



**Brunswick-Glynn County
700 Gloucester Street
Third Floor Conference Room
Thursday, October 18, 2012 at 3:00 p.m.**

AGENDA

PUBLIC COMMENT PERIOD

Public Comments will be limited to 3 minutes per speaker. Comments are to be limited to relevant information regarding your position and should avoid being repetitious. Individuals should sign in stating your name, address and the subject matter on which you wish to speak. Your cooperation in this process will be greatly appreciated.

DISCUSSION

- 1. Sewer Combination Cleaner – K. Morgan**

- 2. Administrative Office Complex – K. Morgan**
 - Coastal Bank
 - Royal Hotel

APPROVAL

- 1. Nizinski Lease – Third Option Year and Amendment – J. Donaghy**

- 2. Accept as Public Infrastructure
Cottages at Musgrove**

- 3. Minutes of October 4, 2012 Regular Meeting**

EXECUTIVE SESSION

AGENDA ITEMS FOR NEXT MEETING

All citizens are invited to attend. There is a possibility of a quorum of City or County Commissioners being present



**Brunswick-Glynn County
700 Gloucester Street
Third Floor Conference Room
Thursday, October 18, 2012 at 3:00 p.m.**

MINUTES

PRESENT: Clyde Taylor, Chairman
James Brooks, City Commissioner
Bob Coleman, County Commissioner
Cornell Harvey, City Commissioner
Tony Sammons, Commissioner

ALSO PRESENT: Keith P. Morgan, Executive Director
John D. Donaghy, Chief Financial Officer
Desiree E. Watson, JWSC Attorney
Barbara Rogers, JWSC

Chairman Taylor called the meeting to order and provided the invocation.

PUBLIC COMMENT PERIOD

Chairman Taylor recognized the following individuals to address the Commission.

1. Daniel Parshley, Brunswick, advised the Commission that in speaking with customers, renters complained about the length of time experienced to receive a deposit refund and that it needed to be addressed.
2. Charles Lamkin, Saint Simons Island, questioned the Public Notice placement in the Brunswick News for the Grand Jury meetings. Also, he questioned why representatives from the JWSC were speaking with the Grand Jury. Mr. Lamkin was advised that the JWSC representatives were requested by the Grand Jury to attend a meeting so that the Grand Jury could better understand the operations of the JWSC and that no discussion took place relative to the pending appointments.
3. Bruce Pobanz, Brunswick, requested that the Board of Commissioners respect the choice made by the voters and not to make any decisions on the Administrative Office Complex at this time.

4. Larry Evans, Brunswick, stated that he was here to answer any questions concerning the compliance of the Royal Hotel property.

5. Brady Turner, Brunswick, distributed and reviewed his proposal to Commissioners on the Royal Hotel property.

There being no additional citizens who wished to address the Commission, Chairman Taylor closed the Public Comment Period.

DISCUSSION

1. Sewer Combination Cleaner – K. Morgan

Mr. Morgan stated that at the October 4, 2012 meeting Mr. Tim Conger of Adams Equipment Company addressed the Commission as it was preparing to award the bid for the purchase of a sewer combination cleaner and stating that the recommended vendor's equipment may not conform to the specifications as advertised. Mr. Morgan stated that staff has confirmed the accuracy of Mr. Conger's statement and therefore recommends that the Commission reject all bids and reissue the Invitation for Bid.

The Chairman directed Mr. Morgan to stress with staff the importance of accurately reviewing responses so that this will not happen in the future.

Commissioner Brooks made a motion seconded by Commissioner Coleman to reject all bids and reissue the Invitation for Bid for the purchase of a sewer combination cleaner. Motion carried 5-0-0.

2. Administrative Office Complex – K. Morgan

- **Coastal Bank**
- **Royal Hotel**

Mr. Morgan stated that at the October 4, 2012 meeting a motion authorizing the Chairman and Executive Director to negotiate a sales price for the Royal Hotel property and the Coastal Bank property and to bring the findings back to the Commission for their consideration at today's meeting.

