



CITY OF BROOKLET

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Joe Grooms III, Mayor  
Nicky Gwinnett, Mayor Pro-Tem  
Bradley Anderson, Councilman  
Rebecca Kelly, Councilwoman  
James Harrison, Councilman  
Johnathan Graham, Councilman

City Attorney  
Hugh Hunter

City Clerk  
Lori Phillips

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CITY COUNCIL  
MEETING  
NOVEMBER 17, 2022  
7:00 PM  
MINUTES

**Members Present:** Mayor Joe Grooms, III, Mayor Pro-Tem Nicky Gwinnett, Brad Anderson, James Harrison, City Attorney Hugh Hunter, and City Clerk Lori Phillips. Councilman Johnathan Graham was absent.

1. **Call to order and welcome** - Mayor Grooms, III
  - a. Invocation
2. **Pledge of Allegiance to the United States Flag** - Mayor Grooms, III
3. **Public Hearing and Consideration of a Motion to Approve Application RZ 2022-003:** Julia Rozier requests a Zoning Map Amendment from A-1 (Agricultural District) to R-3 (Multi-Family Residential District) to rezone 80.28 acres, more or less, to develop a single-family/multi-family subdivision. The property is located off Highway 80 East a portion of parcel# 136 000022 000.

**Discussion and Questions from the Mayor and City Council.**  
No discussion from Mayor and Council.

**Discussion and Questions from the Public who has signed up to speak.**

*Jennifer Grimes* lives in Sugarland Plantation and she asked the following questions, "what are the consequences of the potential growth that comes with this type of development, does the residents of Brooklet want this type of growth, and are they ready for it, is the infrastructure in place and ready for this type of growth, can the current staff handle this growth?" "We all know that growth is inequitable, but we all can control the amount and the type that happens, there have been several accidents on Highway 80 East in the city limits

recently, and growth will only increase the odds of more accidents, please hear our voice and make a sound judgement on how to proceed.”

Councilman Anderson replied, “thank you for your comment.”

*Wendy Naismith* also lives in Sugarland Plantation and she asked, “why do we continue to want the multi-family housing, why can we just not just rezone this to single-family, we know that growth is coming, why do we want 233 lots in one subdivision, how small will these lots be?” “These are my questions and concerns, I do not know what your stipulations are for subdivisions, I am really not opposed to having single-family housing because I know it’s going to come, so these are my questions.”

Mayor Pro-Tem Gwinnett stated, “the zoning class means multi-family *or* single-family residents, it does not have to be both, it can be either one, so I do not know if anybody is really talking about multi-family, but at this point of time, like Mayor Grooms stated, we’re not in a position to even make a decision with what will be built on this property, this is simply a zoning request change.”

Wendy Naismith asked, “why can’t we just rezone it for single-family, instead of both?”

Mayor Pro-Tem stated, “mainly because that piece of property is not suitable for R-1, it will require very few number of actual buildable lots at R-1, and you have to understand, on the class they are asking for, is with a sewer system only, obviously, the town is trying to begin a sewer system and this would make that work a lot better for us and so in return, we can make this work for them, and the bottom line in all this is, this town has got to generate some more revenue somehow, we are at a point where we cannot keep going at the rate we are going financially, and there are a lot of things to consider, I understand about the traffic, but that’s always an issue.”

Councilman Anderson stated, “we are talking about zoning only, there is no subdivision plat currently.”

Councilwoman Kelly stated, “the developer will have to come back to planning and zoning with a proposal of what they want to do, our planning and zoning will have to decide if this is what they want or if they do not want it, and then that has to come to council again, but right now, we’re just saying, they can have an R-3, which can be one or the other, but we don’t know what they are going to do, the bottom line is this, they can’t build anything there until we get a water/sewer system because it’s not going to perk, and we want the houses because we need the income from the houses to help support the water/sewer system, but right now, all we are doing is rezoning and what will be there will be determined later, it could be multi, it could be single, but that will be decided down the line, it won’t be decided tonight.”

Wendy Naismith stated, “well it sounds to me that y’all have decided that, because you are telling me that you cannot do single-family houses.”

Councilwoman Kelly replied, “no you can, you can have one or the other in an R-3.”

Wendy Naismith replied, “but if you pass it for R-3, you’re going to put multi in it, right?”

Mayor Pro-Tem replied, "not necessarily."

Councilman Anderson stated, "it looks like the total square footage of the lot. What is the square footage of those current existing lots in that area?"

Mayor Pro-Tem replied, "maybe 4/10ths of 3/10ths."

Councilman Anderson asked, "what is an acre, about 43,000 square feet?"

Mayor Grooms stated, "the houses that are already there is already zoned for R-3."

