October 7, 2019 Approved 10-21-19 (mo)

MINUTES

The regular scheduled meeting of the Pooler City Council was held on October 7, 2019. Mayor pro tem Rebecca Benton called the meeting to order at 6:00 p.m. Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. City Manager Robbie Byrd, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The invocation was given by Councilman Allen and the Pledge of Allegiance was led by Councilwoman Black.

The minutes of the previous meeting were approved as printed upon a motion by Councilman Olliff, seconded by Councilwoman Black, with no opposition.

The minutes of the September 16th Executive Session were approved upon a motion by Councilman Wall, seconded by Councilman Allen, with no opposition.

Report from the Standing Committees:

FINANCE
Councilman Wall presented bills in excess of $1500.00 and made a motion to pay, subject to funds. Motion was seconded by Councilman Royal and passed without opposition.

PUBLIC SAFETY
Councilman Royal reported that the fire department responded to 347 calls in September, totaling 3123 for the year and that the police department responded to 1316 calls since the last meeting, totaling 22,108 for the year.

STREET/DRAINAGE
Councilwoman Benton reported that the street department picked up trash, continued sidewalk repairs on Rogers Street and Copper Creek Circle, installed handicap ramps at Somersby Boulevard and Casey Drive, striped the crosswalk for the karate studio on S. Rogers Street, repaired roads along N. Morgan Street and N. Newton Street and repaired the parking lot at Dominos after a sewer line repair. Further, that the drainage department continued routine maintenance along Benton Canal, offsite drainage from First Baptist Church, Holly Avenue and S. Skinner Avenue, repaired and lowered culvert pipes on Big Bend Road, dug out the Sheftall and Collins outfall and cut/cleaned a total of 11,589' of ditches.

WATER/SEWER

Councilman Olliff reported that the water department inspected 20 new construction meters, repaired the 2" water mains on the 200 block of N. Morgan Street and in Harmony Townhomes, repaired a 1" leaking lateral on Kent Trail, repaired 16 residential meters and MXUs, notified 26 residents of continuous water usage in an effort to reduce bill adjustments and water loss, witnessed the testing and certification of 18 backflow preventers and performed 375 line locates requested by the Utility Protection Center. Further, that EOM responded to two (2) grinder pump calls, nine (9) sewer leak repairs and performed routine maintenance on several lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that all fall youth sports are ongoing and that the senior citizens will be taking a trip to Hilton Head.

BUILDING/ZONING

Councilman Allen reported that 14 single family residential and two (2) commercial permits were issued since the last meeting, with 368 inspections performed.

Under OLD BUSINESS the following was discussed:

1. Rescind motion from September 16th to award bid for Towne Lake & Benton Lift Station Upgrade & Sewer Infrastructure

Mr. Byrd stated that based on discussions with the engineer and GEFA, there is a need to re-advertise the project on the Georgia Procurement Registry, which is part of the loan requirements. Councilman Olliff made a motion to rescind the motion from September 16th. Motion was seconded by Councilwoman Black and passed without opposition.

2. Second Reading on ordinance regarding amended and restated retirement plan for employees

Mr. Byrd presented an ordinance for the amended and restated retirement plan for employees. Councilman Wall made a motion to approve the ordinance on Second Reading. Motion was seconded by Councilman Allen and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Zoning map amendment of 1815 Dean Forest Road from RA-1 to C-2

A public hearing was held prior. Attorney Phillip McCorkle presented a request to rezone 4.2 acres from RA-1 (Residential-Agricultural, limited) to C-2 (Heavy Commercial) to allow construction of a convenience store with gas and diesel pumps at the corner of E. Highway 80 and Dean Forest Road. Mr. McCorkle reviewed the standards and presented answers as to how the request meets each one. David Myrick, resident on Hayes Drive, presented concern over the potential for drainage problems in the Old Louisville Road area. Mr. McCorkle stated that drainage will be addressed by the project engineer. After review of the criteria, Councilman Wall made a motion to deny the zoning map amendment, based on public safety. Motion was seconded by Councilman Royal and passed with Councilman Olliff in opposition.

