



CITY OF PORT WENTWORTH

CITY COUNCIL

JULY 16, 2026

Council Meeting Room

Regular Session

7:00 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL - CLERK OF COUNCIL**
- 3. PRAYER AND PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. RECOGNITION OF SPECIAL GUESTS & ELECTIONS & APPOINTMENTS**
- 6. COMMUNICATIONS & PETITIONS**
 - A. National Civility Month Proclamation**
 - B. Youth Leadership Month Proclamation**
 - C. Parks and Recreation Month Proclamation**
 - D. Disability Pride Month Proclamation**
 - E. Summer Reading Challenge Month Proclamation**
 - F. Port Wentworth Fire Department Recognition**
 - G. Port Wentworth Police Department Recognition**
 - H. City Manager Update**
- 7. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 8. ADOPTION OF MINUTES**
 - A. Regular Council Meeting Minutes- June 18, 2026**
 - B. Regular Council Meeting Minutes- June 25, 2026**
 - C. Regular Council Meeting Minutes- June 25, 2026**
- 9. CONSENT AGENDA**
 - A. Annual Renewal of Disaster Debris Monitoring and Related Services**
- 10. UNFINISHED BUSINESS**
- 11. NEW BUSINESS**
 - A. A request for approval of a Concept Site Plan has been submitted by Massa Gaelle Fokou, for "Massa Center". PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy,**

zoned C-1.

B.

Resolution Extending the Moratorium on Acceptance of Application or Approving a Corrective, Detention, Penal Institution, or related Agency or Facility

12. EXECUTIVE SESSION

A. Litigation

B. Personnel

C. Real Estate

13. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/16/26
Department: Fire Department
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

AGENDA ITEM (ID)

DOC ID:

Annual Renewal of Disaster Debris Monitoring and Related Services

Issue/Item: Annual renewal of the City's contract for emergency debris monitoring and management services

Background: Effective and timely debris removal is critical to maintaining public safety, ensuring continuity of essential services, and supporting community recovery after severe weather events, natural disasters, or other emergencies. Tetra Tech is responsible for overseeing all the debris removal that is conducted by the removal company. This is done to ensure compliance for FEMA reimbursement, that the City is charged accurately charged for collected debris, and that all safety standards are met. The City maintains a standing agreement with a qualified contractor to provide emergency debris monitoring and services in accordance with federal, state, and local requirements. This arrangement ensures that, in the event of a declared emergency, the contractor can mobilize quickly without delay caused by procurement procedures.

Facts and Finding:

The current contract for emergency debris monitoring and related services is set to expire in September. Annual renewal is necessary to maintain uninterrupted readiness and compliance with FEMA reimbursement guidelines. The contractor's performance over the past year has been satisfactory, meeting all required response times, safety standards, and reporting obligations. Renewing the contract will preserve the City's ability to:

- Rapidly deploy debris removal resources following a disaster.
- Coordinate with local, state, and federal agencies for recovery operations.
- Ensure eligibility for potential FEMA cost recovery under the Public Assistance Program.

City staff recommend continuing with the current contractor based on demonstrated capability, cost-effectiveness, and familiarity with the City's emergency response plans.

Funding: Costs are only incurred upon activation during an emergency event. Funding is provided through the City's Emergency Management budget, with potential reimbursement from FEMA or other applicable sources following a declared disaster.

Recommendation: Approval of the annual renewal of the emergency debris monitoring and related services contract, effective September 8, 2026, to ensure continuous preparedness and compliance with disaster response and recovery standards.

CITY OF PORT WENTWORTH, GEORGIA
Disaster Debris Monitoring Services
Contract No. 05-2017

FIFTH CONTRACT RENEWAL

THIS **FIFTH CONTRACT RENEWAL** is by and between the **CITY OF PORT WENTWORTH, GEORGIA** (hereinafter referred to as "CLIENT"), and **TETRA TECH, INC.** (hereinafter referred to as "CONTRACTOR").

