August 20, 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
Approval of August 6th Executive Session minutes

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

OLD BUSINESS

1. Utility easement agreements with 929 Properties, LLC, Jabot Investments N.V. and Somersby Homeowners Association, Inc.
2. Second Reading on special event ordinance

NEW BUSINESS

1. Resolution regarding transfer of property to State of Georgia for GBI facility
2. Site plan for Royal Cinema expansion
3. Site plan for 230,000 sq. ft. warehouse at 200 Nordic Drive
4. Site plan for Aldi
5. Request for Sunday sales of alcoholic beverages at Bootleggers
6. Professional services agreement with Coleman Company Inc. for Benton Boulevard and Mulberry Boulevard Signalization
7. Contracts for amusements, entertainment and fireworks for Patriot Weekend Festival

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

MOTION FOR ADJOURNMENT

August 20, 2018 Approved 9-4-18 (ng)

MINUTES

The regular meeting of the Pooler City Council was held on August 20, 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 Councilman Olliff.

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

The minutes of the August 6th Executive Session were approved upon a motion by Councilman Olliff, seconded by Councilwoman Benton, 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.

Councilman Wall made a motion to add Item #8 to the agenda. Motion was seconded by Councilman Royal and passed without opposition.

PUBLIC SAFETY

Councilman Royal reported that the fire department responded to 215 calls since the last meeting, totaling 2634 for the year and that the police department responded to 1065 calls, totaling 18,616 for the year.

STREET/DRAINAGE

Councilwoman Benton reported that the street department picked up trash throughout the City, performed road repairs on West Whatley Street, Redbud Lane and Somersby Boulevard, removed a bush blocking the intersection of Collins Street and Chestnut Street, cut limbs at 417, 428, 527 and 519 Gleason Avenue and 402 Durden Drive and swept 35 miles of streets. Further, that the drainage department performed routine maintenance and various work orders, dug out areas behind Bridgewater Subdivision, Old Dean Forest Road and started digging all roadside ditches within Miller Pines Subdivision and picked up trash in designated areas.

WATER/SEWER

Councilman Olliff reported that the water department inspected 25 new construction meters, repaired two (2) leaking water laterals, changed out or repaired 25 non-functioning meters, repaired the SCADA system at well #3 that was hit by lightning, notified 49 residents of continuous water usage in an effort to reduce bill adjustments/water loss, witnessed the testing and certification of 12 backflow preventers and performed 300 line locates requested by the Utility Protection Center. Further, that EOM responded to one (1) grinder pump call, five (5) sewer leaks/repairs and performed maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that adult basketball games are being played on Monday evenings, fall tennis registration is ongoing and that kickball games are held on Thursdays. Further, that the senior citizens will have a movie day on August 24th.

BUILDING/ZONING

Councilman Allen reported that 13 single-family residential, nine (9) multi-family and three (3) commercial permits were issued since the last meeting, with 207 inspections performed.

Under OLD BUSINESS the following was discussed:

1. Utility easement agreements with 929 Properties, LLC, Jabot Investments N.V. and Somersby Homeowners Association, Inc.

Mr. Byrd presented utility easement agreements for the purpose of constructing, utilizing, maintaining and repairing underground utilities. Councilman Royal made a motion to approve the agreements. Motion was seconded by Councilman Wall and passed without opposition.

2. Second Reading on special event ordinance

Mr. Byrd presented an ordinance to provide for special event permitting. Councilman Wall made a motion to approve the ordinance on Second Reading, with the addition of the word “or” at the end of each standard in Section 74-113, as requested by the city attorney. Motion was seconded by Councilman Olliff and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Resolution regarding transfer of property to State of Georgia for GBI facility

Mr. Byrd presented a resolution to transfer and additional .51 acre portion of property to the State of Georgia for their regional crime lab facility. Councilman Royal made a motion, seconded by Councilwoman Benton, to approve the resolution as printed. Motion passed without opposition.

2. <u>Site plan for Royal Cinema expansion</u>

Dan Fisher of EMC Engineering and Falgun Patel, owner, presented the site plan to extend the cinema complex with a building that is 90' high to accommodate a new IMAX screen. Mr. Byrd stated that all of the engineering comments have been addressed and that the cell tower company has been contacted about the height of the proposed building. Councilman Wall made a motion to approve the plan. Motion was seconded by Councilman Olliff and passed without opposition.

