

**OFFICIAL MINUTES
COMMISSION OF THE CITY OF BRUNSWICK, GEORGIA
REGULAR MEETING
WEDNESDAY SEPTEMBER 1, 2004 AT 6:30 P. M.
OLD CITY HALL
1229 NEWCASTLE STREET, 2ND FLOOR**

PRESENT: His Honor Mayor Bradford S. Brown, Commissioners Jonathan Williams, Doris A. Davis, Cornell Harvey and Mark Spaulding.

INVOCATION: Commissioner Doris A. Davis gave the invocation.

PLEDGE OF ALLEGIANCE: Everyone in attendance recited the Pledge of Allegiance in unison.

MINUTES

Meeting of August 18, 2004.

Commissioner Davis made a motion and Commissioner Spaulding seconded the motion approving the minutes of the meeting of August 18, 2004. The motion passed by vote of 5 to 0.

PUBLIC HEARING

Amendments to the City's Zoning Ordinance - Arne Glaeser, Blueprint Brunswick.

Arnie Glaeser representing Blue Print Brunswick discussed the following amendments to the City of Brunswick's Zoning Ordinance: Planned Development District, the intent of district, specific requirements, administrative procedures with regard to PD zoning districts, permitted uses, general design standards, civic design standards, business design standards, shopfront design standards, attached home design standards and detached home design standards. He asked for input from the Commission concerning the 11-foot minimum height requirements and the 2000 square feet or less parking requirements.

Mr. Glaeser also discussed U.S. 17 Overlay, curbcuts, and signage.

Mayor Brown asked citizens to raise their hands to speak at the public hearing for three minutes.

Ron Adams stated that the goal and idea of Blue Print Brunswick is a wonderful idea and he is excited about the idea. He stated that he purchased land in the area. He pointed out that the City should welcome growth and make sure that the changes do not create roadblocks and impediments. He next requested that the Commission delay their decision for thirty days in order to hold a work session to iron out property owners concerns. He pointed out

that he was not clear on what could or could not be done under the proposed amendments.

Doug Adams requested that the decision be deferred for thirty days. He stated that he did not know the proposed amendments was being presented for approval until he read it in the newspaper and felt that some of the proposed height requirements would be difficult and detrimental to property owners.

Keith Cordell, representing Blue Print Brunswick stated that the Blue Print Brunswick Board have studied the plans and have come up with a lot of ways to help develop and redevelop the City and the amendments was supported by a vote from the Board. We are supportive of the changes as a new tool to help create and insert development, but we certainly do not want to impede appropriate development if something else works.

Jerry Spencer questioned if this was the first public hearing and asked if there would be another hearing. He felt that the changes are good. He stated that citizens should be given time to review the proposed amendments so that they could understand the changes.

Mayor Brown stated that this is first public hearing and two work sessions have been held on the proposed amendments to the Zoning Ordinance.

Betsy Bean requested that the City hold another work session to discuss the proposed changes to the Zoning Ordinance.

Everett Love, owner of Atlantic Neon Sign Company recommended having a study group to review the sign ordinance. He volunteered to be an advisor. He pointed out that there are a lot of holes in the ordinance that needs to be corrected. He mentioned that he is moving from Gwinette County to Glynn County.

Iris Scheff, Planner and Historic Preservationist for CRDC stated that she is currently working on projects. She stated this was the first time she had an opportunity to review the changes and requested that the Commission delay this for thirty days and hold a work session.

Bob Torras, developer stated that the changes should be explored item-by-item to make sure that they are not hurting Brunswick. He stated that the City wants to do something to better Brunswick and a lot of things in the proposed Zoning Ordinance are difficult to do.

Commissioner Harvey stated that he listened to the concerns of the citizens and the Commission should make sure that the correct steps are being taken so that everyone may have and opportunity to review the amendments to the Zoning Ordinance. He recommended holding another Public Hearing and Work Session and give citizens a copy of the amendments to the Zoning Ordinance.

Commissioner Davis recommended that citizens be given at least thirty days to give their input and views on the amendments to the Zoning Ordinance.

Commissioner Williams stated that timing was important and recommended that the City give citizens thirty days to review the changes to the Zoning Ordinance.

Commissioner Spaulding stated that some of the public may not have been aware of the meetings. He stated that this is a good plan and it may need some tweaking. He recommended that the Commission schedule work sessions with Blue Print Brunswick and get the information about the meeting to the press and bring it back to the first meeting in October.

Commissioner Spaulding made a motion and Commissioner Davis seconded the motion to hold a work session and bring back to the Commission in 30 days on October 6, 2004 at the Commission Meeting.

Mayor Brown recommended holding two sessions a City Hall one on September 8th and the other on September 22nd and also give citizens a copy of the proposed Zoning amendments.

