



CITY OF BROOKLET
104 CHURCH ST. BROOKLET, GA 30415 PHONE (912) 842-2137 FAX (912)842-5877

L.W. (Nicky) Gwinnett, Jr. Mayor
Rebecca Kelly, Mayor Pro-Tem
Bradley Anderson, Councilman
Hubert Keith Roughton, Councilman
James Harrison, Councilman
Sheila Wentz, Councilwoman

Carter Crawford, City Manager
Lori Phillips, City Clerk
Melissa Pevey, Assistant Clerk
Ben Perkins, City Attorney

**AUGUST 15, 2024
CITY COUNCIL
MEETING
7:00 PM
MINUTES**

1. **Call to order and welcome** – Mayor L.W. (Nicky) Gwinnett, Jr.
 - a. Invocation
2. **Pledge of Allegiance to the United States Flag**
3. **Consideration of a Motion to Approve the Agenda**

Motion: Rebecca Kelly
Second: Brad Anderson
Ayes: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton
Nayes: None
Motion carried 5-0
4. **Recognition of Guests who have Signed Up to Speak**
5. **Recognition of guests requested to be on the Agenda**
 - a. **James Holloway – 238 Sara Beth Drive, Brooklet, Ga.**
 - **Questions regarding maintaining the entrance to Winnie Brook Subdivision**
James Holloway, a resident of Sara Beth Drive, requested to be added to the agenda so he could ask his questions regarding maintaining the entrance to Winnie Brook Subdivision. Holloway was seeking clarification on who holds the responsibility of cleaning up the easement at the entrance, to which the mayor responded that it is technically the city.
6. **Consideration of a Motion to Approve the Consent Agenda**

N/A

7. Consideration of a Motion to Approve the Minutes for the following Meetings

- a. April 6, 2024 Called Meeting
- b. April 18, 2024 City Council Meeting
- c. May 16, 2024 City Council Meeting

MOTION TO APPROVE

Motion: James Harrison

Second: Rebecca Kelly

Ayes: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton

Nayes: None

Motion carried 5-0

8. Consideration of a Motion to Approve the July Financial Reports as presented.

MOTION TO APPROVE

Motion: Brad Anderson

Second: James Harrison

Ayes: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton

Nayes: None

Motion carried 5-0

9. Report from the City Manager

- a. **Carter Crawford** - Crawford's first comment was to commend city workers for cleaning up the relatively minor fallout of last week's storm. He then summarized balances, revenues, and expenditures for July finances.

10. Reports from Committee Members

- a. **Councilwoman Wentz**
- b. **Councilman Anderson**
- c. **Councilwoman Kelly**
- d. **Councilman Harrison**
- e. **Councilman Roughton**

No Committee members made comments in the allotted section.

11. Report from Police Chief

- a. **Gary M. Roberts** - "This Saturday is our annual 5k Peanut Run," said Chief Roberts, reminding the public that this means some streets will be closed throughout the day.

12. Report from the Safety Coordinator

- a. **Jim Stanoff** - Absent

13. Report from the City Engineer

- a. **Wesley Parker, Parker Engineering, LLC.** - Wesley Parker says that he is meeting with GDOT later this month about the Cromley Road project, and asked that the council gather pictures of the flooding issues on the road, as pictures are more explanatory. Council members also mentioned that the Winnie Brook Subdivision's entrances and exits are under extreme pressure and are experiencing weathering that could pose a

safety risk. Council member James Harrison brought up the El Maguey Mexican Restaurant's request for help relieving the plumbing issues that have recently cost them scores from the health department. His opinion is that the downtown will suffer tremendously if the restaurant does not receive help. Parker says that the city needs to get ahead of the future issue that the permitted 250,000 gallons of water per day in the water agreement will need to be increased with the introduction of the new school in a few years.