Mayor Pro-Tem Gwinnett stated, "the other part of that is we changed the subdivision ordinances so that from now on, into the future, we require curb and gutter, sidewalks, street lights, concrete culverts, so we have done some things to make the subdivisions better by actually forcing the developer to have to spend more money, which in the end, will make a better, salable place for everybody involved."

Councilman Anderson asked, "so if council changes this zoning on this piece of property, and the subdivision plan comes back and its 75% multi-family and council says no, we want to limit that to 10%, at that point in time, does council still have the right to limit that to 10%?"

Councilwoman Kelly replied, "yes, and actually, planning and zoning could to."

A nearby resident of the property asked, "we already have a drainage issue in the city, where is all that extra drainage going to go to?"

Mayor Pro-Tem stated, "that will be up to the engineers to figure out."

**4. Motion to close the public hearing and return to the regular session.**

**MOTION:** Brad Anderson

**SECOND:** Nicky Gwinnett

**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison

**NAYES:** None

**Motion carried 4-0**

**5. Motion to approve application RZ 2022-003 to rezone 80.28 acres from A-1 to R-3.**

**MOTION:** Nicky Gwinnett

**SECOND:** Rebecca Kelly

**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison

**NAYES:** None

**Motion carried 4-0**

*Per City Attorney Hunter, "Planning & Zoning did not have an actual plat, so the property owner had a surveyor do a sketch plat so everyone would understand what part of the area wanted to be rezoned, but we will have to do an ordinance to amend the zoning map and we will need a final plat. Is City Clerk, Lori authorized to contact the property owner to get a final boundary plat in order to move forward with the ordinance?" The Mayor and Council agreed.*



6. **Motion to Amend the Agenda to add an Executive Session for the purpose of discussing pending litigation.**  
**MOTION:** Brad Anderson  
**SECOND:** Nicky Gwinnett  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**
7. **Motion to Amend the Agenda to add discussion and consideration of a motion for the purchase of the property for the new well site on highway 80 East, from Brooklet First Baptist Church in the amount of \$20,000.00.**  
**MOTION:** Nicky Gwinnett  
**SECOND:** James Harrison  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**
8. **Consideration of a Motion to Approve the Consent Agenda**  
a. Purchase of a GPR System (Ground Penetrating Radar) from GovDeals in the amount of \$5,005.00  
b. Purchase of (27) Smart Point Radio Readers for Water Meters, from Core & Main, in the amount of \$4,185.00  
c. Purchase of (30) No Parking Signs, (2) No Parking Tow Away Signs, and (32) 9ft. Metal Post, in the amount of \$2,706.89  
**MOTION TO APPROVE**  
**MOTION:** Brad Anderson  
**SECOND:** Nicky Gwinnett  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**
9. **Consideration of a Motion to Approve the Minutes for the following Meetings:**  
a. October 13, 2022 Work Session  
b. October 20, 2022 City Council Meeting  
**MOTION TO APPROVE**  
**MOTION:** Rebecca Kelly  
**SECOND:** Nicky Gwinnett  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**
10. **Consideration of a Motion to Approve the October Financial Reports as presented**  
**MOTION TO APPROVE**  
**MOTION:** Brad Anderson  
**SECOND:** Rebecca Kelly  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**

**11. Recognition of guest that have signed up to speak**

**12. Reports from committee members**

a. Mayor Pro-Tem Gwinnett

- Water leak has been repaired at the Recreation Department on North Cromley Road.
- Our next project will be to pour concrete into street cuts that have been made in the last couple of months, we have one in Sugarland Plantation, one at Cromley, one at Railroad Street, and we are going to pour a pad behind City Hall for the generator.

b. Councilman Anderson

- We are in good shape, budget wise. Taxes should begin rolling in if they have not been already.

c. Councilwoman Kelly

- After working on the Personnel Handbook for a year, it is finished. The next step is to have Attorney Hunter read over it and make any suggestions or changes if necessary. She would like to thank Shannon Anderson for all her work with updating the handbook. For the first time, we have job descriptions for each employee, we have an evaluation system, and our practices now match up with what they were in the handbook. In December we will vote on it and pass it out to all the employees.
- If you have not rsvp'd for the Christmas party, please do so by Monday.

d. Councilman Harrison

- Gave the monthly PD report.
- We have two Officers that will be leaving to go to other departments, so we are actively seeking Police Officers.

e. Councilman Graham

- *Absent*

**13. Report from Police Chief**

a. Gary M. Roberts - *Absent*

**14. Report from Safety Coordinator**

a. Jim Stanoff - *Absent*

**15. DISCUSSION ITEMS:**

15.1. Report from the City Engineer, Wesley Parker – Projects Update

Wesley Parker was not present at the meeting, therefore, Councilwoman Kelly read the following update to all:

*City of Brooklet Projects Update Month & Year: October 2022*

*A. Well Project*

***Items Accomplished:***

- 1. Created a computer model of the City's water system which was used to evaluate prospective well sites.*
- 2. Evaluated several sites and recommended the Baptist Church site.*

3. Coordinated with surveyor to survey the Baptist Church site.
4. Applied for an Office of Planning and Budget (OPB) grant to fund the well.
5. Prepared a Phase 1 EPD report which will be used by EPD to evaluate the site.