3. <u>Site plan for 230,000 sq. ft. warehouse at 200 Nordic Drive</u>

The intent is to construct a 230,000 sq. ft. warehouse with a truck court at 200 Nordic Drive. Chad Zittrouer of Kern & Co., Inc. stated that the four (4) additional parking spaces have been added to the plan, per Planning & Zoning's recommendation. Councilman Wall made a motion, seconded by Councilman Olliff, to approve the plan, contingent upon NRCS approval. Motion passed with Councilman Allen in opposition.

4. <u>Site plan for Aldi</u>

A 23,682 sq. ft. Aldi's Grocery Store is proposed at 152 Traders Way. Mr. Byrd stated that all of the engineering comments have been addressed. Councilman Royal made a motion to approve the plan. Motion was seconded by Councilwoman Benton and passed without opposition. Constance Hutchens, resident, expressed concern over the amount of traffic in the area.

5. <u>Request for Sunday sales of alcoholic beverages at Bootleggers</u>

Reed Blair III has requested to serve alcoholic beverages at Bootleggers. Mr. Scheer requested the item be tabled to allow an inspection of the establishment to ensure that it complies with the regulations for Sunday sales. Councilwoman Benton made a motion to table. Motion was seconded by Councilman Olliff and passed without opposition.

6. <u>Professional services agreement with Coleman Company Inc. for Benton Boulevard and Mulberry Boulevard Signalization</u>

Mr. Byrd presented an agreement for professional services from Coleman Company Inc. to prepare construction documents for the signalization only at the intersection of Benton Boulevard and Mulberry Boulevard. Councilman Royal made a motion, seconded by Councilman Wall, to approve the agreement in the amount of $18,700.00. Motion passed without opposition.

7. <u>Contracts for amusements, entertainment and fireworks for Patriot Weekend Festival</u>

Mr. Byrd presented contracts for the amusements, entertainment, fireworks, trolley and portable restrooms for the upcoming Patriot Weekend Festival. Councilwoman Benton made a motion to approve the contracts, contingent upon the city attorney's approval. Motion was seconded by Councilman Allen and passed without opposition.

8. <u>Purchase of 7.4 acres on South Rogers Street for public purpose</u>

Mr. Byrd stated that the City has interest in purchasing 7.4 acres adjacent to Fire Station #1 and the public works building, across the street from the recreation park. Councilman Wall made a motion to authorize the purchase in the amount of $423,500.00, for the land to be used for public purpose. Motion was seconded by Councilwoman Benton and passed without opposition.

Aaron Higgins, resident of Forest Lakes Subdivision, presented a petition requesting the Council to reinstate the 200' buffer that was removed when a minor subdivision of Godley Station Professional Park at 1000 Towne Center Boulevard was approved this year. Mr. Byrd stated that Council did not remove the 200' buffer, that it had already been removed by quit claim deed in 2017. Mr. Byrd explained that the deed restriction was placed by agreement of International Paper Company when the property was initially proposed to be developed as a large retail project and since that time it has been developed as a professional plaza. Attorney Josh Yellin was present and stated that on October 10, 2017, the restriction was removed from the deed by the property owner and that in no way had the Council been asked to approve the buffer being removed. Karen Williams, resident of Forest Lakes, asked that the developer be contacted to request additional landscaping and possibly a berm being placed on the property. Mr. Byrd stated that the residents' comments and concerns can be discussed when the site plan is presented to Council. Mr. Yellin requested that when the site plan is presented, the property owner be held to the same standards as other owners.

Ms. Williams presented concern about developers "open" burning trees after they are cut down, stating that after speaking with the City's fire chief, she was informed that an ordinance would be adopted to require the use of blowers to alleviate heavy smoke from affecting residents. Mr. Byrd stated that an ordinance is being drafted and will be brought to Council at the next meeting.

There being no further business to discuss or the need for an Executive Session, Councilman Wall made a motion to adjourn at approximately 6:56 p.m. Motion was seconded by Councilman Royal and passed without opposition.

Respectfully submitted,

Maribeth Lindler
City Clerk

Michael F. Lamb

Mayor