Mr. Morgan stated that we have been informed by a bank representative that the Coastal Bank property is not available at this time.

Mr. Turner presented his proposal to the Commissioner during the Public Comment Period.

Chairman Taylor started the discussion stating that the Commission has tried to keep looking at a downtown site and that parking continues to be a big problem.

Chairman Taylor stated that the JWSC cannot justify paying almost \$3,000,000 for a building when the JWSC received an appraisal of \$920,000 from a certified appraiser. Commissioner Brooks stated that parking was a problem with the Coastal Bank property and parking is the same issue with the Royal Hotel property. Commissioner Harvey stated that while sitting on the JWSC Board the Commission's duties are to the rate payers. While being in the downtown City area is a plus, it is not a must. The Commission has done their due diligence; the Board is mandated to find property at a fair market price and to find property that will benefit the rate payers. Commissioner Coleman expressed concern that if the Board proceeded with the building, then would the value of the building be what the JWSC has in the project? Commissioner Sammons stated that would only be relevant if the Board intended to sell the building, and emphasized that the JWSC bought the Day's Inn property for less than fair market value. The JWSC expects to remain in the building for the next 50 years.

Commissioner Harvey made a motion seconded by Commissioner Sammons that the JWSC move forward with construction on the Gloucester Street property. Motion carried 4-1-0. Commissioner Coleman cast the opposing vote.

Commissioner Sammons made a motion seconded by Commissioner Brooks to shorten the time of the First Amendment to the Ussery-Rule contract, subject to the consent of the architect. Motion carried 4-1-0. Commissioner Coleman cast the opposing vote.

APPROVAL

1. Nizinski Lease – Third Option Year and Amendment – J. Donaghy

Mr. Donaghy stated that in 2009 the JWSC entered into a lease of property with Lawrence Nizinski at 4186 Whitlock Street to provide the JWSC a chemical and dosage site to facilitate control of corrosive wastewater coming from the north mainland areas near Exit 30 of I-95. The site remains necessary to the operations of the JWSC. Staff recommends renewal of the third option year from December 1, 2012 to November 30, 2013 and recommends approval of an amendment to the lease to provide for an additional five (5) option years under the same terms and conditions.

Commissioner Sammons made a motion seconded by Commissioner Harvey that the JWSC renew the lease with Lawrence Nizinski for the third option year from December 1, 2012 and ending November 30, 2013 at the cost of one hundred fifteen dollars and seventy-six cents (\$115.76) per month; and, approve the First Amendment to the lease. Motion carried 4-0-1. Commissioner Coleman abstained.

2. Accept as Public Infrastructure Cottages at Musgrove

Mr. Morgan stated that The Cottages at Musgrove Subdivision is a 22 lot single family residential subdivision located on North Harrington Road on Saint Simons Island. The subdivision is accessed by Ramsey Lane, a private road with a right of way width of 40 feet. The owner of record is Musgrove Plantation, LLC.

All requirements for the water and sewer infrastructure under the BGJWSC Development Procedures have been met, and all easements and related documents have been approved as to form by legal counsel. Staff recommends acceptance of the subject water and sewer facilities as public infrastructure for ownership, operation and maintenance.

Commissioner Harvey made a motion seconded by Commissioner Brooks to accept the water lines and low pressure sewer lines serving the Cottages at Musgrove Subdivision as public infrastructure. Motion carried 5-0-0.

3. Minutes of October 4, 2012 Regular Meeting

Commissioner Sammons made a motion seconded by Commissioner Brooks to approve the minutes of the October 4, 2012 regular meeting. Motion carried 5-0-0.

EXECUTIVE SESSION

The JWSC members did not have any items to discuss in an Executive Session.

Chairman Taylor adjourned the meeting.

Clyde Taylor, Chairman

Attest:

Barbara Rogers