



**Brunswick-Glynn County  
700 Gloucester Street  
Third Floor Conference Room  
Thursday, September 20, 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. Teamwork Services, Inc. – K. Morgan**

### **APPROVAL**

- 1. Acceptance as Public Infrastructure – J. Hunkele, P.E.  
Frederica Township Phases I, II, II-A, II-B, III, IV, IV-A, V, V-B, VI**
- 2. Minutes of September 6, 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, September 20, 2012 at 3:00 p.m.**

### **MINUTES**

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

**ABSENT:** James Brooks, City Commissioner

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

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

### **PUBLIC COMMENT PERIOD**

Chairman Taylor recognized the following individuals to address the Commission.

1. Bernie Fulton recommended the JWSC evaluate cost savings in relocating the JWSC Administrative Office Complex.
2. Brady Turner asked Commissioners to consider relocating to the second floor of the historic Royal Hotel building located on Newcastle Street and handed out a proposal.
3. Bruce Pobanz requested that Commissioners listen to the people. Mr. Pobanz stated that the voters have asked the Board to wait on any decisions until the new Board takes office.

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

Commissioner Coleman made a motion seconded by Commissioner Harvey to add discussion of the Royal Hotel property to the Agenda. Motion carried 4-0-0.

## **DISCUSSION**

### **1. Teamwork Services, Inc.**

Mr. Morgan stated that during the discussion of the preliminary site plan at the September 6, 2012 meeting no decision was made on the direction the Commission wished to take on the two fronts in question that needed clarification in order for Mr. Ussery to go forward; general agreement with the placement of the Administrative Office building on the property and whether or not the Commission intends to provide office space and/or additional square footage for Teamwork Services, Inc.

Mr. Ussery stated that in discussion with Teamwork Services it was determined that they would need space for 12 employees, a conference room, a training room and storage space. This would increase the total square footage of the building.

Commissioner Harvey stated that the services Teamwork Services provides for the JWSC is very important, however, the JWSC is not in the rental business. Commissioner Sammons stated that the JWSC is not in the rental business and that the JWSC could be at risk one day should the contractual association change. Some conference space could perhaps be provided on an as needed basis for Teamwork Services staff to meet on site with employees. Commissioner Coleman stated also that the JWSC was not in the rental business. Chairman Taylor summed the discussion up saying that it appeared to be a consensus to provide Teamwork Services with some space on an as needed basis for employee meetings. Chairman Taylor stated that it would be a step forward to provide a drive through window.

### **2. Royal Hotel Building**

Mr. Turner stated that the Royal Hotel building was built in 1907 and was restored in 1990. The JWSC could move on January 1, 2013 into the second floor office space which Mr. Turner owns. Mr. Turner emphasized that this would create a presence in downtown where it is greatly needed. There are a total of fifty parking spaces which are dedicated for the entire building.

Commissioners held a short discussion concerning the pros and cons of the Newcastle Street property. Chairman Taylor stated that any serious discussion

would require a property appraisal, an estimate by an architect on the cost to renovate and the need to be made whole on the Gloucester Street property.

Commissioner Harvey made a motion seconded by Commissioner Coleman to proceed with an appraisal and engage the services of an architect to prepare a cost of renovations assessment. Motion carried 3-1-0. (Commissioner Sammons cast the opposing vote).

Commissioner Coleman called for a **Point of Privilege**.

Commissioner Coleman stated that at the last meeting he had requested that the JWSC terminate the contract for Architectural and Engineering Services for the Administrative Office Complex. Commissioner Coleman stated that the JWSC may, at any time, with written notice, terminate the contract while looking into different options.

Commissioner Coleman made a motion to cease any further activities by Mr. Ussery until the JWSC decides what they are going to do, and terminate the contract with Mr. Ussery, and pay him what is owed and not spend anymore money until we are sure of what we are going to do. Motion was lost for lack of a second.

Commissioner Harvey called for a **Point of Privilege**.

Commissioner Harvey stated that Mr. Ussery has already done his work with the exception of the drive through window, there has to be some cut off point where we make a decision. One of the reasons we chose not to proceed with the Coastal Bank Building was the age of the building. We have done our due diligence.

Commissioner Sammons stated that we can continue to discuss until every downtown building becomes available. Every moment we delay is costing the JWSC more money.

Commissioner Harvey made a motion seconded by Commissioner Coleman to move forward with the site plan and drive through window design based on today's discussion, and for the next meeting a contract amendment to suspend any additional activities under the current terms and conditions. Motion carried 3-1-0. Commissioner Sammons cast the opposing vote.

## **APPROVAL**

### **1. Acceptance as Public Infrastructure**

#### **Frederica Township Phases I, II, II-A, II-B, III, IV, IV-A, V, V-B, VI**

Mr. Morgan stated that the Glynn County Community Development Department, at the direction of the Glynn County Board of Commissioners, has been working with the JWSC to resolve outstanding issues involving the utility systems installed on Sea Island Company Properties. The first of these, Frederica Township, has had extensive site reviews. All identified repairs and improvements have been completed and the facilities are recommended for acceptance by the JWSC.

Commissioner Harvey made a motion seconded by Commissioner Coleman to accept as public infrastructure sewer force mains and water mains for Frederica township Phases I, II, II-A, II-B, III, IV, IV-A, V, V-B and VI; and four (4) lift stations for Frederica Township Phase I, one (1) lift station for Frederica Township Phase IV, and authorize the Chairman and Executive Director to sign the Waiver, Release, Indemnification, and Hold Harmless Agreement and Covenant Running with the Land. Motion carried 4-0-0.

### **2. Minutes of September 6, 2012 Regular Meeting**

Commissioner Harvey made a motion seconded by Commissioner Coleman to approve the minutes of the September 6, 2012 regular meeting. Motion carried 3-0-1. Commissioner Sammons Abstained

## **EXECUTIVE SESSION**

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

Chairman Taylor adjourned the meeting.

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Clyde Taylor, Chairman

Attest:

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Barbara Rogers