



CITY COUNCIL

Regular Meeting – Agenda

December 7, 2020 at 6:00 p.m. | Pooler City Hall | 100 US Hwy 80 SW, Pooler, GA 31322

I. ROLL CALL/DECLARATION OF QUORUM

Rebecca Benton	Mayor	Present
Tom Hutcherson	Mayor Pro Tem	Present
Shannon Black	Councilmember	Present
Aaron Higgins	Councilmember	Present
Stevie Wall	Councilmember	Present
John Wilcher	Councilmember	Absent
Karen Williams	Councilmember	Present
Robert Byrd	City Manager	Present
Steve Scheer	City Attorney	Present
Craig Call	City Attorney	Present
Chris Lightle	Finance Officer	Present
Kiley Fusco	Clerk of Council	Present

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 6:00 p.m.

III. INVOCATION

Pastor Thomas of Rehoboth Ministries gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Mayor Rebecca Benton led the pledge.

V. ADOPTION OF MINUTES

A. City Council Meeting Minutes of November 16, 2020

Councilmember Aaron Higgins moved to approve the minutes of the November 16, 2020 meeting.

RESULT: PASSED [UNANIMOUS]

MOVER: Higgins

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Williams

B. City Council Executive Session Meeting Minutes of November 16, 2020

Councilmember Karen Williams moved to approve the Executive Session minutes of the November 16, 2020 meeting.

RESULT: PASSED [UNANIMOUS]

MOVER: Williams

SECONDER: Wall

AYES: Black, Higgins, Hutcherson, Wall, Williams

VI. REMINDERS & ANNOUNCEMENTS

Mayor Rebecca Benton thanked the City Manager and the Fire Department for inviting Santa to ride on their truck throughout the city on evenings in December. Santa's street schedule is currently posted on the city website. Our Chamber of Commerce has also invited Santa to the West Chatham Middle School on Saturday, December 12 at 11:00 a.m. This event is for Pooler residents, and goodie bags will be distributed to the first 200 attendees. The Mayor also reminded residents that early voting is under the jurisdiction of the Chatham County Board of Registrars, and regular voting is under the Chatham County Board of Elections – neither are under the City. The City of Pooler was not able to offer the gym as they did during the first round of early voting as recreation tournament programming had already been scheduled. Tanger Outlets offered the County secure storefronts as early voting locations; they were turned down based on the spaces being neither government buildings, nor previous voting sites.

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance No. 2020-12.A – Amendment to Chapter 54, Section 7. Disorderly Conduct and Section 8. Curfew (*First Reading*)

City Manager Robert Byrd presented the first reading of the amendment for approval. Councilmember Karen Williams moved to approve the first reading.

RESULT: PASSED [UNANIMOUS]

MOVER: Williams

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Williams

B. Ordinance No. 2020-12.B – Amendment to Chapter 14. Animals, to Align with Chatham County Animal Services' Revised Animal Control Ordinance (*First Reading*)

City Manager Robert Byrd presented the first reading of the amendment for approval. Councilmember Stevie Wall moved to approve the first reading.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Williams

C. Resolution to Adopt the Chatham County Multi-Jurisdictional Pre-Disaster Hazard Mitigation Plan

City Manager Robert Byrd presented the plan for approval. Councilmember Aaron Higgins moved to approve the resolution.

RESULT: PASSED [UNANIMOUS]

MOVER: Higgins

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Williams

D. Resolution to Adopt the City of Pooler Fiscal Year 2021 Budget (*First Reading*)

City Manager Byrd presented the budget for approval, and a public hearing was opened. Finance Officer Chris Lightle reported that general fund expenditures for 2021 are slightly ahead of last year by 2.6%. These expenditures are funded through City revenue; no debt is anticipated. The 2021 budget is balanced. City Manager Robert Byrd reported that canal maintenance and drainage departments were created for 2021. The hearing was closed with no other comments. Councilmember Stevie Wall moved to approve the first reading.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wall, Williams

VIII. OLD BUSINESS

A. Zoning Map Amendment for 516 Pine Barren Road from MH-1 to R-4

The petitioner withdrew the submission prior to the meeting. A public hearing was opened and closed with no comments. No action was taken.

B. Zoning Map Amendment for 527 Pine Barren Road from MH-2B to R-1A

The petitioner withdrew the submission prior to the meeting. A public hearing was opened and closed with no comments. No action was taken.

