



CITY OF BROOKLET

MINUTES

JULY 18, 2024

**CITY COUNCIL
MEETING**

**Brooklet City Hall
104 Church St, Brooklet, GA 30415**

7:00 PM

-
1. **Call to order and welcome** – Mayor L.W. (Nicky) Gwinnett, Jr.
 - a. **Invocation** – Mayor Gwinnett
 2. **Pledge of Allegiance to the United States Flag** – Keith Roughton
 3. **Consideration of a Motion to Approve the Agenda**
Motion to Approve
MOTION: Rebecca Kelly
SECOND: Brad Anderson
AYES: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton
NAYES: None
The motion carried 5-0
 4. **Public Hearing Item(s):**
 - A. **APPLICATION RZ 2024-018:**

Weyerhaeuser Company submitted an application to rezone 25.87 acres, located on Brooklet Leefield Road, map/parcel# 136 000024 001, the property is presently zoned A-1 (Agricultural), in connection with the annexation of 278.13 acres located on Brooklet Leefield Road map/parcel# 136 000024 000, the property is presently zoned AG-5/R-80 (Bulloch County). The proposed zoning after annexation is R-3 (Multi-Family Residential District). The primary purpose of the rezone is to establish a residential subdivision. It is expected that lots will vary in size. The minimum lot size will be 10,000 square feet with a minimum frontage of 80’.

 - Discussion from the Mayor and City Council.
 - Discussion and questions from the Public who have requested to speak.

5. **Consideration of a Motion to come out of the Public Hearing and go into the City Council Meeting.**
Motion to Approve
MOTION: Rebecca Kelly
SECOND: Brad Anderson
AYES: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton
NAYES: None
The motion carried 5-0
6. **Consideration of a Motion to approve the Planning & Zoning Commission recommendation for Application RZ2024-016 submitted by G3 Ventures, LLC.** *On April 9, 2024, the Planning Commission recommended not approving the rezoning request for application RZ2024-016.*
Motion to Table
MOTION: Keith Roughton
SECOND: James Harrison
AYES: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton
NAYES: None
The motion carried 5-0
7. **Consideration of a Motion to Approve the Planning & Zoning Commission recommendation for Application RZ2024-018 submitted by Weyerhaeuser Company.** *On June 11, 2024, the Planning Commission recommended approving the rezone and annexation with conditions for traffic analysis and water/sewer agreement reviews.*
Motion to Deny
MOTION: James Harrison
SECOND: Rebecca Kelly
AYES: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton
NAYES: None
The motion carried 5-0
8. **Consideration of a Motion to approve with the condition that the only permitted uses shall be accessory buildings and single-family dwellings, and second reading of an ordinance to annex 278.13 acres, more or less, parcel 136000024 000, owned by Weyerhaeuser Company, into the city limits of Brooklet. The said property shall be zoned R-3.**
Motion to Approve
MOTION: Rebecca Kelly
SECOND: Keith Roughton
AYES: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and Keith Roughton
NAYES: None

The motion carried 5-0

9. **Consideration of a Motion to approve with the condition that the only permitted uses shall be accessory buildings and single-family dwellings, and the Second Reading of an ordinance to amend the zoning map of the city of Brooklet to rezone property designated as parcel 136 000024001, Bulloch County tax assessor's office, containing 25.87 acres, more or less, located just inside the Brooklet city limits FROM A-1 to R-3. Said property is owned by the Weyerhaeuser Company.**

Motion to Approve

MOTION: Rebecca Kelly

SECOND: Keith Roughton

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

NAYES: None

The motion carried 5-0

10. **Consideration of a Motion to Approve the Second Reading of an ordinance to amend Chapter 50, Article II. – Water will provide new water and wastewater rates and charges in the City of Brooklet.**

Motion to Approve

MOTION: James Harrison

SECOND: Keith Roughton

AYES: None

NAYES: None

The motion did not carry.

