

OFFICIAL MINUTES
COMMISSION MEETING OF THE CITY OF BRUNSWICK, GEORGIA
REGULAR MEETING
8:30 A. M. , August 06, 1997

PRESENT: His Honor Mayor Homer L. Wilson, Commissioners Roosevelt Lawrence, Dr. James MacLeod, Ken Plyman and Harold E. Jennings.

INVOCATION: The invocation was given by Commissioner Dr. James MacLeod.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by the Mayor and Commissioners and everyone in attendance.

APPROVAL OF MINUTES

Commissioner Lawrence moved and Commissioner Jennings seconded the motion approving the minutes of the Regular Meeting of July 2, and the Recessed Meeting of July 10, the Regular Meeting of July 16 and the Recessed Meeting of July 24, 1997. The motion passed unanimously.

PUBLIC HEARING

This being the date, time and place for Public Hearing for request to rezone Lot 4, Block J in Goodyear Park Subdivision from R-9 One-Family Residential District to LM Limited Medical District.

Lee Davenport as agent for Charles and Angela Neugebauer, 3216 Jekyll Avenue stated that this request is to rezone a residential home to Limited Medical. The purchaser would like to convert the home into an administrative office for a nursing service. Mr. Davenport stated that the Hospital is purchasing all the property in the area surrounding the Hospital and this property will be tax exempt.

Mr. Davenport stated that he visited neighbors and asked them how they felt about the Hospital purchasing property in their neighborhood. Mr. Davenport submitted letters to the Commissioners from the residents in the neighborhood objecting to the Hospital purchasing homes. Mr. Davenport stressed the reason why he believed the County denied the rezoning is because they are not aware that the Hospital is purchasing property in that area.

Commissioner Jennings pointed out that the Hospital Land Use Plan was prepared by the Planning and Zoning Department and the land use for this lot is shown as residential for future land use.

Commissioner Plyman asked why it was so important for businesses to be located near the Hospital. Mr. Davenport stated that every business would like to be located near the hospital. Nurses will come into the office only to pick up assignments and nursing supplies.

Commissioner Lawrence stressed that the City must be careful with granting

rezoning to major medical. The City must do something about the rezoning.

Mayor Wilson stressed opposition to this spot rezoning. He stated that it is hard to ask people to rezone their property. These people should be offered a price so that they can purchase another home. Goodyear Park is an established neighborhood and should not be encroached upon.

Mr. Davenport stated that the Hospital made an offer on this resident, but his bid was higher. Mr. Davenport pointed out if the City does not rezone this property the owner is forced to take the lower amount offered by the hospital.

Commissioner Jennings suggested that Mr. Davenport speak with the Zoning Department to see whether the Planning and Zoning Department is willing to change their recommendation. Mr. Davenport told Commissioner Jennings that he did go by to discuss the proposed rezoning with Mrs. Taylor, but she was not available.

Commissioner MacLeod stated that the Commission has to agree with the Zoning Board's decision.

Commissioner Lawrence expressed opposition to spot rezoning. Commissioner Lawrence mentioned if the Hospital keeps growing they may need to move somewhere else.

Mayor Wilson stated that everything must be taken into consideration and his final decision will be based upon that.

Mayor Wilson thanked Mr. Davenport.

This being the date, time and place for Public Hearing for request to rezone Lot 7, Block M in Goodyear Park Subdivision from R-9 One Family Residential District to LM Limited Medical District. The City Manager stated that this request is to rezone a lot on Heron Street with an existing structure. The owner is Dr. James Gowen and he is requesting to rezone the property to locate a Medical Office. The Southeast Regional Medical Center contacted Dr. Gowen and asked him to trade a lot for property owned by the Hospital, which is the subject property being considered for rezoning at this time. This property is located within the area designated for future medical use according to the Hospital Area Land Use Plan. The staff recommended approval.

