



**Brunswick-Glynn County  
Joint Water and Sewer Commission  
700 Gloucester Street  
Third Floor Conference Room  
Tuesday, June 25, 2013 at 9:00 a.m.**

**SPECIAL CALLED MEETING**

**AGENDA**

**Order                  Invocation                  Pledge**

**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. Carl Vinson Institute Proposal**
- 2. Larry Bryson – 700 Gloucester Street**

**EXECUTIVE SESSION**

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



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Tuesday, June 25, 2013 at 9:00 a.m.**

**SPECIAL CALLED MEETING**

**MINUTES**

**PRESENT:**                    **Ronald E. Perry, Chairman  
Sandra J. Dean, Commissioner  
Donald M. Elliott, Commissioner  
Dale Provenzano, County Commissioner  
Tony Sammons, Commissioner**

**ABSENT:**                    **John A. Cason, III, City Commissioner  
George M. Dupuy, Commissioner**

**ALSO PRESENT:**        **Keith P. Morgan, Executive Director  
Desiree E. Watson, JWSC Attorney  
Barbara Rogers, JWSC Acting Clerk**

Chairman Perry called the meeting to order and provided the invocation.  
Commissioner Sammons led the Pledge.

**PUBLIC COMMENT PERIOD**

Chairman Perry recognized the following individual to address the Commission.

1. Brady Turner, Brunswick. Mr. Turner asked the Commission if his building on Newcastle Street was still under consideration for the Administrative Office Complex. Chairman Perry advised Mr. Turner that the search had been narrowed to two locations, either 700 Gloucester Street or building on the land owned by the JWSC on Gloucester.

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

## **DISCUSSION**

Chairman Perry reversed the order of the Agenda to allow Mr. Bryson to present his report ahead of general discussion items.

### **1. Larry Bryson – 700 Gloucester Street**

Mr. Bryson stated evaluation of the building started on June 6, 2013 in the areas of mechanical, electrical and plumbing. Air quality and mold testing will start next week along with a site analysis. Mr. Bryson stated the chiller used for heating and air dated back to 1988 and had 43 individual zone units. Commissioner Sammons inquired if energy efficiency was being considered as part of his evaluation since the JWSC would need this in order to compare rehabilitation of this building versus construction of a new building. Mr. Bryson will meet with the Facilities Committee prior to the next scheduled Commission meeting.

Commissioner Elliott made a motion seconded by Commissioner Dean to add acceptance of a sewer easement to the agenda. Motion carried 5-0-0.

#### **1A Sewer Easement**

Mr. Morgan stated the Olive Way sewer easement was in the area of Ocean and Wood Avenues on Saint Simons Island. The easement dedication is from Branch Banking and Trust Company to the JWSC, and it has been reviewed by legal counsel.

Chairman Perry made a motion seconded by Commissioner Dean to accept the dedication of the sewer easement made by Branch Banking and Trust Company to the JWSC. Motion carried 5-0-0.

### **2. Carl Vinson Institute Proposal**

Chairman Perry stated he had contacted several sources to find the best organization to assess the JWSC organizational and operational structure. The recommendations for the Carl Vinson Institute had come from other cities and counties. The proposal outlined a timeline of July 1, 2013 to March 1, 2014 at a cost of \$33,000.

Chairman Perry made a motion seconded by Commissioner Dean to accept the proposal from the Carl Vinson Institute for an organizational and operational assessment at a cost of \$33,000.

Commissioners agreed to continue discussion at the July 18, 2013 meeting

after further research.

## **EXECUTIVE SESSION**

Chairman Perry made a motion seconded by Commissioner Dean to close the regular meeting and adjourn to executive session to discuss real estate. Motion carried 5-0-0.

Back in open session, no action taken.

Commissioner Elliott made a motion seconded by Commissioner Dean to add discussion of real estate to the Agenda. Motion carried 5-0-0.

Chairman Perry stated he would like to get a construction estimate on a new building. Mr. Morgan explained that Mr. Ussery had proposed a site plan along with a general floor plan, however, the cost estimate was a square footage estimate based on similar structures. Chairman Perry stated that the JWSC needs to be able to compare apples to apples and requested that the Facilities Committee meet with Mr. Ussery. Mr. Morgan stated that he had been advised by Mr. Ussery that by designing a one story building the reduction in cost may be greater than the market value realized by selling a portion of the parcel.

Chairman Perry made a motion seconded by Commissioner Dean to adjourn the meeting. Motion carried 5-0-0.

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Ronald E. Perry, Chairman

Attest:

Barbara Rogers  
Acting Clerk