11. **Consideration of a Motion to Approve Resolution 2024-07-18 a resolution of the City of Brooklet amending the city's fee schedule for certain items; to provide for severability; to provide an effective date; to repeal all ordinances and resolutions and parts thereof in conflict herewith; and for other purposes.**

Motion to Approve

MOTION: James Harrison

SECOND: Brad Anderson

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

NAYES: None

The motion carried 5-0

12. **Consideration of a Motion to Approve the Second Reading an ordinance to amend Section 26-181(c)(2) Regulating Food Trucks.**

Motion to Approve

MOTION: Brad Anderson

SECOND: Rebecca Kelly

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

NAYES: None

The motion carried 5-0

13. **Consideration of a Motion to approve the May Financial Reports as presented.**
Motion to Approve
MOTION: Brad Anderson
SECOND: Keith Roughton
AYES: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison, and
Keith Roughton
NAYES: None
The motion carried 5-0
14. **Recognition of guests who have requested to be added to the agenda**
 - a. Aaron Carpenter, Coastal Regional Commission
 - b. Will Carr – Liberty National Insurance
 - c. Barney Sineath
15. **Recognition of guests who have signed up to speak**
16. **Reports from the City Engineer**
 - a. Wesley Parker, Parker Engineering, LLC
17. **Reports from the Water/Sewer Consultant**
 - a. Matthew Morris
18. **Reports from committee members**
 - a. Mayor Pro-Tem Rebecca Kelly
 - b. Councilman Brad Anderson
 - c. Councilman James Harrison
 - d. Councilman Keith Roughton
 - e. Councilwoman Sheila Wentz
19. **Report from Police Chief**
 - a. Gary M. Roberts
20. **Report from the Safety Coordinator**
 - a. Jim Stanoff - Absent
21. **DISCUSSION ITEMS:**
 - 21.1. **Discussion and Consideration of a Motion to Approve the Water/Sewer Bond Resolution, Providing for Issuance of City of Brooklet, Series 2024, In Aggregate Principal Amount not exceeding \$8,200,000.**
Motion to Approve
MOTION: Keith Roughton
SECOND: Sheila Wentz
AYES: Rebecca Kelly, Sheila Wentz, Brad Anderson, James Harrison,
and Keith Roughton
NAYES: None

The motion carried 5-0

- 21.2. Discussion and Consideration of a Motion to Approve the Project Proposal, presented by Aaron Carter with the Coastal Regional Commission, regarding the Comprehensive Master Plan for the City of Brooklet.**

Motion to Approve

MOTION: Rebecca Kelly

SECOND: Brad Anderson

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

NAYES: None

The motion carried 5-0

- 22.3. Discussion and Consideration of a Motion to Approve the Transfer of Derrell Smith, from Public Works Laborer to Public Works Operator effective July 8, 2024, with a pay grade increase to \$21.00 per hour and to authorize the mayor to sign an employment contract with the employee, mandating employee training for a CDL.**

Motion to Approve

MOTION: Keith Roughton

SECOND: James Harrison

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

NAYES: None

The motion carried 5-0

- 22.4. Discussion and Consideration of a Motion to Approve a 2% cost of living raise for all full-time City employees beginning July 1, 2024, through June 30, 2025.**

Motion to Approve

MOTION: Brad Anderson

SECOND: Rebecca Kelly

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

NAYES: None

The motion carried 5-0

- 22.5. Discussion and Consideration of a Motion to Approve proposal# 6360 from Georgia Technologies for a Dell Desktop Computer and Dell 27' Monitor that includes a three-year hardware warranty and Microsoft Office 2021, for City Hall, for \$1,405.00.**

Motion to Approve

MOTION: Brad Anderson

SECOND: Rebecca Kelly

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

NAYES: None

The motion carried 5-0

- 22.6. Discussion and Consideration of a Motion to Approve the quote from Core and water meters and materials for tap-ins for \$29,467.80.

Motion to Approve

MOTION: James Harrison

SECOND: Keith Roughton

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

NAYES: None

The motion carried 5-0

23. Consideration of a Motion to Adjourn

Motion to Approve

MOTION: James Harrison

SECOND: Rebecca Kelly

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

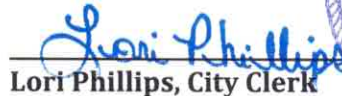
NAYES: None

The motion carried 5-0

Approved this 20th day of March, 2025



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



Lori Phillips, City Clerk



JULY 18, 2024, CC Meeting Summary:

Brooklet City Council members approved the annexation of 278 acres of land into city limits at the Thursday, July 18, 2024 meeting. 25 acres of adjoining property belonging to the Weyerhaeuser company was already within city limits, and the entire 300-acre tract of land was rezoned as R-3.

The approval of this rezoning came with heavy restrictions on the classification of R-3, which typically includes the allowance of multi-family dwellings but was essentially limited to only single-family dwellings.

The land could potentially be the site of 500 homes on 10,000-square-foot lots in the future, but representatives of the developer stated that they do not intend to overwhelm the city's infrastructure and would build houses in 100-unit phases, meeting the needs of housing supply and demand over multiple years.