Commissioner Plyman stated that he objected to the City rezoning the Hospice Building. The Hospital brought this building from Hospice.

Commissioner Plyman suggested removing the ability away from the Hospital to rezone property. The City has lost control of the whole northern area of the City of Brunswick.

The City Attorney stated that the Hospital Authority does not have zoning power. The Hospital Authority has asked the Supreme Court to use their power to rezone property in the area around the hospital.

Commissioner MacLeod stated that if the Hospital Authority received the

power from the Georgia Supreme Court then the issue has to be taken up with the State Legislature.

Commissioner Plyman stated that the City needs to explore this matter. The Hospital should pay the City for the use of the infrastructure. The Housing Authority gives a check in lieu of taxes. The Hospital Authority should also present a check to the City in lieu of taxes.

The City Attorney pointed out that the Hospital Authority levied a tax for supporting indigent care to people of Glynn County and the City of Brunswick.

Commissioner Plyman stated that the Housing Authority give indigent care in providing citizens with a home to live in. He reiterated that the Hospital can pay for the infrastructure received from the City of Brunswick.

Commissioner Jennings pointed out that the Hospital is owned jointly by the City and County and this will mean that the City is paying the City.

Commissioner Plyman stated that the County does not offer any services to the Hospital because it is not located in the County. He stated that the Commission should confront the Hospital by sending a directive to Mr. Whittaker about their concerns. The City should check the legalities of the Hospital's use of the City's infrastructure.

Commissioner Lawrence expressed his concerns about the type of service the public receives when they enter the emergency room. The waiting time is too long and this should be checked into to find out exactly what type of services the Hospital is providing to citizens.

Commissioner MacLeod stated that the Hospital is a major industry and any major industry may submit a report upon request to the City and County. Commissioner MacLeod asked the Commission not to cause anything negative to arise between the City of Brunswick and the Hospital.

ALCOHOLIC BEVERAGE LICENSES

The following alcoholic beverage petition for 1997 license were submitted and approved by the Chief of Police and the City Manger. Commissioner Lawrence moved and Commissioner Plyman seconded the motion unanimously granting the petition.

To retail beer and wine for consumption off premises:

Mary S. Harden at Friendly Express, Inc., 1001 First Avenue.

Petition received from Dawn Taylor to retail beer and wine for consumption on premises at Leaning Tower of Pizza, 1629 Norwich Street. Having been approved by the Chief of Police and the City Manager, Commissioner Jennings moved and Commissioner Lawrence seconded the motion granting the petition. The Motion passed by vote of 4 to 0. Commissioner Plyman abstaining.

DELEGATIONS

Agnes Gibson appeared before the Commission to request that the City clean the alley behind 208 Urbana Way. Ms. Gibson stated that it was a health hazard to all the neighbors. Ms. Gibson stated that the City Staff told her the alley was closed off and the City does not maintain it. Ms. Green stated that she researched the property and according to County tax records the alley was never given to the property owners to maintain.

Commissioner Plyman questioned when this alley was closed off. The City Manager stated that according to City maps the City does not maintain that property because it was closed off. The property is fenced on one end of the alley and on the other end a trailer is blocking the alley. The Director of Community Development pointed out when the property was purchased from private owners the alley was open. A homeowner closed off the alley when he installed a privacy fence.

Commissioner Jennings suggested that the Director of Public Works check all the alleys in the City to make sure firefighters can get into them. No alleys should be closed for the safety of its citizens.

The City Manager recommended having the City Attorney conduct a survey to find out who owns the property.

Mayor Wilson instructed the City Manager to have the alley cleaned and find out later who owns the property. Commissioner MacLeod stated that all alleys in the City need to be cleaned and opened up.

Commissioner Lawrence stated that a request was made to have this alley cleaned for five years. Now all of a sudden the City will clean the alley. Commissioner Lawrence stated that it bothers him because a tree fell in a property owner's yard and the City claimed that they did not own that property.