2. Jabot PUD Master Plan Amendment #7

Lamar Mercer of Thomas & Hutton Engineering, on behalf of 929 Properties, LLC, presented Amendment #7 to the Jabot PUD to delete Section III, E (2), adding that signs and entry standards will be governed by the City's sign ordinance. Councilman Wall made a motion to approve the amendment. Motion was seconded by Councilman Allen and passed without opposition.

3. Amendment to Savannah Quarters, Phase 7 PUD Development Standards

Mr. Byrd presented an amendment to the Savannah Quarters, Phase 7 PUD Development Standards, stating that standalone garages, automobile repair and service are being eliminated from the uses not permitted. Further, that all commercial uses as allowed in the City's C-1, C-2 and C-P zoning districts will be allowed. Councilman Allen made a motion to approve the amendment. Motion was seconded by Councilwoman Black and passed without opposition.

4. Site plan for Risen Savior Lutheran Church of Savannah classroom addition

The intent is to construct a 9,300 sq. ft. classroom addition at 1755 Quacco Road. Councilman Olliff made a motion, seconded by Councilman Wall, to approve the site plan, contingent upon NRCS approval. Motion passed without opposition.

5. Site development plan for master infrastructure for The Ryals & Morgan Tracts

Mr. Byrd presented the site development plan for the master infrastructure for The Ryals and Morgan Tracts located across from the intersection of S.H. Morgan Parkway and Pooler Parkway. After discussion, Councilman Wall made a motion to approve the plan, contingent upon a traffic light being installed at the middle intersection (Access #2) at 33% build out, at the developer's expense. Motion was seconded by Councilman Royal and passed without opposition. Ryan Strickland, project engineer with Thomas & Hutton, stated that he was in agreement with the motion.

6. Recombination/minor subdivision plat for 506 W. Highway 80

Mr. Byrd presented a recombination/minor subdivision plat to create Lots 1-A, 2-A and 3-A to allow construction of an oral surgery center on Lot 3-A. Tom Havens of Coastal Engineering, was present to answer any questions. Councilman Wall stated that he is concerned about development of the adjacent property, Tract 5A, and that he is happy that Mr. Havens has worked with the residents and Council in regards to this development, requesting that the same be done for Tract 5A, due to its close proximity to the residential area. Councilman Wall made a motion, seconded by Councilwoman Black, to approve the plat, on the advice of legal counsel. Motion passed without opposition.

7. Site plan for Oral Surgery Center at 506 W. Highway 80

Mr. Byrd presented a site plan for a 3,900 sq. ft., two-story oral surgery center with office space. Tom Havens of Coastal Engineering was present to answer any questions. Councilman Wall questioned if the electrical service will be underground, which Mr. Byrd stated is required by ordinance. Councilman Olliff presented concern over the number of parking spaces and the possibility of wrap around traffic going through the adjacent residential neighborhood, since the entrance is a right-in, right-out only, stating that people traveling west could be tempted to turn onto one of the residential streets before they approach the property. Further, that if the larger tract is developed similarly, it could cause even more traffic in the residential area, asking for less traffic potential for the type of development. Joy Aiken, resident on Pinewood Drive, presenting opposition stating that the doctor informed her years ago of his intent to construct a surgery center, which is now proposed for two (2) stories, adding that traffic is already horrible with cars traveling to and from the school. Further, that there is a potential for construction traffic and that it will only get worse when the property is developed, suggesting that the City purchase the property to be used as greenspace. Beverly Waters, resident, presented concern that if the plan is approved, it would set a precedent for future development on Highway 80. Attorney Harold Yellin, representing the owner, stated that the request is not for the property to be re-zoned and that it is a permitted use with no variances being requested. Councilman Wall asked if the developer would consider working with the adjacent property owners when developing the plan for Tract 5A, similar to what was done with the Enmark development on West Highway 80. Mr. Yellin replied that the concept is for a quality building which will meet the design and development standards. Councilman Allen questioned if public safety was considered, due to the potential for people traveling east turning onto residential streets to loop back onto Highway 80 to make the right turn into the center. Dr. Nicholas Theodotou, owner, addressed Council in regards to his plans to build a quality medical center, stating that he has done everything to fulfill every aspect of the requirements for the development. Councilman Allen made a motion to deny the site plan. Motion died due to lack of a second. Councilwoman Black made a motion to approve the plan, contingent upon NRCS approval. Motion was seconded by Councilman Royal and passed with Councilman Allen and Councilman Wall in opposition.

