5:45 p.m. - **Public hearing** - to discuss a requested zoning map amendment of Lot 1C, a portion of The Ryals Tract, from R-1C to MH-3

August 6, 2018

6:00 p.m. Pooler City Hall

AGENDA

Meeting Called to Order
Invocation
Pledge of Allegiance
Approval of minutes of previous meeting as printed

Report from the Standing Committees:

Finance	Councilman Wall
Public Safety	Councilman Royal
Street/Drainage	Councilwoman Benton
Water/Sewer	Councilman Olliff
Recreation	Councilwoman Black
Building/Zoning	Councilman Allen

Presentation of 5-year service pins to Corporal Johnny Griner, Corporal Selton Morrow and APO Tanja Kimmons

Proclamation regarding Purple Heart City

OLD BUSINESS

1. Intergovernmental Agreement for Partnership with Savannah Area Geographic Information System
2. Utility easement agreements with 929 Properties, LLC, Jabot Investments N.V. and Somersby Homeowners Association, Inc.
3. Mutual Aid and Assistance Agreement with City of Savannah

NEW BUSINESS

1. Resolution regarding Budget Adjustment 2018-02
2. Zoning map amendment of Lot 1C, a portion of The Ryals Tract, from R-1C to MH-3
3. Site plan for Parker's Truck Stop
4. Site plan for Pooler Lakeside Apartments
5. Site plan for 95 Logistics @ Pooler Parkway, Phase 2
6. Site plan for 60 Triple B Trail Warehouse
7. Recombination/minor subdivision plat of Tract 2A, The Roberts Tract
8. Minor subdivision plat of Lots 6A & 6B, a portion of Lot 6, Pooler Parkway LLC
9. Acceptance of maintenance bond for Morgan Lakes Industrial Boulevard Phase 2 water distribution system
10. Construction plan for Easthaven Boulevard Extension
11. Award bid for 2018 Paving Projects
12. Special event permit/request to waive fee for The Foot Pursuit 5K
13. Temporary/special event alcoholic beverage license for Elbony V. Kaymore
14. First Reading on special event ordinance

MOTION FOR EXECUTIVE SESSION - to discuss personnel, legal and real estate matters

MOTION FOR ADJOURNMENT

August 6, 2018 Approved 8-20-18

MINUTES

The regular meeting of the Pooler City Council was held on August 6, 2018. Mayor Mike Lamb called the meeting to order at 6:00 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 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 Councilman Royal, with no opposition.

Report from the Standing Committees:

FINANCE

Councilman Wall presented bills in excess of $1500.00 for payment 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 324 calls in July, totaling 2483 for the year and that the police department responded to 1030 calls since the last meeting, totaling 17,551 for the year, noting that the total for the year reported at the previous meeting was incorrect.

STREET/DRAINAGE

Councilwoman Benton reported that the street department picked up trash throughout the City, performed road repairs on Magnolia Drive, picked up trash dumped on Southern Junction Boulevard and Highway 80, cut limbs at 404 Everett Drive and swept 25 miles of streets. Further, that the drainage department performed routine maintenance and various work orders, contacted Chatham County Public Works for the canal mowing and maintenance schedule, which will not begin until 2019, cut and cleaned a total of 5.3 miles of ditches. Also, that the City received 10" of rain during the month of July.

WATER/SEWER

Councilman Olliff reported that the water department inspected 14 new construction meters, repaired one (1) leaking water lateral and three (3) leaking mains, changed out or repaired 42 non-functioning meters, repaired the chlorine booster at well #3, notified 56 residents of continuous water usage in an effort to reduce bill adjustments/water loss, witnessed the testing and certification of 14 backflow preventers and performed 498 line locates requested by the Utility Protection Center. Further, that EOM responded to five (5) grinder pump calls, five (5) sewer leaks/repairs and performed maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that youth football, cheerleading, fall soccer and youth volleyball practice has begun. Further, that the senior citizens will be celebrating the August birthdays on the 15th.

BUILDING/ZONING

Councilman Allen reported that six (6) single-family residential and two (2) commercial permits were issued since the last meeting, with 241 inspections performed.

Mayor Lamb commended Mr. Scheer on his recent Meritorious Service Award, presented to him from the Georgia Sheriff's Association.

Mayor Lamb presented 5-year service pins to Police Corporal Johnny Griner, Corporal Selton "Dee" Morrow and APO Tanja Kimmons, thanking them for their continued service.

Mayor Lamb read aloud a proclamation in regards to the City being a "Purple Heart City", with August 7th being designated as the day to remember and recognize veterans who are recipients of the Purple Heart Medal.