Commissioner MacLeod recommended that the City find out who is legally responsible for the alley and a directive should be forwarded to the City Commission.

GREENWOOD CEMETERY FENCE

The City Manager stated that Midway Fabrication does not propose to sandblast the fence. The fence will be wire brushed to remove rust. Midway Fabrication felt that certain portions of the fence will not uphold under the sandblasting.

Commissioner MacLeod moved and Commissioner Jennings seconded the motion accepting the bid of Midway Fabrication for reconditioning 1,230 feet of iron fence in Greenwood Cemetery in the amount of \$21,850.00.

Commissioner Plyman pointed out if the fence is not sandblasted it will not last. Commissioner MacLeod suggested that the owner of Midway Fabrication speak with Larry Evans concerning what portions of the fence can be sandblasted and what portions cannot be sandblasted. Commissioner Plyman stated that this is a loose bid and every (i) should be dotted and every (t) should be crossed. Commissioner Plyman expressed his concerns about having a written contract.

Mayor Wilson stated the motion has been moved and seconded predicated on the City finding out whether the fence could or could not be sandblasted.

Commissioner Plyman suggested drawing up a contract and approving it at the next meeting. Commissioner Plyman asked the Commissioners to withdraw the motion and the second. He recommended that the owner of Midway Fabrication and Mr. Evans meet to discuss the sandblasting and the contract.

The motion passed unanimously.

CEMETERY DEEDS

Petition received to transfer Lot No. 93, Section No. 2 in Greenwood Cemetery from John Grant, Sr., to John Grant, Jr., Original deed lost, but City records verify ownership. Commissioner Lawrence moved and Commissioner Plyman seconded the motion granting the petition. The motion passed unanimously.

Petition received to transfer Lot No 9, Section No. 13-A in Palmetto Cemetery from Mrs. Fred McDowell to Christa McDowell Davis. Original deed surrendered to City Clerk. Commissioner Lawrence moved and Commissioner Plyman seconded the motion granting the petition. The motion passed unanimously.

TITLE III CONTRACT

The Director of Community Development submitted the Title III contract for the 1997-98 FY for the Multipurpose Center. The Director of Community Development introduced Darlene Wymes, Director of the Multipurpose Center. Mrs. Wymes explained the Title III contract. Mrs. Wymes stated that the Title III contract is the same as last year.

Commissioner MacLeod moved and Commissioner Jennings seconded the motion approving the Title III contract for FY 1997-98 in the amount of \$168,765.00. The motion passed unanimously. Commissioner MacLeod commended Mrs. Wymes for doing a good job.

COMPREHENSIVE PLAN

The Director of Community Development reported that the City of Brunswick must complete a 20-year comprehensive plan. The Director of Community Development stated that the City did hold a public hearing and all the comprehensive plan documents were forwarded to the City Commission for review. The plan has been a reality for citizens in the Community it is not a plan that just sits on the shelf. The Director of Community Development stated that the City saved money because his department did all the work in-house.

The Director of Community Development asked the Commission to make any changes if necessary.

Commissioner MacLeod congratulated the Director of Community Development for balancing the plan beautifully. Commissioner Jennings stated that the Director of Community Development is doing a good job. He said the City of Brunswick looks real good compared to other cities.

Commissioner Plyman questioned how the City lost funding for one month. The Director of Community Development explained that the City did not meet the deadline. The plan was one month late because he wanted to make sure that everything was done correctly.

Commissioner MacLeod moved and Commissioner Lawrence seconded the motion adopting the following resolution by unanimous vote:

BE IT RESOLVED by the Commission of the City of Brunswick that it hereby approves the Short Term Work program prepared by the Executive Director of Community Development, and further approves that the same be Transmitted to the Coastal Georgia Regional Development Center for review before being sent to the Georgia Department of Community Affairs.

PROBATIONARY SERVICE FOR MUNICIPAL COURT

The City Manager reported that Coastal Corrections Services, Inc., currently have the contract for Probation Services for the City of Brunswick.

