

November 18, 2019

Approved 12-2-19 *sk*

MINUTES

The regular scheduled meeting of the Pooler City Council was held on November 18, 2019. Mayor Mike Lamb called the meeting to order at 6:06 p.m. (delayed due to the public hearing held prior). Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, 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 November 4th Executive Session were approved upon a motion by Councilman Royal, seconded by Councilwoman Benton, 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 Councilwoman Black and passed without opposition.

PUBLIC SAFETY

Councilman Royal reported that the fire department responded to 246 calls since the last meeting, totaling 3796 for the year and that the police department responded to 1179 calls, totaling 25,628 for the year.

STREET/DRAINAGE

Councilwoman Benton reported that the street department continued routine maintenance, repaired sidewalks on Rogers Street and repaired pot holes. Further, that the drainage department continued routine maintenance in the southwest and southeast quadrants and experienced over seven (7) inches of rain on Saturday. Also, that public works administration held one (1) pre-construction meeting, reviewed three (3) sets of plans and performed one (1) final inspection. Mr. Byrd reported that flood warnings were issued early Saturday morning for Chatham County and that seven inches (7") of rain fell in Pooler, with the most during high tide. Further, that this amount of rainfall cannot be engineered and that contact with Chatham County about canal maintenance is made on a regular basis.

WATER/SEWER

Councilman Olliff reported that the water department inspected 22 new construction meters, repaired six (6) leaking laterals, repaired/replaced 19 residential meters and MXUs, notified 37 residents of continuous water usage in an effort to reduce bill adjustments and water loss, witnessed the testing and certification of 21 backflow preventers and performed 334 line locates requested by the Utility Protection Center. Further, that EOM responded to five (5) grinder pump calls, four (4) sewer leak repairs and performed routine maintenance on several lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that youth basketball practice begins on December 2nd, gymnastics, dance and tennis lessons continue and that the seniors recently took a trip to North Carolina.

BUILDING/ZONING

Councilman Allen reported that seven (7) single family residential and three (3) commercial permits were issued since the last meeting, with 189 inspections performed.

Mayor Lamb presented a 10-year service pin to Frank Garza, Building/Fire Inspector, thanking him for his continued service.

Under OLD BUSINESS the following was discussed:

1. Second Reading on ordinance regarding disposition of real property

Mr. Byrd presented an ordinance regarding disposition of real property (narrow strips of land). Councilwoman Benton made a motion to approve the ordinance on Second Reading. Motion was seconded by Councilwoman Black and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Height variance for a proposed Drury Inn and Suites Hotel at 500 E. Highway 80

A public hearing was held prior. Brian Nenninger of Drury Inn and Suites presented a request for a 36' building height variance to allow construction of an eight (8) story hotel at 500 E. Highway 80. Councilman Wall questioned if the developer was willing to improve the roads and add a turn lane to help traffic at the light. Councilwoman Benton stated that Noble Boykin, adjacent property owner, has requested the roads be improved. Mr. Nenninger replied that traffic at the hotel will be staggered at various times and that improvements to the roads will be considered. After review of the criteria, Councilman Wall made a motion to approve the variance, based on the request meeting #1 and #3 of the criteria. Motion was seconded by Councilwoman Black and passed with Councilman Allen and Councilman Olliff in opposition.

2. Preliminary construction plan for Forest Lakes, Phase 9

Mr. Byrd stated that the engineer has requested the item be removed. This request was honored.

3. Award bid for Towne Lake & Benton Lift Station Upgrade and Sewer Infrastructure

Mr. Byrd presented bids for the Towne Lake & Benton Lift Station Upgrade and Sewer Infrastructure. Councilman Olliff made a motion to award the bid to the low bidder, Jordan Construction, in the amount of \$3,315,952.90. Motion was seconded by Councilwoman Benton and passed without opposition.

4. Proposal from Hussey Gay Bell for Engineering and Construction Phase Services for 6.223 MGD Wastewater Treatment Plant Expansion

Mr. Byrd presented a proposal for the 6.223 MGD Wastewater Treatment Plant Expansion. After discussion, Councilwoman Benton made a motion to approve the proposal, contingent upon the city attorney's approval. Motion was seconded by Councilman Olliff and passed without opposition.

5. Proposal from Thomas & Hutton for I-95 and Highway 80 Landscape Improvements Concept Development

Mr. Byrd presented a proposal for the landscape improvements concept development at I-95 and Highway 80. Councilwoman Benton made a motion, seconded by Councilwoman Black, to approve the proposal in the amount of \$12,500.00, contingent upon the city attorney's approval. Motion passed without opposition.