Commissioner Spaulding withdrew his motion and Commissioner Davis withdrew her second to the motion.

Commissioner Williams made a motion and Commissioner Harvey seconded the motion to hold a work session on September 8th and September 22nd at 6:30 p.m. at City Hall to give citizens an opportunity to discuss the proposed amendments to the Zoning Ordinance. The motion passed by vote of 5 to 0.

ALCOHOL BEVERAGE LICENSE(S)

Dotson's Variety Ribs and More located at 1501 "G" Street to sell packaged Beer and Wine, not for consumption on premises. Owner is Robbie L. Dotson, Sr., Manager is Carol G. Dotson.

The Chief of Police recommended that Robert L. Dotson, Sr. and Carol G. Dotson be granted an alcoholic beverage license to retail packaged beer and wine for consumption off premises at Dotson's Variety Ribs and More located at 1501 "G" Street.

Commissioner Williams made a motion and Commissioner Spaulding seconded the motion granting an alcoholic beverage license to Robert L. Dotson, Sr. and Carol G. Dotson to retail packaged beer and wine for consumption off premises at Dotson's Variety Ribs and More located at 1501 "G" Street. The motion passed by vote of 5 to 0.

LAND USE

- Jeff Homans requesting to sub-divide lot at 504 Norwich Street.

Jeff Homans and the Building Official submitted a map of 504 Norwich Street that outlined the proposed sub-dividing of that lot.

Following a discussion, Commissioner Williams made a motion and Commission Harvey seconded the motion approving the sub-dividing the lot located at 504 Norwich Street. The motion passed by vote of 5 to 0.

- Wilson Marion requesting to sub-divide lot on the corner of “M” and Cleburne Streets.

The Building Official submitted a map of the corner of M and Cleburne Streets that outlined the proposed sub-dividing of that lot into two lots.

Following a discussion, Commissioner Davis made a motion and Commissioner Williams seconded the motion approving the sub-dividing the lot on the corner of M and Cleburne Streets into two lots. The motion passed by vote of 5 to 0.

- David Dempster requesting to sub-divide lot at 718 Wolfe Street.

David Dempster submitted a map of 718 Wolfe Street that outlined the proposed sub-dividing of that lot into two lots.

Following a discussion, Commissioner Davis made a motion and Commissioner Williams seconded the motion approving the sub-dividing of 718 Wolfe Street into two lots. The motion passed by vote of 5 to 0.

- Kelly Daniels, Rent-All of Glynn, Inc., requesting to sub-divide lot at the corner of Hopkins Avenue and Springdale Road.

Kelly Daniels submitted a map of the corner of Hopkins Avenue and Springdale Road that outlined the proposed sub-dividing of that lot.

Following a discussion, Commissioner Williams made a motion and Commissioner Davis seconded the motion approving the sub-dividing of the corner of Hopkins Avenue and Springdale Road. The motion passed by vote of 5 to 0.

CONSIDER ITEM(S) FOR APPROVAL

1. John Tuten, Tuten and Associates, to present proposal for room dividers at the Customs House.

The City Manager announced that John Tuten would bring the proposal for the room dividers at the next Commission meeting.

2. Resolution approving the issuance of Revenue Bonds by the Housing Authority for Oceanside Manor Partners – Ben Hartman, Attorney, Gilbert, Harrell, Sumerford and Martin Law Firm.

The City Manager announced that this item has been pulled in order for the Attorney to meet with concerned citizens.

3. Bid recommendation on relining a 30-inch sewer main & rehabilitation of nine (9) manholes on Wyly Street and Townsend Street – Burton Carter, Construction Manager.

Burton Carter, Construction Manager recommended that the Commission accept the low bid of Southeast Pipe Survey in the amount of \$299,140.00 for the sewer main & rehabilitation of 9 manholes on Wyly Street and Townsend Street.

Name	Alternate 1	Alternate 2	Alternate 3
Southeast Pipe Survey, Inc.	\$299,140.00	n/b	n/b
Reynolds Inliner, LLC	\$384,530.00	\$311,330.00	n/b
InsutiformTechnologies, Inc.	\$534,190.00	\$272,180.00	n/b
J and H Waterstop	n/b	n/b	n/b

Commissioner Davis made a motion and Commissioner Williams seconded the motion accepting the low bid of Southeast Pipe Survey in the amount of \$299,140.00 for sewer main and rehabilitation of 9 manholes. The motion passed by vote of 5 to 0.

CITY CLERK’S ITEM(S)

BOARD APPOINTMENT(S)

Hospital Authority - 1 position

Mayor Brown stated that the Commission is required to send in three names for consideration for appointment to the Hospital Authority Board to fill the un-expired term of Dr. Marsha Certain until March 1, 2008. Mayor Brown mentioned that Woody Woodside is currently building a home on Riverside Drive.