8. Acceptance of maintenance bond/approval of final plat for Somersby, Phase 4

Phase 4 consists of 34 single-family residential lots at the end of Riverwood Drive. Councilman Wall made a motion, seconded by Councilman Olliff, to accept the maintenance bond in the amount of $140,597.00 and approve the final plat, contingent upon the city attorney approving the bond. Motion passed without opposition.

9. Acceptance of maintenance bond/approval of final plat for Drayton Park, Phase 1

Phase 1 of Drayton Park consists of 50 lots at the end of Easthaven Boulevard, across the Savannah Ogeechee Canal. Mr. Scheer stated that the insurance company is not rated by A.M. Best and therefore, a new bond is needed from a company that is rated by A.M. Best. Councilman Wall made a motion to accept the maintenance bond in the amount of $309,907.73 and approve the final plat, contingent upon a new bond being submitted, subject to A.M. Best rating, and approved by the city attorney. Motion was seconded by Councilman Olliff and passed without opposition.

10. Revised site plan for HOS Management office building

Mr. Byrd presented a revised site plan for a 12,177 sq. ft., two-story office building at 103 Godley Station Boulevard South, noting a change in the use, with the building footprint being decreased. Councilman Wall made a motion to approve the plan, contingent upon the revised building plan being submitted to the building department. Motion was seconded by Councilman Allen and passed without opposition.

11. Intergovernmental Agreement with Chatham County for Use and Distribution of Proceeds from the 2020 Special Purpose Local Option Sales Tax for Capital Outlay Projects

Mr. Byrd presented an intergovernmental agreement with Chatham County for the next phase of the Special Purpose Local Option Sales Tax (SPLOST VII), stating that Pooler's pro-rata share is 6.41108%. Councilman Royal made a motion, seconded by Councilwoman Black, to approve the agreement. Motion passed without opposition. Aaron Higgins, resident, questioned if the projects listed had to be constructed with the funds or if other projects could be constructed. Mr. Byrd stated that only the projects listed can be and due to a decrease in funds, the projects may be scaled down.

12. Special event permit for Southwood Entertainment Group carnival at Tanger Outlets on October 16th through 19th

Southwood Entertainment Group submitted an application for a four (4) day carnival at Tanger Outlets. Councilman Royal made a motion to approve the permit, contingent upon the security plan being approved by the police chief and two (2) off-duty firefighters being hired for each day the carnival is in operation. Motion was seconded by Councilwoman Black and passed without opposition.

13. Alcoholic beverage license for Sunju Pitts at Bewon Restaurant

Sunju Pitts submitted an application to serve beer and wine at the new Bewon Restaurant located at 1105 E. Highway 80, Suite A. Mr. Byrd stated that Police Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Royal made a motion to approve the license, including Sunday sales. Motion was seconded by Councilman Olliff and passed with Councilman Allen in opposition.

14. Alcoholic beverage license for Raquel Brinson at Pinspiration Pooler Restaurant

Raquel Brinson submitted an application to serve beer and wine at the new Pinspiration Pooler Restaurant at 1011 Towne Center Blvd., Suite 104. Mr. Byrd stated that Police Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Royal made a motion, seconded by Councilman Wall, to approve the license, including Sunday sales. Motion was seconded by Councilman Wall and passed with Councilman Allen in opposition.

