Councilmember Holder said staff recommends accepting the bid from the high bidder Roberts Truck Center in the amount of \$12,200. Salvage value \$13,553.

Onan Generator:

Roberts Truck Center	\$500
Danny Dix	\$150

Councilmember Holder said staff recommends accepting the bid from the high bidder Roberts Truck Center in the amount of \$500. Salvage value \$1,161.

Upon motion by Councilmember Holder, seconded by Councilmember Jones, City Council voted unanimously to accept the bids received from the high bidders for the surplus equipment.

Public Works Facility Bids: Councilmember Holder said we have for consideration the acceptance of the bid received from the low bidder John E. Lavender & Associates in the amount of \$1,494,600.00. He said the engineer's estimate was \$1.5 million.

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Upon motion by Councilmember Holder, seconded by Councilmember Jones, City Council voted unanimously to accept the bid from the low bidder John E. Lavender & Associates in the amount of \$1,494,600.00.

Water/Sewer Committee Report:

GEFA Loan #2008-L08WQ: Councilmember Jones said we originally applied for the GEFA loan for the Rossignol Hill Project. He said we did not need to use all the money for the Rossignol Hill Project, because the project did not cost as much as we anticipated. He said we are using the remaining monies to fund rehabbing our sewer lines and manholes. He said this is basically a housekeeping item to update the scope of the work.

Clerk of Council read a resolution by title only for the City of Garden City, Georgia to borrow not to exceed \$412,000 from the Georgia Environmental Facilities Authority to finance a portion of the costs of acquiring, constructing, and installing the environmental facilities described in "Exhibit A" as follows: cleaning, televising, inspecting, and repairing sanitary sewers and manholes. Sewer repairs include cured-in-place sewer lining, joint sealing, and patch repair to complete the project.

Upon motion by Councilmember Jones, seconded by Councilmember Holder, City Council voted unanimously to adopt the GEFA resolution.

Mayor Quinney said we are trying to be pro-active. He said the City is fiscally sound.

City Administrator Report:

H&H Right-of-way Deed and Lift Station Easement: City Administrator said we have for consideration the approval of the Right-of-way Deed and Lift Station Easement from H&H.

Upon motion by Councilmember Holder, seconded by Councilmember Jones, City Council voted unanimously to approve the right-of-way deed and lift station easement.

Old Haynes School Property Bid: City Administrator said we have for consideration the acceptance of Spire International, Inc/Paul Fruits bid in the amount of \$245,001.00 to purchase the Old Haynes School Property.

City Administrator said the property was publicly advertised for bid. He said prior this item coming to council meeting Mr. Fruits presented to council his plans for developing the property.

Upon motion by Councilmember Selph, seconded by Councilmember Holder, City Council voted unanimously to accept the bid subject to being able to negotiate the details of the contract.

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Town Center Infrastructure Bids: City Administrator said we have for consideration the acceptance of the bid received from the low bidder Malphrus Construction Company, Inc, in the amount of \$2,247,967.62. Engineer’s estimate was \$3.6 million.

Upon motion by Councilmember Jones, seconded by Councilmember Holder, City Council voted unanimously to accept the low bid from Malphrus Construction Company, Inc, in the amount of \$2,247,967.62.

City Administrator said a Notice to Proceed will be issued tomorrow for both the Town Center Infrastructure Project and Public Works Facility Project.

City Attorney Report: City Attorney said I have nothing new to report.

Mayor Report: Mayor Quinney thanked Mayor Pro-tem Holder for filling in for him during his absence. He said I appreciate everyone’s friendship. He said I received over 200 cards during my illness. He said I am feeling better and in excellent health. He said I will be leaving on vacation tomorrow to North Carolina.

Adjournment: Upon motion by Councilmember Jones, seconded by Councilmember Holder, City Council voted unanimously to adjourn at 7:55 p.m.

Andy Quinney, Mayor

Tennyson Holder, Mayor Pro-tem

(Absent)

Judy Shuman, President of Council

Gwyn Hall, Councilmember

(Absent)

Bowen Jones, Councilmember

Bessie Kicklighter, Councilmember

(Absent)

Durward Motes, Councilmember

Misty Selph, Councilmember

Rhonda Ferrell, Clerk of Council