14. Report from the Water/Sewer Consultant

- a. Matthew Morris spoke with Bulloch County Superintendent Charles Wilson regarding the intergovernmental agreement between the BOE and Brooklet on the water agreement for the prospective school. As a placeholder, the unit of 100,000 gallons per day has been used in the larger plan for the school's sewage needs. Morris believes that it is time, though the target number of taps will fluctuate as plans solidify, to decide how the rest of the tap allowance will be dispersed across Brooklet. Parker weighed in saying it needs to be considered that any additional sewage allowance from Statesboro would need to be allocated to the school. Morris advises that the new subdivisions, subject to the recent planning and zoning meetings, will likely not move forward with their development until the council agrees to a certain allocation of taps. Placing 750 taps would eliminate the debt incurred by the city by completing the sewer project, and Morris says that it is up to the city how quickly they want to pay it off and manage growth in Brooklet. "I'm cautiously optimistic," Morris said, that as contractors pull off the Hyundai Plant Project, the city will receive more bids for the sewer project. The council must vote on a contractor for the project and award them by December of this year. Mayor Pro-Tem Rebecca Kelly expressed her disfavor in having to tell taxpayers that the soonest they could have city sewer is 20-30 years from now. Parker responds that the most cost-effective, forward-thinking, yet imperfect plan would be to install a 6-inch pipe adjacent to the 12-inch main line during the installation of the main. Therefore, if septic tanks fail, citizens have the option to pay to tie into the sewer. Mayor Gwinnett says he is reserved to push for that decision, as the city previously merely promised sewage to the commercial downtown area, and he fears that the city would be at a loss if not enough people can pay to hook up to the 6-inch line. Councilmember Sheila Wentz says that hearsay of the town has led citizens to believe that the sewer plan's end goal has always been to service their homes, whereas the true nature of the sewage agreement originated from the needs of the commercial downtown area. "We have got to start somewhere with the infrastructure to be able to do sewer, and this is where it starts," said Council member Kieth Roughton. City Manager Carter Crawford says that a comprehensive growth management plan is going to be necessary as the tap allotments are negotiated between current Brooklet subdivisions, future developments, and the commercial downtown businesses. Council members are concerned and want to be cautious about doling out the taps and allowing the construction of homes at a pace that is sustainable in Brooklet, under the advisement of the city attorney, engineer, manager, and consultant. Council has made estimates of allotments of taps but plans are not solidified.

15. DISCUSSION ITEMS:

- a. **Consideration of a Motion to Approve the recommendation from the Planning & Zoning Commission for Application RZ2024-016 submitted by G3 Ventures, LLC. On April 9, 2024, the Planning Commission recommended that the rezoning request for application RZ2024-016 not be approved.**
As this is Mayor Gwinnett's application, he recused himself during the discussion and voting. Council member Harrison says that City Attorney Ben Perkins has given the

council plenty of feedback on the situation, and Harrison does not believe that this is a spot zoning issue. Therefore Harrison, as well as Roughton, support the rezoning in favor of the application's request. Gwinnett's attorney referred to the packet that was passed to the council, which lists the zoning code that states the various uses, alongside historical zoning decisions that he believes support Gwinnett's case for a rezone.

MOTION MADE TO APPROVE THE RECOMMENDATION FROM PLANNING & ZONING TO DENY THE REZONE REQUEST FOR RZ2024-016.

Motion: Brad Anderson

Second: James Harrison

Ayes: James Harrison and Keith Roughton

Nayes: Rebecca Kelly, Sheila Wentz, and Brad Anderson

Motion carried 3-2

- b. **Discussion and Consideration of a Motion to Approve the Proposal from Rehrig Pacific Company for purchasing (112) 95 Gallon EG Carts, (50) Lids with Pins, and (100) 10-inch Wheels for \$9,248.00.**

MOTION TO APPROVE

Motion: Brad Anderson

Second: Rebecca Kelly

Ayes: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton

Nayes: None

Motion carried 5-0

- c. **Brooklet Mainstreet Makeover Discussion**

The council has reached out to multiple local entities to start putting together a committee that may decide upon the multiple suggested makeover items, such as new signage, that were brought before the council. The proposed committee members are Cliff Proctor, Mindy Denmark, Laura Denmark, Tiffany Guerrero, Stevie Stringer, and Sheila Wentz.

- d. **Discussion and Consideration of a Motion to Approve a Resolution of the City of Brooklet, Georgia to impose a Moratorium on the Receipt of Zoning and Annexation Applications.**

Brooklet's growth is unprecedented, and according to City Attorney Ben Perkins, the moratorium would give the city the opportunity to take measures to 'clean up the permitted use charts' and flesh out the council's ideas regarding development and designs.

MOTION TO APPROVE

Motion: Brad Anderson

Second: Keith Roughton

Ayes: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton

Nayes: None

Motion carried 5-0

- e. **Discussion and Consideration of a Motion to Approve the Quitclaim Deed for undedicated City streets.**

Mayor Gwinnett strongly suggested that the council not approve this, as they do not want to annex and want to drill their own well. Perkins says he is unsure if the area is platted and dedicated and cautions the city not to approve it.

MOTION TO APPROVE

Motion: Rebecca Kelly

Second:

Ayes:

Nayes:

Motion died due to a lack of a second

- f. Discussion and Consideration of a Motion to Approve the purchase of a Police Vehicle. Police Chief Roberts' 2023 Dodge Durango would be from Woody Folsom, and another service would outfit the vehicle. Chief Roberts says it is beneficial as a command-type vehicle that could store equipment and is competitive price-wise.

MOTION TO APPROVE & PAY FROM THE SPLOST FUND

Motion: James Harrison

Second: Rebecca Kelly

Ayes: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton

Nayes: None

Motion carried 5-0

16. Consideration of a Motion to adjourn at 8:45 pm.

MOTION TO APPROVE

Motion: Brad Anderson

Second: Keith Roughton

Ayes: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton

Nayes: None

Motion carried 5-0

Approved this 21 day of November, 2024.


L.W. (Nicky) Gwinnett, Jr., Mayor


Lori Phillips, City Clerk