6. Professional Design Services Proposal from Moffatt & Nichol for Pooler Parkway/Quacco Road Widening

Mr. Byrd presented a proposal for professional design services for the Pooler Parkway/Quacco Road widening project, stating that Special Purpose Local Option Sales Tax funds will be used to pay for the project. Leon Davenport of Thunderbolt Consultants stated that Chatham County has contracted with Moffatt & Nichol for the widening (3-lane) of their portion of Quacco Road and that there is a possibility of finding additional funding for the project. Councilman Wall made a motion to approve the proposal in the amount of \$306,200.00. Motion was seconded by Councilman Royal and passed without opposition.

7. Amendment to motion made on September 4, 2018 for site plan approval of Savannah Port Logistics Center, Building A

Terry Coleman of Coleman Company and John Porter of Capital Development requested that the motion on September 4, 2018 approving the site plan for the Savannah Port Logistics Center, Building A be amended to not require the traffic signal to be constructed prior to the issuance of the certificate of occupancy for building A. Mr. Coleman stated that the Georgia Department of Transportation has agreed to allow the installation of a signalized intersection at Highway 80 and Sangrena Drive, since the developer now owns the property and there is a proposed convenience store on

Highway 80 between Sangrena Drive and Pooler Parkway. Further, that money has been placed in escrow for the traffic light. After discussion, Councilwoman Benton made a motion to amend the September 4, 2018 motion (contingency) to not allow any future certificates of occupancy (Building B and convenience store) until the traffic light is functioning at Highway 80 and Sangrena Drive, and before the traffic light at Seabrook Parkway is installed, as offered and agreed to by Mr. Porter. Motion was seconded by Councilman Wall and passed without opposition.

8. First Reading on amendment to solid waste ordinance regarding cart placement time

Mr. Byrd presented an amendment to the solid waste ordinance to change the placement time for carts to be out for pickup from 8:00 a.m. to 6:00 a.m. to be the same as the sanitation contract with Atlantic Waste. Councilman Wall made a motion to approve the ordinance on First Reading. Motion was seconded by Councilman Olliff and passed without opposition.

Gail Saba, resident, expressed concern over the preliminary construction plan for Phase 9 of Forest Lakes Subdivision, asking that the single access to the subdivision be considered as well as any drainage issues.

Claudia Collier, resident, questioned whether the "tree board" is still functioning, and if so, she volunteered to be on the board.

Veronica Wiesner, Emerson Holland and Tonya Munn, residents from Kelly Street and Edward Jolley, resident on Wyndy Court, presented concern about the recent street/yard flooding experienced in their area.

Beverly Waters, resident, expressed concern over the amount of patrons at The Front Porch parking on Chestnut and Collins Street, stating that it is dangerous for children walking to and from school.

Councilman Wall made a motion to adjourn to Executive Session at approximately 7:30 p.m. to discuss personnel, legal and/or real estate matters. Motion was seconded by Councilman Royal and passed without opposition.

Mayor Lamb called the meeting back to order at 8:17 p.m.

There being no further business to discuss, Councilman Royal made a motion to adjourn at approximately 8:17 p.m. Motion was seconded by Councilman Wall and passed without opposition.

Respectfully submitted,



Maribeth Lindler

City Clerk

Page 4 of 5



Mayor *Pro Tem*

Public Hearing

A public hearing was held prior to the regular City Council meeting on November 18, 2019. Mayor Mike Lamb called the hearing to order at 5:45 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, 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 purpose of the hearing was to discuss a requested height variance for a proposed Drury Inn and Suites Hotel at 500 E. Highway 80. Brian Nenninger of Drury Hotels presented a 36' height variance request to allow construction of an eight (8) story hotel at 500 E. Highway 80 (Econolodge site). Veronica Wiesner, resident on Kelly Street, expressed concern over the size of the development and amount of additional concrete needed for parking, asking where the stormwater will be directed. Mr. Nenninger stated that the impervious surface will remain the same and that there are retention requirements that will be addressed during the site plan approval process. Karen Williams, resident, questioned if moving the boundaries of the overlay district was an option to not set a precedence for building heights. Councilman Wall stated that plans to provide a transitional area on both sides of the district are proposed. Tonya Munn, resident on Kelly Street, stated that the hotel is very close to homes. Councilwoman Benton stated that Noble Boykin, owner of the home on Parsons Avenue adjacent to the property, has requested that the site be properly planned for drainage and that the roads be improved. Further, that the rear of the property not be unsightly.

There being no further discussion, the hearing adjourned at approximately 6:06 p.m.