C. Site Plan/Landscape Plan Approval for 100 Distribution Drive

City Manager Robert Byrd presented the plan for approval. Petitioner Alec Metzger from EMC Engineering was present to answer questions. Mr. Metzger reported that while there are a number of trees on the lot, this parcel was planned as an industrial/commercial subdivision of Dean Forest Business Park. An effort was made to preserve trees while still fulfilling the developer's vision; it was difficult to accomplish both on a 3.6 acre parcel. Mr. Metzger also reported that the septic system being installed isn't a typical system; it will have the addition of a tank filter and aerobic treatment, allowing for cleaner water to enter the disposal field. It meets the Department of Health's requirements for buffers and streams, as well as City's runoff/drainage requirements. Councilmember Stevie Wall moved to approve the plan contingent upon fulfillment of the following:

1. Payment of \$183,600.00 into the tree fund prior to pre-construction meeting scheduling
2. Submission of the Chatham County Department of Health approval letter
3. Legal counsel review of site plan standards per staff recommendation

RESULT: PASSED [3-2]

MOVER: Wall
SECONDER: Hutcherson
AYES: Black, Hutcherson, Wall
NAYS: Higgins, Williams

IX. NEW BUSINESS

A. Alcoholic Beverage License Application for Chop Pooler, LLC dba O'Hairs Barbershop at 100 Blue Moon Crossing

City Manager Robert Byrd presented the application for approval. Petitioner Susan Mueller was present to answer questions. Susan reported that she had applied for a business license as well. Councilmember Karen Williams noted that the alcohol license would be permitted within the PUD where the business is located. Councilmember Stevie Wall moved to approve the application contingent upon fulfillment of the following:

1. Compliance with all local, state, and federal licensing requirements

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Williams

B. Alcoholic Beverage License Application for Morningstar Holding Group, LLC dba Ichiban Steakhouse & Sushi Bar at 40 Traders Way

City Manager Robert Byrd presented the application for approval. Councilmember Stevie Wall moved to approve the application.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Williams

C. Alcoholic Beverage License Application for Pooler Grocery, LLC dba Piggly Wiggly #310 at 1042 West Highway 80

City Manager Robert Byrd presented the application for approval. Petitioners Ashley and Missy Thompson were present to answer questions. City Attorney Steve Scheer had Mr. Thompson confirm the markings on his application; Mr. Thompson confirmed his selection. Councilmember Stevie Wall moved to approve the application.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Williams

D. Release of Maintenance Bond for The Farm at Morgan Lakes, Phase 1C

City Manager Robert Byrd presented the release for approval. Councilmember Aaron

Higgins moved to approve the release in the amount of \$94,201.00.

RESULT: PASSED [UNANIMOUS]

MOVER: Higgins

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wall, Williams

E. Site Plan/Landscape Plan Approval for Southern Pipe at 1287 East Highway 80

City Manager Robert Byrd presented the site and landscape plan for approval. Petitioner Alec Metzger with EMC Engineering was present to answer questions. Mr. Metzger reported that when the bread company was developed, DOT had permitted a shared driveway between the two properties, which was built in accordance with DOT standards. An easement was also established. With submission of this project, an email from DOT was provided confirming that no modifications would be needed.

Councilmember Aaron Higgins moved to approve the plan contingent upon fulfillment of the following:

1. Legal counsel review of site plan standards per staff recommendation
2. Payment of \$57,000.00 into the tree fund prior to the pre-construction conference

RESULT: PASSED [UNANIMOUS]

MOVER: Higgins

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wall, Williams

F. Georgia Environmental Finance Authority (GEFA) Loan Number CWW2020016 for the Wastewater Treatment Plant Expansion

City Manager Robert Byrd presented the loan application for approval. Finance Officer Chris Lightle reported that this loan will fund the expansion of the wastewater treatment plant. Mr. Byrd added that this expansion would double the existing treatment plant's capacity.

Councilmember Karen Williams moved to approve the loan application not to exceed \$25M.

RESULT: PASSED [UNANIMOUS]

MOVER: Williams

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Williams

G. Georgia Department of Transportation (GDOT) Roadside Enhancement and Beautification Council Grant Agreement

City Manager Robert Byrd presented the grant agreement for approval. Councilmember Aaron Higgins moved to approve the agreement.

RESULT: PASSED [UNANIMOUS]

MOVER: Higgins

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wall, Williams

H. Legal Interpreting Services Agreement with Interpretek Atlanta

City Manager Robert Byrd presented the agreement for approval. Councilmember Stevie Wall moved to approve the agreement contingent upon fulfillment of the following:

1. City Attorney review of the agreement

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Williams

X. ADJOURNMENT

Councilmember Stevie Wall moved to adjourn the meeting.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Williams

The meeting adjourned at 6:41 p.m.



Rebecca C. Benton, Mayor

The foregoing minutes are true and correct and approved by me on this 21 day of DEC., 2020.

Attest:



Kiley Fusco, City Clerk