Commission Williams made a motion and Commissioner Davis seconded the motion unanimously approving the following names to be forwarded to the Hospital for consideration for appointment to the Hospital Authority Board in the following order:

1. Margie O. Harris

2. W. H. "Woody" Woodside
3. Janis Slade.

CITY ATTORNEY'S ITEM(S)

1. Contract approval with Golden Isles Wood Products for yard waste disposal at "T" Street.

The City Attorney submitted the agreement with Golden Isles Wood Products, Inc., for Green Yard Waste Disposal. The owner of Golden Isles Wood Products stated that his business have been in operation for 40 days. He mentioned the type of products that is currently accepted for disposal.

Following a discussion, Commissioner Spaulding made a motion and Commissioner Davis seconded the motion unanimously approving the following agreement:

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING, made and entered into this 1st day of September, 2004, by and between CITY OF BRUNSWICK, a municipal corporation, and GOLDEN ISLES WOOD PRODUCTS, INC. ("GIWP" herein).

CITY RESPONSIBILITIES

- 1) To provide current land site known as T Street Wood and Compost Yard (a site consisting of approximately seventeen acres for use of which City presently has permission from the property owner, Georgia Pacific Corp.) for Golden Isles Wood Products, Inc. to conduct Wood Grinding/Mulch Business at no charge. If at any time the owner withdraws its consent for the City to occupy and use the site, the City will no longer be obligated to provide the site to GIWP and this agreement shall terminate.
- 2) City will pennit this site to be used for the receipt of yard waste from the private sector and business alike at no cost to the City as well as a profit to Golden Isles Wood Products, Inc.
- 3) The City of Brunswick will provide the usage of the following equipment to GIWP: Tub Grinder, Screening Plant, and three (3) Front End Loaders at no cost to Golden Isles Wood Products, Inc., provided that GIWP will allow COB use of the aforesaid equipment at all times upon reasonable notice of the need for same. GIWP agrees to carry out all scheduled and routine maintenance on said equipment, and the City shall not be required to repair or replace said equipment.

GOLDEN ISLES WOOD PRODUCTS, INC. RESPONSIBILITIES

- 1) Eliminate entire yard waste overstock while maintaining "Green Yard Waste" receipts from the City of Brunswick at no cost to the City.
- 2) Clean-up and eliminate the usage of property known as "GP owned" property at the rear of the T Street location.
- 3) The handling and disposal of "new incoming Green Yard Waste" in accordance with all EPA and DNR standards. A ninety (90) day expected turnaround of all materials from time of receipt to disposal. All at no cost to the City of Brunswick.
- 4) Golden Isles Wood Products, Inc. will be responsible for costs pertaining to the maintenance and upkeep of all of the above described equipment in accordance with the manufacturers' specifications.
- 5) Golden Isles Wood Products, Inc. will be responsible for the utilities usage at the T Street Wood Yard location.
- 6) There will be no further costs to the City for the disposal of Green Yard Waste for the term of this contract.
- 7) Golden Isles Wood Products, Inc. will provide insurance coverage in accordance with the City of Brunswick's requirements, including, but not limited to, proof of continuing workers compensation coverage and proof of continuing comprehensive general liability insurance coverage in an amount of at least \$500,000.00 (five hundred thousand dollars) per occurrence.

8) GIWP will conduct its operations in accordance with all applicable Federal, State and local regulations, shall be responsible for securing all applicable business and environmental licenses, permits and approvals.

THIRD PARTY FEES

Golden Isles Wood Products, Inc. is allowed to accept green yard waste from third parties (i.e., other than the City of Brunswick Public Works/ Sanitation and other departments), and to charge third parties a tipping fee for all such material it accepts, so long as GIWP is complying with this contract with respect to acceptance and processing of green yard waste brought to it at the site. The City shall be entitled to five percent (5%) of the monthly gross receipts of all such fees paid by third parties. GIWP shall provide the City with a monthly record of all materials accepted from third parties and the dollar amounts paid by third parties, along with a remittance of the amount due the City.

INDEMNIFICATION

Golden Isles Wood Products, Inc. hereby agrees to indemnify and hold harmless the City of Brunswick, Georgia, its elected and appointed officials, and its employees and agents, for any claim of liability, in tort, contract or otherwise, for any bodily injury, or other personal injury, or any property damage, arising out of or in connection with GIWP's use of the T Street site, including any court costs, reasonable attorney fees and other reasonable costs of defense and the amount of any judgment entered or settlement of any such claim. The foregoing indemnity provision shall not apply to any injury or damage caused solely by the negligence of the City of Brunswick, its officials or employees. Golden Isles Wood Products, Inc. hereby agrees to indemnify and hold harmless the City of Brunswick, its elected and appointed officials and its employees and agents for all damages, penalties, or fines, or other liabilities or costs of defense, costs of reporting, costs of clean-up or remediation or otherwise should any release or escape of

any pollutant or hazardous material occur at the T Street site GIWP in connection with GIWP activities on site. GIWP does not agree to indemnify the City for any costs or liabilities for any environmental contamination, pollution, or release at the site which occurred prior to the commencement of GIWP's operations some two months prior to the execution of this agreement.

