

**OFFICIAL MINUTES
COMMISSION MEETING OF THE CITY OF BRUNSWICK, GEORGIA
REGULAR MEETING
8:30 A. M., OCTOBER 2, 1991**

PRESENT: His Honor Mayor Homer L. Wilson, Commissioners Otis Herrington and Roosevelt Lawrence.

ABSENT: Commissioners James A. Stephens and Thomas P. Williams.

INVOCATION: The invocation was given by Commissioner Otis Herrington.

APPROVAL OF MINUTES: Commissioner Herrington moved that the minutes of the meeting of September 18, 1991 be approved. Motion was seconded by Commissioner Lawrence and was unanimously carried.

PROCLAMATION FOR DOWN'S SYNDROME MONTH

Mayor Wilson presented a proclamation to Verma Shurling recognizing the month of October as Down's Syndrome Month in the City of Brunswick. Received with appreciation.

ORDINANCE FOR SPEED LIMITS

The City Manager submitted a list of certain streets and speed limits in the City that was recommended for a speed limit change by a study conducted by the Department of Transportation. Engineers from DOT suggested that speed limits be increased 5 and 10 miles per hour on some City streets.

The Commission opposed raising speed limits in the City. The Commission deferred the matter until the City Manager meet with DOT Engineers.

DELEGATIONS

Heidi Whitt, representing 4-H Advisory Board appeared before the Commission to request funds in the amount of \$29,000.00 to keep on 4-H position that State budget cuts eliminated. Ms. Whitt submitted a petition of 66 signatures of concerned parents. Commissioner Herrington questioned the position that would be funded. Ms. Whitt explained that the \$29,000.00 would pay salary and benefits for one 4-H Leader. Ms. Whitt stated that she would seek funding from the Glynn County Commission and the Board of Education.

Mayor Wilson questioned why the Board of Education could not fund the position. Mayor Wilson expressed his concerns and pointed out that it would be very difficult for the City of fund any additional programs.

Mike Kennedy was present and suggested that the city meet with the County Commission and the Board of Education to discuss possible funding because areas of 4-H should be considered.

Ken Plyman appeared before the Commission to request that the City participate in the Adopt a City Street Program to keep the City clean. Commissioner Herrington suggested that the city support the project 100%. The City would supply sway cars when available to Mr. Plyman, which are to be returned to the City immediately after use.

Following discussion Commissioner Herrington moved that the City participate in the Adopt a City Street program and furnish sway cars. Motion was seconded by Commissioner Lawrence and was unanimously carried.

LARP BIDS

The City Manager submitted bid for resurfacing 2.111 miles of City Street. Seaboard Construction submitted the only bid. Commissioner Herrington offered the motion to defer action until the bid could be reviewed by the City Engineer.

REDEMPTION DEED

Petition received from James D. Benefield, III for quit claim deed in favor of his client, the present owner, Geneva Lyde, to E-1/4 of NE-1/4 of Town Commons Lot No. 51 between Cochran Avenue and Stonewall Street to clear title record of tax deed taken by City. On motion of Commissioner Herrington seconded by Commissioner Lawrence, the Mayor was authorized to execute quit claim deeds as petitioned for.

WATER/WASTEWATER STUDY

The City Manager recommended that Moore-Altobellie Associates complete a rate structure study; for the Water and Wastewater Department in the amount not to exceed \$13,000.00. Commissioner Herrington moved that the City Manager's recommendation be approved. Motion was seconded by Commissioner Lawrence and was unanimously carried.

ARCHAEOLOGICAL INFORMATION

Commissioner Lawrence moved that Fred Cook's proposal to gather information on archaeological sites be approved. Motion was seconded by Commissioner Herrington and was unanimously carried.

BUDGET

The City Manager recommended that the funds in the amount of \$530,000.00 be transferred from the Reserves to the General Fund to balance the Budget. Many questions were raised about the \$500,000.00 accounting error.

The Director of Finance explained that the error occurred in a transfer of funds from Water and Wastewater to the General Fund. The budget appeared to be balanced by the gross expenditures which were matched to net expenditures.

Mike Kennedy questioned whether the one-half million dollar shortage would continue to come out of the City reserves next year.

Zack Lyde requested that the City conduct a financial examination. Mayor Wilson stated that the City conduct an audit every year.

Following discussion Commissioner Herrington moved that \$530,000.00 be transferred from the reserves to balance the budget. Motion was seconded by Commissioner Lawrence and was unanimously carried.

SURPLUS EQUIPMENT

Commissioner Lawrence moved that the 1979 Ford Van and 1987 Ford LTD be declared as surplus equipment. Motion was seconded by Commissioner Herrington and was unanimously carried.

RESOLUTION FOR FREEDOM AWARDS BANQUET

Commissioner Lawrence moved that the City clerk prepare Resolutions that would be presented at the NAACP Freedoms Awards Banquet. Motion was seconded by Commissioner Herrington and was unanimously carried.

BLYTHE SQUARE

Commissioner Herrington moved that the City Attorney acknowledge a lawsuit filed to halt Blythe Island Square transfer to St. Mark's Church. Motion was seconded by Commissioner Lawrence and was unanimously carried.

