

**OFFICIAL MINUTES
COMMISSION MEETING OF THE CITY OF BRUNSWICK, GEORGIA
SPECIAL CALLED MEETING
5:00 P. M., FEBRUARY 12, 1992**

PRESENT: His Honor Mayor Homer L. Wilson, Commissioners Otis Herrington,
Roosevelt Lawrence, Doris A. Davis and
Rev. G. E. Darrisaw.

INVOCATION: The invocation was given by Commissioner Otis Herrington.

BID RECOMMENDATION ON STREETScape

Paul Warwick explained the reason for rebidding among the four contractors who submitted bids for the Streetscape Project. The project was over budget by \$102,000. Therefore, the scope of the project was reduced by taking out the 1300 Block of Newcastle Street and the Gloucester Street Median. The original four contractors were asked to rebid. The sealed bids were opened Monday afternoon. The bids seemed reasonable and within the budget.

Bill Edenfield summarized the Streetscape bids. He stated that the low bid was \$510,618.60, submitted by Arco which has an office in Brunswick and Savannah. A proposed contract time was also requested from the contractor's Arco's proposed contract time was 160 days.

Commissioner Darrisaw moved that the recommendation of Arco in the amount of \$510,618.60 and a contingency of \$90,000 with the completion date being 160 days be approved. Motion was seconded by Commissioner Herrington and was unanimously carried.

DOWNTOWN LOAN POOL

Larry Evans discussed the Downtown Loan Pool. He predicted that the project would build and create 75 new jobs in Downtown Brunswick.

The Director of Community Development confirmed that the recaptured funds that are being requested will be in from other projects.

Mr. Evans stated that these funds will be used specifically for economical development and job-creation projects in the City.

The City Manager reiterated that this money will be recaptured funds from loans made to local industries. He stated that Mr. Evans' request basically is to have the City earmark a portion of the funds for a second Downtown Loan Pool which would allow for the creation of additional jobs in the downtown area.

At Commissioner Lawrence's request the Director of Community Development gave examples in which the money can and cannot be used. He stressed that money cannot be used for salary increases. The Director mentioned that Coastal Bank is willing to assist the City with the funding. Bill Cullen, representing Coastal Bank was in attendance at the meeting. The Commission stressed that they had a problem making last minute decisions especially involving such a large amount of money.

Commissioner Darrisaw offered the motion to approve the project emphasizing that it should be thoroughly understood that any information that is presented to Commission should be done in sufficient time. Motion was seconded by Commissioner Lawrence and was unanimously carried.

MAYOR'S POINT TERMINAL

Dewey Benefield requested the City's cooperation in the expansion of Mayor's Point Terminal. He gave a brief history on the property and explained the creation of Mayor's Port Terminal. He pointed out the Mayor's Point Terminal has been the most successful terminal in the history of Georgia Ports Authority. The area is overflowing with businesses resulting in a plea from business owners for expansion of the terminal. Businesses have migrated to Florida because Mayor's Point Terminal could not accommodate them.

Bob Goethe, Assistant Executive Director of Georgia Ports Authority, submitted plans for the proposed expansion of the Mayor's Point Terminal.

Commissioner Herrington asked if there was any utilized property in the area owned by the Ports Authority that was on the waterfront that could be exchanged.

Mr. Benefield stated that they did not have property in the area that could be exchanged, the waterfront property on Colonel's Island was the only land the Ports Authority owned.

The Commission favored having a Public Hearing to receive input from the General Public, taking under consideration the urgency of making a decision.

Commissioner Lawrence offered the motion that the City Manager be authorized to set the date for a Public Hearing at some practical time. Motion was seconded by Commissioner Herrington and was unanimously carried.

The date for the Public Hearing was set for Thursday, February 20, at the Ritz.

BAY STREET PROPERTY

The City Attorney stated that the matter of the use in Bay Street Urban Redevelopment project should be put to rest. He recalled the application which was made by the Mayor of Kingsland for change in rezoning from General Commercial to Basic Industrial, a tract of land that he owns in the Bay Street project. He advised the Commission that when they took it out from under the City's Zoning Ordinance and designated it as Bay Street Urban Renewal Project, the Commission took it out from under the State Law Requirements to develop a Redevelopment Plan for the project. The Commission subsequently adopted a land disposal map and a restricted covenant for that project. The version that the Commission adopted was the land disposal map or restricted covenant which was not recorded with the Clerk of Superior Court for some reason. The Attorney gave a brief history of property and the present zoning of surrounding properties. He recommended that the Commission write a letter to the owner of the property to tell him that he is not required to get further permission from the Commission to place propane storage at the same site.

Commissioner Lawrence asked if the property owner have the right to go ahead and put those tanks there regardless.

The City Attorney stated that it was true as long as it does not represent a substantial modification of the plan. The property owner has the right to do that.

Commissioner Lawrence asked where was the City's right to protect the citizens who may have some concerns living in the area. He asked where does the Commission go from here.

The City Attorney stated that there have been significant departures from the original plan. A lot of land has been used by the State Port Authority and those uses were free from any restrictions under any zoning ordinance or land use plan under the decision of the Supreme Court. The Fire Department said that this is less hazardous than the gas storage facility south of it and there was no opposition from the Ports Authority.

Mayor Wilson spoke about the dangers of propane gas and decided that he was not going to be against it if the City has no recourse. He then concurred with Commissioner Lawrence about what was the City's role to protect the General Public.

Commissioner Herrington stated that the City already has propane and liquid gas in the area and it is a hazard. It is a matter of whether the City wants to add to the problem, but if under the law the City has no recourse, the City has no choice. He stated that he would like to make sure that the City Attorney has researched the issue, since there are no records filed in Superior Court that would indicate anything of that nature saying the City did not have the right to rezone the said property.

The City Attorney stated that he had not been able to find the final disposal map which was adopted by the Commission for the project.

Commissioner Darrisaw moved that the Commission write a letter to the property owner permitting him to place storage tanks on his property, since the City has no jurisdiction over property. Motion was seconded by Commissioner Herrington and was unanimously carried.

SIDEWALK ON I STREET

Mayor Wilson pointed out that the people that attend the churches next to the new court house do not have sidewalk to walk on; they have been walking in the ditch. He stated that he discussed placing a sidewalk in the area with a County Commissioner and he was advised that the County has done enough for the churches. Mayor Wilson then requested that the City and County share equally the expense of placing a 100 feet sidewalk in the area.

Commissioner Lawrence moved that the City share with the County 50% of the expenses to install a sidewalk next to the new court house on I Street. Motion was seconded by Commissioner Herrington and was unanimously carried.

MINORITY SUBCONTRACTORS

Commissioner Herrington stated that he would like the City to put more interest in minority contractors participation when bidding in the City of Brunswick. The City Manager stated that he could publish it in the newspaper as an equal opportunity job for minority contractors for subcontracting in the City. Minority contractors would be asked to provide their names addresses and telephone numbers and the type of work they do. It met the consensus of the Commission to have the City Manager advertise the jobs.

COMPREHENSIVE PLAN

Commissioner Darrisaw asked the City Manager if the Comprehensive Plan that was not yet approved by the Commission should have been sent to the RDC. The City Manager stated that it was sent to the RDC by the deadline date of February 1, and they were told that the plan was not approved by the Commission. Commissioner Darrisaw stated that the RDC was working on the plan which was not approved by the Commission. The City Manager stated that the plan was sent to RDC with the understanding that it was not approved.

MEETING ADJOURNED.

Mayor

Attest _____
City Clerk