15. Temporary/special event alcohol license for Karl J. Williams at Cottonwood Suites on October 12th

Karl J. Williams submitted an application to serve alcoholic beverages at a private event on October 12th at the Cottonwood Suites Hotel. Mr. Byrd stated that Police Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Royal made a motion to approve the license. Motion was seconded by Councilman Wall and passed with Councilman Allen in opposition.

16. Temporary/special event alcohol license for Felicia R. Thompson at Cottonwood Suites on October 19th

Felicia R. Thompson submitted an application to serve alcoholic beverages at a private event on October 19th at the Cottonwood Suites Hotel. Mr. Byrd stated that Police Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Royal made a motion to approve the license. Motion was seconded by Councilman Wall and passed with Councilman Allen in opposition.

17. Purchase Order Agreement with Thomas & Hutton for GIS services (geothinQ)

Mr. Byrd presented a purchase order agreement with Thomas & Hutton for Geographic Information System (GIS) services with a monthly fee of $750.00. Councilman Wall made a motion, seconded by Councilman Olliff, to approve the agreement, contingent upon the agreement being in compliance with all State laws. Motion passed without opposition.

18. Escrow Agreement with SGLRP, LLC for traffic improvements

Mr. Byrd presented an escrow agreement with SGLRP, LLC, the developer of 93.909 acres located at the end of N. Morgan Street and N. Rogers Street, stating that when the property was rezoned, the motion was contingent upon $175,000.00 being put in an escrow account for traffic improvements at Park Avenue and Pooler Parkway. Councilman Wall made a motion to approve the agreement. Motion was seconded by Councilwoman Black and passed without opposition.

Mr. Scheer stated that the next item involves personnel and potential legal matters. Therefore, Councilman Royal made a motion to adjourn to Executive Session at approximately 7:08 p.m. to discuss personnel and legal matters. Motion was seconded by Councilman Wall and passed without opposition.

Mayor pro tem Benton called the meeting back to order at 7:20 p.m.

19. <u>2020 Group Health Insurance, Dental and Vision Plans</u>

Mr. Byrd stated that after discussing the plans with Caroline Hankins, Human Resources Director, hiring a broker and conferring with the city attorney, he is recommending that the City go with United Healthcare for its 2020 group health insurance, dental and vision plans. Councilman Wall made a motion, seconded by Councilman Royal, to go with United Healthcare for the 2020 health insurance, dental and vision plans. Motion passed without opposition.

There being no further business to discuss, Councilman Wall made a motion to adjourn at approximately 7:22 p.m. Motion was seconded by Councilman Royal and passed without opposition.

Respectfully submitted,

Maribeth Lindler

Maribeth Lindler
City Clerk

Michael F. Lamb

Mayor

Public Hearing

A public hearing was held prior to the regular City Council meeting on October 7, 2019. Mayor pro tem Rebecca Benton called the hearing to order at 5:45 p.m. Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. City Manager Robbie Byrd, Finance Officer Chris Lightle and City Attorney Steve were also present.

The purpose of the hearing was to discuss a requested zoning map amendment of 1815 Dean Forest Road from RA-1 (Residential-Agricultural, limited) to C-2 (Heavy Commercial) to allow construction of a convenience store with gas and diesel pumps at the corner of E. Highway 80 and Dean Forest Road. Attorney Phillip McCorkle presented the request, providing the reasons the request meets the standards for granting a zoning map amendment. Aaron Higgins, resident, questioned how this request fits into the improvements that need to be done to the Dean Forest Road and Highway 80 intersection, stating that after discussion with representatives from the ports and Chatham County, it was mentioned that this area is need of further improvement. Further, asking if the plans for this development have been run by either entity. Mr. McCorkle replied that no plans have actually been submitted, stating that the development is not at the planning stage, but at the re-zoning stage. Further, that the corner is already zoned C-2 (heavy commercial) and that the developer will work with any entity that is involved with the plan.

There being no further discussion, the hearing adjourned at approximately 5:53 p.m.