Under OLD BUSINESS the following was discussed:

1. <u>Intergovernmental Agreement for Partnership with Savannah Area Geographic Information System</u>

Mr. Byrd presented an agreement to partner with the Savannah Area Geographic Information System (SAGIS). Councilman Wall made a motion to approve the agreement in the amount of $10,000 per year. Motion was seconded by Councilman Royal and passed without opposition.

2. <u>Utility easement agreements with 929 Properties, LLC, Jabot Investments N.V. and Somersby Homeowners Association, Inc.</u>

Mr. Byrd requested the item be tabled. Councilman Olliff made a motion, seconded by Councilman Royal, to table. Motion passed without opposition.

3. Mutual Aid and Assistance Agreement with City of Savannah

Mr. Byrd requested the item be tabled. Councilman Royal made a motion to table. Motion was seconded by Councilwoman Benton and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Resolution regarding Budget Adjustment 2018-02

Mr. Lightle presented a resolution in regards to Budget Adjustment 2018-02 stating that the adjustment was due to an increase in revenue. Councilman Wall made a motion, seconded by Councilwoman Benton, to approve the resolution. Motion passed without opposition.

2. Zoning map amendment of Lot 1C, a portion of The Ryals Tract, from R-1C to MH-3

A public hearing was held prior. Donny Tuten has petitioned to rezone Lot 1C from R-1C (Single family residential) to MH-3 (Manufacture home park), to combine the lot with the adjacent Chatham Classic Mobile Home Park on South Rogers Street. After review of the criteria, Councilman Wall made a motion, seconded by Councilman Royal, to approve the zoning map amendment. Motion passed without opposition.

3. Site plan for Parker's Truck Stop

The intent is to construct a 4,955 sq. ft. truck stop facility at the corner of Pine Barren Road and Highway 80 on a 9.2 acre tract. Councilman Wall questioned the width of the right-in, right-out proposed on Highway 80, stating that it should be wider for tractor-trailer access. Adam Caracci, representing Parker's, replied that while the width is sufficient, they are trying to obtain an encroachment easement from the adjacent Flowers Bakery property to move the right-in, right-out four feet (4') to the east. Further, that it requires approval from the Department of Transportation. Councilwoman Benton made a motion to approve the site plan, contingent upon approval from the Department of Transportation. Motion was seconded by Councilman Royal and passed with Councilman Allen and Councilman Wall in opposition.

4. Site plan for Pooler Lakeside Apartments

Middleburg Real Estate Partners, LLC submitted a site plan for a 316-unit multi-family complex proposed on 24 acres at the northwest corner of I-16 and Pooler Parkway. Councilman Allen made a motion to approve the plan, contingent upon EPD approval. Motion was seconded by Councilwoman Benton and passed without opposition.

5. Site plan for 95 Logistics @ Pooler Parkway, Phase 2

The intent is to construct a 216,957 sq ft. warehouse on a 12.9 acre tract at 1030 SH Morgan Parkway. Councilwoman Benton made a motion, seconded by Councilman Olliff, to approve the plan. Motion passed without opposition.

6. Site plan for 60 Triple B Trail Warehouse

An 818,000 sq. ft. warehouse is proposed on a 57 acre tract on Triple B Trail. Councilwoman Benton made a motion to approve the plan, contingent upon $38,025.00 being paid into the tree fund and EPD approval. Motion was seconded by Councilman Royal and passed with Councilman Allen in opposition.

7. Recombination/minor subdivision plat of Tract 2A, The Roberts Tract

A recombination/minor subdivision plat of Tract 2A of The Roberts Tract was submitted to recombine the 50' buffer adjacent to the 100' private right-of-way of Tract "A" and to subdivide Tract 1-B and the 100' right-of-way, a portion of Tract 1 and Tract 2. Councilman Olliff made a motion to approve the plat. Motion was seconded by Councilman Royal and passed with Councilman Allen in opposition.

8. Minor subdivision plat of Lots 6A & 6B, a portion of Lot 6, Pooler Parkway LLC

Mr. Byrd presented a minor subdivision plat to create Lot 6A-1, a 21.11 acre tract and Lot 6C, a 9.28 acre tract from a portion of Lot 6 of The Armstrong Tract. Councilman Royal made a motion to approve the plat. Motion was seconded by Councilman Allen and passed without opposition.