DNR PROPERTY

The City Manager submitted his recommendation for the leasing of the old DNR property. The City Manager updated the Commission on the four bidders and the bids. The following guidelines were used to determine the overall best interest of the City of Brunswick:

- 1) Georgia State Law regarding the lease of public property to a private company requires that the municipality award the lease to "the highest bidder." Therefore, this had to be foremost in our thoughts. However, we felt that in order to come in full compliance with this requirement we had to look beyond the first glance highest base bid, and attempt to determine which proposal would deliver the most revenue to the City of Brunswick of the life of the lease.
- 2) The piece of property in question is for all practical purposes the first thing that someone sees on US 17 when entering the City of Brunswick. What ever is developed on this property will become the first impression that a visitor develops about our City, and we have all heard the old saying, "You never get a second chance to make a first impression." With this in mind we felt that the development of this property would have to be attractive.
- 3) We believe that time is of the essence, and feel that this sense of keeping the project moving is shared by you as well. Therefore, we feel that it is necessary to select a bidder, who can get the project started immediately, and who will require very few if any permits in order get started.
- 4) The silting in of the area is a problem that must be realized and addressed. We have seen the effect of silting on Henry Fernandes' business over the years. This is a problem that the successful bidder must realize and be prepared to address if he intends to operate a successful business at this location for a minimum of 20-30 years.
- 5) The property should not be developed to such an extent, or with the type of development that would make it difficult for the City to successfully use or market the property at the expiration of the lease, or should the developer default.

With these five guidelines in mind we began our meetings with the bidders. We recommend that the lease be awarded to 17 East Holding Company.

Our reasons are as follows:

- 1) After meeting with this group and reviewing their proposal we feel that it will provide

the best long term

revenue source for the City. They have offered \$1000 per month plus the \$125 per month from the lease to Henry Fernandes. In addition to this flat rate, they have offered minimum percentages as follows: 20% of dock rental to shrimp boats, 10% of rental revenues from office space (approx. 4500 sq. ft.), and 2% of restaurant sales over \$500,000 and 3% of restaurant sales over \$1,000,000. In addition this group has also offered to put up the \$10,500 to purchase the DOT Property if necessary.

2) In reviewing the plans and drawings that were submitted, we feel that the development as proposed by this group

will provide the best first impression. The design of their building is not overpowering, but rather fit in very nicely with the tranquil setting of the marsh. We feel that the combination of a restaurant, professional office space, and shrimp boat docks will provide a representative glimpse of this area to persons entering the City on US 17, and will serve to draw more people into the City.

3) The proposal made by this group will require no permits other than building permits that would be necessary to

convert the buildings into their intended uses. Since this proposal does not involve any Marina uses other than dockage for a shrimp boat fleet, no permits will be required for additional docks or slips, or to install boat lifts or other equipment of that nature. This use will not require any dredging either so there will be no permits to be obtained from the Corps of Engineers. In talking with the developers, they feel that the shrimp docks could be made ready almost immediately, and the office space could be ready with 60-90 days. they would hope to have the restaurant open by late April or early May or next year.

4) The proposal submitted by 17 East would not be effected by the silting of the basin area. The only boat traffic

that would be generated by this plan would be shrimp boats, and the movement of these boats through the creek would keep the silt flushed out, just as the DNR boats have done for many years.

5) This proposal is not over designed for the site. If at the end of the terms of the lease they do not wish to

renew, or if for some reason the project was not successful, and the developers defaulted, the City would be left with two buildings that could easily be converted to its own use or that could be remodeled with little additional cost into usable space. We would not be left with docks or storage space that would have no non marine related use.

Commissioner Herrington stated that he would like to meet with 17 East Holding Company, because he still had some reservations.

Mr. Credle stated that he worked with the Commission on said project for one year and some

proposals were changed after the bids were received.

Commissioner Herrington moved that the City hold a work session to discuss the recommendation of 17 East Holding Company. Motion was seconded by Commissioner Lawrence and was unanimously carried.

RESOLUTION FOR DESIGN OF MLK PROJECT

On motion of Commissioner Herrington, seconded by Commissioner Lawrence the following resolution was unanimously adopted:

Be it resolved, by the Commission of the City of Brunswick, that the Commission hereby approved the design concept for Martin Luther King, Jr. Boulevard as prepared by Glynn County's engineering consultants and hereby endorses the concept of a four-lane boulevard with grassed medians.

Be it further resolved that it is the desire of the City of Brunswick that sidewalks be provided to accommodate pedestrian traffic and that parking be provided on the right of way where appropriate, in order to accommodate the adjoining neighborhoods.

Be it further resolved that it is the desire of the City to preserve the trees on the boulevard wherever possible, to relocate utility poles to one side and to have appropriate landscaping installed, in order to enhance the visual aspect of the boulevard.

Be it further resolved that a copy of this resolution be forwarded to the Department of Transportation for inclusion in the record of the public hearing held October 1, 1991.

RESOLUTION CLOSING BLYTHE SQUARE

On motion of Commissioner Lawrence, seconded by Commissioner Herrington, the following resolution was unanimously adopted;

Be it resolved by the Commission of the City of Brunswick pursuant to the authority set forth in Section 36- 34-3 of the Official Code of Georgia Annotated, that the following described portion of Blythe Square be, and the same is, hereby closed and abandoned as a public park of square:

All that certain lot, tract or parcel of land situate, lying and being in the City of Brunswick, Glynn County, Georgia, identified and described according to the well-known map and plan of said City as the northernmost 60 feet of Blythe Square lying between Norwich and Egmont Streets, and parcel being in the shape of a rectangle having the dimensions of 60 by 90 feet, bounded on the north 90 feet by Old Town Lot 331.

Be it further resolved, as authorized by Section 36-37-6(c) of the Official Code of Georgia Annotated, that the aforesaid property shall be exchanged for the following described property owned by St. Mark's Episcopal Church:

All that certain lot, tract or parcel of land situate, lying and being in the City of Brunswick, Glynn county, Georgia, identified and described according to the well-known map and plan of said City as the northernmost 60 feet of Old Town Lot 332, said parcel being in the shape of a rectangle having the dimensions of 60 by 90 feet, bounded on the north 90 feet by Blythe Square.

MEETING ADJOURNED.

Mayor

Attest _____
City Clerk