Representatives stated that while more people and houses do add to the problem of limited water infrastructure, the developers would play a key role in constructing the new system connected to the Statesboro sewage system.

The second reading and approval of these items attracted about two dozen attendees to the meeting, including long-time residents and members of the Bulloch Board of Education. They expressed concern about the strain of the potential addition of hundreds of new families to the city's schools, water and sewage system, and emergency service area.

Others expressed dissatisfaction with the idea that new residents would have access to city water before longtime residents, to which the mayor asked for suggestions on better options to pay for the \$8 million project to get it started.

The city will also move forward with the Coastal Regional Commission's project proposal to draft a Comprehensive Master Plan for Brooklet. If the contract for the service is signed in August, it will take about 6-8 months for the plan to be prepared and ready to go into effect.

The council welcomed around two dozen attendees to the July 18, 2024, Brooklet City Council meeting and began the meeting with a prayer and The Pledge of Allegiance.

The agenda was adopted with one amendment: Mayor Pro-Tem Rebecca Kelly asked that Aaron Carpenter of the Coastal Regional Commission make his presentation separately from public comment, as to make clear that public comment is a different interaction.

Public Hearing

1. Application RZ 2024-018:

Weyerhaeuser Company submitted a request to rezone 25.87 acres, located on Brooklet Leefield Road (Parcel #136 000024 001) from A-1, in connection with an annexation of 278.13 acres located on Brooklet Leefield Road (Parcel #136 000024 000) presently zoned A-5/R-80. The proposed zoning after annexation is R-3 multifamily residential so that a subdivision may be established. Minimum lot sizes will be 10,000 square feet with a minimum frontage of 80'.

Councilman Bradley Anderson said that WTOC published an article stating that developers were planning to build 500, which contradicts the 100 homes he had understood as the unit number discussed in the previous meeting.

Cody Rogers, Statesboro branch manager for EMC Engineering Services, says applications don't require several homes in rezoning, as this is a preliminary step in surveying the land

"I was stating 100 homes per phase," Rogers clarified, furthering that construction on the first phase of homes would begin in about three years. He said that supply and demand would ultimately determine the number of phases and a total number of houses built.

Rogers assumes that with city sewer lines tied in, 500 homes could be built.

"This council has been solely stuck on one thing; sewer and water," Dave Bircher added during the public hearing, asking that the city take a harder look at the needs of the Police Department and traffic concerns.

Donna Clifton, District 4 Bulloch County School Board representative, said she is very concerned with the potential impacts to Brooklet's infrastructure with the addition of this housing project after two other developments were recently approved

"If we approve this, where are we going to put our children?" she asked, adding that 'flooding' the schools would be detrimental to the students. "People move to Brooklet for SEB schools."

Cheryl Lynne and Tom Ferrari are residents on West Lane St. and are concerned that new Brooklet residents are getting priority in the incoming city sewer system.

Mayor Gwinnett responded that rather than raise taxes and indebt the city, having developers contribute to the multi-million-dollar project is the most financially sound way of constructing and running the sewer system as quickly as possible.

Attorney Steve Rushing represents the developers and stresses that construction will occur in phases as the infrastructure can handle it.

While adding new homes contributes to the problem of increased demand for city sewer, the developer wants to be a part of the solution.

Donna Clifton asks if those solutions only include sewage and water, to which Rushing says traffic studies also need to happen.

Clifton said the new SEB school, which will likely have a capacity of 2,500 students, won't operate until 2030 and suggested that the developers contribute in this way as well because it will significantly stress Brooklet's infrastructure.

Rushing said that the R-3 rezoning was selected for the 10,000 minimums. City Attorney Ben Perkins asked if the client would mind restriction to single family dwellings, and Rushing said it would likely not be a problem.

The council then ended the public hearing and returned to the regular session.

TABLED: Item 6, concerning the mayor's personal property, was tabled due to the inability of Mayor Gwinnett's attorney to appear.

DENIED: 7. Consideration of a motion to approve the planning and zoning commission recommendation for Application RZ2024-018 submitted by Weyerhaeuser Company.

The request was denied to make revisions and expunge certain permitted uses from the agreement, as stated in the ordinance. This matter was handled in item 8.

APPROVED WITH RESTRICTIONS: 8. Consideration of a motion to approve the second reading of an ordinance to annex 278.13 acres, more or less, parcel 136000024 000, owned by Weyerhaeuser Company.

The property will be rezoned R3, with revisions that the only permitted uses are accessory buildings and single-family dwellings.