Commissioner MacLeod pointed out that the County was instructed to get their books audited by the Inter Agency Task Force. Commissioner MacLeod questioned whether the City should wait until the audit is received for Coastal Corrections before a contract is issued by the City.

Commissioner Jennings asked who will conduct the audit for Coastal Corrections Services, Inc. Mr. Arline stated that the CPA firm will conduct the audit. Commissioner Jennings stressed that the audit should be handled by an outside firm.

Commissioner Plyman reported that he met with Coastal Corrections and Community service workers have been increased from 2 workers to 12 workers on Saturday. Commissioner Plyman stated that he has no complaints concerning Coastal Corrections, Inc.

Commissioner MacLeod questioned how many workers are supposed to report to work on Saturday. The City Manager stated that 12 to 16 people and only 4 people reported to work.

Mayor Wilson stated that Judge Ligon should have cracked down on workers a lot sooner.

Commissioner Plyman stated that it all started when community service workers did not report to work and a meeting was called to discuss the problem. The City Manager did acknowledge the meeting concerning the community service workers.

The City Manager explained after Judge Ligon found out that community

service workers was not reporting to work he had them jailed.

Commissioner Lawrence asked whether the Probation Service was advertised for bids and whether the City Manager spoke with Dr. Tommy McCloud about the probation services. The City Manager stated that he spoke with Dr. McCloud about the Employees Assistance Program, but not the Probation Services.

Commissioner Plyman stated that the City Manager and Judge Ligon met with him to discuss the supervision of community service workers. Commissioner MacLeod questioned when the community service workers policy was revised. Commissioner Plyman stated that the policy was revised five weeks ago.

The City Manager stated that Judge Ligon instructed the probation service to report community workers who refuse to report to work on Saturdays and who complete only a half-day's work. Judge Ligon requested that these people be in court on Wednesday. The community service workers attendance has improved.

Commissioner Lawrence stated, "the more I hear the more I am disturbed". He told the City Manager that this is one thing that must be stopped. Commissioner Lawrence expressed his concerns about the meetings. He stated that each Commissioner should be informed about each and every meeting that is held concerning City business. This information should be placed in each Commissioner's box with a complete write up of the outcome of the meeting.

Mayor Wilson told the City Manager not to remiss on this situation because it was his responsibility.

Commissioner Plyman moved and Commissioner Jennings seconded the motion approving the probationary service for Municipal Court to Coastal Corrections, Inc.

Mr. Black stated that the agreement for probation service needs to specify where all the money is going. He challenged the Commission to look at the agreement to make sure that everything is in the contract.

The City Manager explained that all fines are collected and recorded. Mr. Black stated that there is not a document specifying how funds are distributed.

Mayor Wilson stated that he has no objections with the Probation Services. He stated that he would like to have an audit from a reputable CPA firm. Commissioner Lawrence stated that he would like to see the probation service put out for bids. On call for the question the motion passed unanimously.

OTHER CITY BUSINESS

Commissioner Jennings stated that the Commission should consider a pay raise for the Mayor and Commissioners now. If the Commission doesn't pass a pay raise they will have to wait two and a half years. The composition of the

City Commissioners will be old retired people. Commissioner Jennings stated that he would like a diverse composition of people serving on the Commission Board. He recommended a \$400.00 pay raise for the Mayor and a \$200.00 pay raise for each Commissioner.

Commissioner Jennings moved and Commissioner Plyman seconded the motion to advertise for a \$400.00 increase in pay for the Mayor and a \$200.00 increase in pay for each Commissioner. On call for the question the motion passed by vote of 3 to 1 to 0. Commissioners Lawrence, Plyman and Jennings voting Yes. Commissioner MacLeod voting No. Mayor Wilson abstained.

MEETING ADJOURNED.

Mayor

Attest _____
City Clerk