9. Acceptance of maintenance bond for Morgan Lakes Industrial Boulevard Phase 2 water distribution system

Mr. Byrd presented a maintenance bond in the amount of $51,250.00 for Phase 2 of Morgan Lakes Industrial Boulevard to warrant the City maintained infrastructure of the water system. Councilman Wall made a motion, seconded by Councilwoman Benton, to accept the bond, contingent upon the bond being approved by the city attorney. Motion passed without opposition.

10. Construction plan for Easthaven Boulevard Extension

Mr. Byrd presented a construction plan for the extension of Easthaven Boulevard and the construction of a new lift station to support the residential development. Councilwoman Benton made a motion to approve the plan. Motion was seconded by Councilman Olliff and passed without opposition.

11. Award bid for 2018 Paving Projects

Mr. Byrd presented bids for the 2018 Paving Projects, noting the low bidder, Carroll & Carroll. Councilman Olliff made a motion to award the bid in the amount of $337,880.00 to Carroll & Carroll. Motion was seconded by Councilwoman Benton and passed without opposition.

12. Special event permit/request to waive fee for The Foot Pursuit 5K

Tiffanie Miller of Handcuffed to My Hero, Inc. submitted an application for The Foot Pursuit 5K to be held on September 15th at Tanger Outlets. Councilman Wall made a motion to approve the permit and waive the fees. Motion was seconded by Councilwoman Benton and passed without opposition.

13. Temporary/special event alcoholic beverage license for Elbony V. Kaymore

Elbony V. Kaymore submitted an application to serve alcoholic beverages at a wedding reception at the Cottonwood Suites on August 11th. 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. Motion passed with Councilman Allen in opposition.

14. First Reading on special event ordinance

Mr. Byrd presented an ordinance to provide for special event permitting. Councilman Olliff made a motion to approve the ordinance on First Reading. Motion was seconded by Councilwoman Benton and passed without opposition.

Councilman Allen made a motion to adjourn to Executive Session at approximately 6:49 p.m. to discuss personnel, legal and real estate matters. Motion was seconded by Councilman Royal and passed without opposition.

Mayor Lamb called the meeting back to order at 7:37 p.m.

Councilwoman Benton made a motion to add Item #15 to the agenda. Motion was seconded by Councilman Royal and passed without opposition.

15. Resolution calling for special election for referendum regarding Level 1 Freeport Exemption

Councilwoman Benton made a motion to approve a resolution calling for a special election for a referendum for the purpose of submitting the questions of whether or not the City of Pooler shall be authorized to exempt from ad valorem taxation all of any combination of the types of tangible personal property allowed by a Level 1 Freeport Exemption. Motion was seconded by Councilwoman Black and passed without opposition. Councilman Wall stated that even if the votes cast are favorable, the City can still choose to not authorize the exemption.

There being no further business to discuss, Councilman Wall made a motion to adjourn at approximately 7:43 p.m. Motion was seconded by Councilman Allen 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 August 6, 2018. 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 zoning map amendment of Lot 1C, a portion of The Ryals Tract, from R-1C (Single-family residential) to MH-3 (Manufacture home park). Attorney Jim Gerard presented the request from the owner, Donny Tuten, stating that the lot is adjacent to Mr. Tuten's Chatham Classic Mobile Home Park located on South Rogers Street.

There being no further discussion, the hearing was adjourned at approximately 5:47 p.m.

STATE OF GEORGIA)

COUNTY OF CHATHAM)

AFFIDAVIT

Before an officer duly authorized to administer oaths appeared Michael F. Lamb, who, after being duly sworn, deposes and on oath states the following:

(1) I am competent to make this Affidavit and have personal knowledge of the matters set forth herein.

(2) Pursuant to my duties as Mayor, I was the presiding officer of a meeting of the Pooler City Council held on the 6th day of August, ______. A portion of said meeting was closed to the public.

(3) It is my understanding that O.C.G.A. § 50-14-4(b) provides as follows:

> When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the person presiding over such meeting or, if the agency's policy so provides, each member of the governing body of the agency attending such meeting, shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

(4) The subject matter of said meeting, or the closed portion thereof, was devoted to matters within exceptions to public disclosure provided by law. Those specific relevant exceptions are identified as follows:

D. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).

F. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).

H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was ________________.

This Affidavit is executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) and is to be filed with the official minutes for the aforementioned meeting.

This 6th day of August, 2018.

Michael F. Lamb

Michael F. Lamb

Sworn to and subscribed before me this 6th day of August, 2018.

Maribeth Lindler

Notary Public

MARIBETH LINDLER
Notary Public, Georgia
Chatham County
My Commission Expires
June 21, 2019