APPROVED with the same stipulations as the previous item: 9. Consideration of a motion to approve the second reading of an ordinance to amend the zoning map to rezone parcel 136000024001, owned by Weyerhaeuser Company, from A-1 to R-3.

APPROVED: 10. Consideration of a motion to approve the second reading of an ordinance to amend Chapter 15, Article II. - Water will be provided for new water and wastewater rates and charges in Brooklet.

APPROVED: 11. Consideration of a motion to approve resolution 2024-07-18 a resolution of the city of Brooklet amending the city's fee schedule for certain items; to provide for severability; to provide an effective date; to repeal all ordinances and resolutions and parts thereof in conflict herewith; and for other purposes.

APPROVED: 12. Consideration of a motion to approve the second reading of an ordinance to amend Section 26-181(c)(2) Regulating Food Trucks.

APPROVED: 13. Consideration of a motion to approve the May financial reports as presented.

14. Guests who have asked to be added to the agenda - waived.

15 Guests who signed up to speak:

Ellen Perkins, Chair of the Brooklet Community Development Association, which hosts the Annual Brooklet Peanut Festival, asked the council about this year's fees and potential city sponsorship.

The council agreed to discuss this at the July 30, 2024, meeting. The Peanut Festival will be on September 21, 2024.

16. City Engineer Wesley Parker, Parker Engineering, LLC reports.

Mayor Gwinnett expressed extreme gratitude to the team for the grant that they secured at a critical time when upgrading infrastructure.

Wesley Parker says that the funding agency saw how Brooklet needed the improvements.

\$600,000 is being used to build a large-diameter water main from the water tank to Cromley Road, which will improve fire safety.

Parker says the GDOT project is moving slowly, but moving. Street improvements that were approved earlier this year will begin 'shortly.'

17. The report from the city consultant was deferred to the discussion items later in the agenda.

18. Councilman Keith Roughton is happy that the sidewalk projects are being finished in phases, and they have recently made improvements in front of the schools.

Roughton reiterates that changes in water fees are investments. The new revenue is to be used to improve 100-year-old water lines, not for new construction.

19. Chief Gary M. Roberts

Chief Roberts reports that the cameras for the tag readers are “really paying off,” and the council should “expect to see an application for a couple more.”

They are not speed detectors, but they help identify non-licensed drivers, assist in crime, and solve Amber Alerts.

20. Jim Stanoff - not present

APPROVED 21.1 Discussion and consideration of a motion to approve the Water/Sewer Bond Resolution for issuing the city of Brooklet, Series 2024, in aggregate principal amount not to exceed \$8,200.

This resolution is a commitment by the city to the bond purchasers that the city will set water rates and charges in amounts that will generate revenue to sufficiently pay for this debt over the course of the 30-year deal.

APPROVED 21.2 Discussion and consideration of a motion to approve the Project proposal, presented by Aaron Carpenter with the Coastal Regional Commission, regarding the comprehensive master plan.

Planning Director Aaron Carpenter asked the council if they had any questions about the 5-task proposal project that was drafted to begin the process of creating a comprehensive master plan for the city of Brooklet.

“Can you start yesterday,” Mayor Gwinnett joked.

Carpenter said that work can begin in August and it would take approximately 6-8 months until adoption. With fees of about \$60 per hour, the council was ready to move forward and Carpenter will return to the council with a contract.

APPROVED 22.3 Discussion and consideration of a motion to approve the transfer of Derrell Smith from Public Works Laborer to Operator effective July 8, 2024, with a pay grade increase to \$21.00 per hour and to authorize the mayor to sign an employment contract with the employee, mandating employee training for a CDL.

APPROVED 22.4 Discussion and consideration of a motion to approve a 2% cost of living raise for all full-time city employees beginning July 1, 2024, through June 30, 2025.

Gwinnett urged the council to allow for a 5% increase, but this was not feasible as the budget was already predetermined with the 2% figures.

City Manager Carter Crawford said that while the budget is passed, after taxes come in it is possible to pay out a lump sum; the pay scale does not go up but they get some more money.

APPROVED 22.5 Discussion and consideration of a motion to approve proposal #6360 from Georgia Technologies for a Dell Desktop Computer and Dell 27' Monitor, including a three-year hardware warranty and Microsoft Office 2021 for city hall for \$1,405.00.

APPROVED 22.6 Discussion and consideration of a motion to approve the quote form Core and water meters and materials for tap-ins for \$29,467.80.

Mayor Gwinnett adjourned the meeting.