CONTRACT TERM AND TERMINATION

This agreement shall remain in force for a period of six months following the date of its signing, and thereafter for additional succeeding periods of six months until terminated by operation of law or by written notice of termination from the party desiring termination to the other party at the address listed below or such other address as either party requests in writing that notices to it be sent. Such written notice shall not be effective for a period of 180 days after delivery if terminated without cause, but shall be effective 30 days following notice of termination for cause (such as the other party's failure to timely perform obligations hereunder, or the other party's inability to perform its obligations, the filing of a petition in bankruptcy by or for the other party, or any breach of this contract).

GOLDEN ISLES WOOD PRODUCTS, INC.

By: _____
Richard Stanisky, President

Attest: _____
Kimberlee Stanisky, Secretary

CITY OF BRUNSWICK

By: _____
Bradford S. Brown, Mayor

Attest: _____
Georgia Marion, City Clerk

2. Resolution for Fire Inspection Fees.

The City Attorney announced that this item would be discussed at a later date.

MAYOR’S ITEM(S)

1. Update on dilapidated structures.

The Building Official, Donna Moody updated the Commission on dilapidated structures in the City. She next introduced her assistant Joey W. Carlo to the Commission.

2. Letter of concurrence regarding County Sewer Proposal.

Dick Newbern, Grants Coordinator appeared before the Commission to request that the City Commission endorse and support Glynn County’s application to the Georgia Department of Community Affairs (DCA) for \$424,900.00 to extend a public sewer line to International Auto Processing, Inc. on Colonel’s Island.

Following a discussion, Commissioner Spaulding made a motion and Commissioner Davis seconded the motion unanimously adopting the following resolution:

RESOLUTION

WHEREAS, the Brunswick City Commission supports the Glynn County Board of Commissioners' efforts to expand appropriate economic development opportunities on Colonel's Island and the southeast Glynn County area; and

WHEREAS, the Brunswick City Commission recognizes that public sewer services are a critical element in the expansion of appropriate economic development opportunities throughout Glynn County, and particularly on Colonel's Island and the southeast Glynn County area; and

WHEREAS, the Brunswick City Commission supports the Glynn County Board of Commissioners in their long-range plans to upgrade public sewer services on Colonel's Island and southeast Glynn County area; and

WHEREAS, the Brunswick City Commission is aware of Glynn County's "Phase I" plans to extend a ten (10") inch sewer line from International Auto Processing, Inc. to the existing Royal Oaks lift station, and Glynn County's "Phase II" plans, in concept, to extend a 12-inch sewer line under the Brunswick River to the City's Academy Creek Waste Treatment Plant; and

WHEREAS, the Brunswick City Commission is a partner with the Glynn County Board of Commissioners in resolving the long-term sewer needs of Colonel's Island and southeast Glynn County; and

WHEREAS, the Brunswick City Commission supports the Glynn County Board of Commissioners' plan to extend a public sewer line on Colonel's Island to serve International Auto Processing, Inc., which recently acquired the KIA contract and has hired additional employees and is in great need of public sewer service; and

WHEREAS, the Brunswick City Commission recognizes that without public sewer services, International Auto Processing, Inc. will be placed in a precarious economic position that could threaten the recent job growth and the economic viability of the company; and

WHEREAS, the Brunswick City Commission supports the Glynn County Board of Commissioners' grant application to the Georgia Department of Community Affairs Employment Incentive Program in the approximate amount of \$424,900 to help finance a ten (10") inch sewer line that will extend approximately 9,800 linear feet from International Auto Processing, Inc. to the existing Royal Oaks lift station near the County's Exit 29 waste treatment facility.

NOW, THEREFORE, BE IT RESOLVED, THAT

The Brunswick City Commission, does hereby endorse and fully support Glynn County's \$424,900 grant application to the Georgia Department of Community Affairs Employment Incentive Program to help finance the installation of a sewer line system to serve International Auto Processing, Inc., and thereby help create and preserve jobs at International Auto Processing, Inc., and assist in addressing the long-term sewer needs of Colonel's Island and southeast Glynn County.

Signed, this 1st day of September, TWO THOUSAND and FOUR.

Mayor, City of Brunswick

ATTEST:City Clerk City of Brunswick

Commissioner Harvey made a motion and Commissioner Spaulding seconded the motion adjourning the meeting.

MEETING ADJOURNED.

Mayor

Attest: _____
Georgia E. Marion