**Next Steps:**

1. Wait on EPD to evaluate well site.
2. City to finalize purchase after EPD's evaluation.
3. Await results for grant.
4. Design.

**B. Cromley Road Project**

**Accomplished:**

The project has been surveyed and completely designed from Lane Street to Highway 80. Property acquisition/easement acquisition for drainage and sidewalks is also complete. The project was submitted to GDOT for review and they requested expensive drainage improvements. The City subsequently applied for and received a GDOT TA Project grant to perform the planning and design for this project. Also, the project was expanded by extending north on Cromley to connect to the recreation department and will also now include downstream drainage improvements on North Parker. Please note that the city received the \$600,000 for planning/engineering/environmental work only. GDOT will not hire Parker Engineering to perform this work; we will assist the City in their efforts to keep the project moving forward. After the preliminary work is complete, the City must reapply for funds to complete the construction. Although it is not guaranteed, it is highly likely the project will be funded.

Representative Tankersley helped the city receive a LMIG grant on this project before we applied for the new grant. I have a question in to the Grant Coordinator at GDOT asking the following:

- a. Could the City use the LMIG grant as their matching funds for the new TA project?
- b. Could the City transfer the LMIG grant to another road project in the city?

If the answer is no to both questions, then I will ask GDOT if we could use LMIG to reimburse the city for the money spent on engineering and surveying the site.

**Next Steps:**

1. Attend a TA Project kick-off meeting with GDOT and their consultants on December 2.

**C. Gin Road Project**

**Items Accomplished:**

1. Project has been surveyed, designed, permitted through GDOT, and constructed.

**Next Steps:**

1. Waiting on Contractor to remove the sediment from the storm sewer.
2. Close out project.

**D. Brooklet LMIG**

**Items Accomplished:**

1. Project has been designed and bid out.
2. Streets to be resurfaced: College and Lewis.

**Next Steps:**

1. Open bids on November 10<sup>th</sup>.

- 15.2. Report from Laurel Street Consulting, LLC, Brett Bennett – Sewer Project Update
  - No report was submitted

- 15.3. Motion to approve the proposed contract for Laurel Street Consulting, LLC, Brett Bennett, for Consulting Services regarding the Sewer Infrastructure Project.

**MOTION TO TABLE 15.2. & 15.3. TO THE DECEMBER CITY COUNCIL MEETING DUE TO NO INFORMATION BEING PROVIDED FROM MR. BENNETT.**

**MOTION:** Brad Anderson

**SECOND:** James Harrison  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**

- 15.4. Motion to approve the recommendation from Parker Engineering for the 2022 Brooklet LMIG Project for the lowest bidder, Ellis Wood Contracting, in the amount of \$70,668.00. This is for Street Improvements for a section of College Street (0.08 LM) and Lewis Street (0.26 LM).

**MOTION TO APPROVE**

**MOTION:** Nicky Gwinnett  
**SECOND:** Brad Anderson  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**

- 15.5. Motion to approve the resignation of Officer Silver Leuschner, effective November 16, 2022.

**MOTION TO APPROVE**

**MOTION:** Brad Anderson  
**SECOND:** Nicky Gwinnett  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**

- 15.6. Motion to approve the resignation of Officer/Detective Brandy Hewett, effective November 27, 2022.

**MOTION TO APPROVE**

**MOTION:** Brad Anderson  
**SECOND:** James Harrison  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**

- 15.7. Discussion and consideration of a motion to approve the purchase of the property for the new well site on highway 80 East, from Brooklet First Baptist Church in the amount of \$20,000.00.

**MOTION:** Brad Anderson  
**SECOND:** Nicky Gwinnett  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None  
**Motion carried 4-0**

16. **Consideration of a Motion to enter Executive Session for the purpose of discussing pending litigation.**

**MOTION:** Brad Anderson  
**SECOND:** Nicky Gwinnett  
**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison  
**NAYES:** None

**Motion carried 4-0**

**17. Consideration of a Motion to adjourn**

**MOTION TO ADJOURN**

**MOTION:** Brad Anderson

**SECOND:** Nicky Gwinnett

**AYES:** Rebecca Kelly, Nicky Gwinnett, Brad Anderson, and James Harrison

**NAYES:** None

**Motion carried 4-0**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Joe A. Grooms, III, Mayor

\_\_\_\_\_  
Lori Phillips, City Clerk