WITNESSETH:

WHEREAS, CLIENT has entered into a Contract for Disaster Debris Monitoring Services with CONTRACTOR for a period beginning on September 8, 2017 through September 7, 2022 with the option to renew the contract term annually by mutual written agreement of the parties; and

WHEREAS, CLIENT and CONTRACTOR previously exercised the first renewal option, for an additional one (1) year term from September 8, 2022 through September 7, 2023 in the First Contract Renewal, which also adjusted the billing rates in accordance with the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor; and

WHEREAS, CLIENT and CONTRACTOR previously exercised the second renewal option, for an additional one (1) year term from September 8, 2023 through September 7, 2024 in the Second Contract Renewal; and

WHEREAS, CLIENT and CONTRACTOR previously exercised the third renewal option, for an additional one (1) year term from September 8, 2024 through September 7, 2025 in the Third Contract Renewal; and

WHEREAS, CLIENT and CONTRACTOR previously exercised the fourth renewal option, for an additional one (1) year term from September 8, 2025 through September 7, 2026 in the Fourth Contract Renewal; and

WHEREAS, CLIENT and CONTRACTOR would like to extend the Contract through the end of the year to allow the CLIENT sufficient time to complete a new procurement process for these services;

NOW, THEREFORE, the parties hereby agree as follows:

1. **CONTRACT TERM.** The Contract is renewed from September 8, 2026, through December 31, 2026. All other terms and conditions remain unchanged.
2. **MODIFICATIONS.** This Fifth Contract Renewal, any prior contract renewals, and the Contract, taken together, constitute the final agreement between CLIENT and CONTRACTOR. Any modification of or additions to the terms of this Fifth Contract Renewal or Contract must be in writing and executed by the parties.

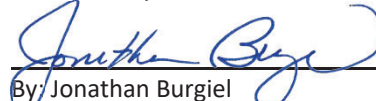
IN WITNESS WHEREOF, the parties have duly executed this Fifth Contract Renewal by the authorized representatives below.

CITY OF PORT WENTWORTH, GEORGIA

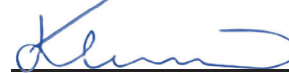
By:
Title:

ATTEST:

TETRA TECH, INC.


By: Jonathan Burgiel
Title: Business Unit President

ATTEST:


Kayla Lemaire, Contract Administrator



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/16/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A request for approval of a Concept Site Plan has been submitted by Massa Gaelle Fokou, for "Massa Center". PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.

Issue/Item: A request for approval of a Concept Site Plan has been submitted by Massa Gaelle Fokou, for "Massa Center". PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.

Background:

- The applicant requests approval for the Concept Site Plan for "Massa Center" a mixed use building which will be the redevelopment of a vacant restaurant.
- The submitted site plan shows a take-out style restaurant, two retail/office spaces, four studio apartments, and a rooftop for future use.

Facts and Finding:

- The Concept Site Plan has been evaluated by Staff and developed by the applicant to reflect Staff input.
- A variance for the reduction of parking spaces and rear building setbacks was approved by the Zoning Board of Appeals on June 1, 2026, the submitted Concept Site plan reflects these approvals.
- A requisite neighborhood meeting was held June 29th, on site. No members of the community attended.

Funding: N/A

Recommendation:

Site Plan Review Application

Site Plan Type (Check One): ☒ General / Concept ☐ Specific Development
Site Plan Address: 205 S Coastal Hwy, Savannah GA
PIN #(s): 70013 05019
Zoning: C2 Estimated Cost of Construction: \$ 550000
Type of Construction: Renovation and adding apartment
Project Name: MASSA CENTER

Applicant's Name: Gaelle Nassar
Mailing Address: 22 TRASK CIR Hinesville GA 31313

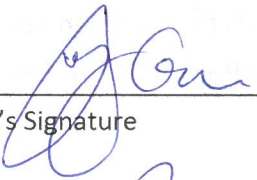
Phone #: 912 343 6454 Email: massa.gaelle@yahoo.com

Owner's Name (If Different form Applicant):

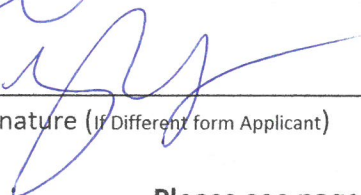
Mailing Address:

Phone #: Email:

I hereby acknowledge that the above information is true and correct.


Applicant's Signature

16 June 2026
Date


Owner's Signature (If Different form Applicant)

16 June 2026
Date

Please see page 2 for required submittal checklist

Type: WD
Kind: WARRANTY DEED
Recorded: 12/2/2025 10:16:00 AM
Fee Amt: \$290.00 Page 1 of 3
Transfer Tax: \$265.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3843 PG 221 - 223

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:
C. JOEL OSTEN - OSTEN LAW GROUP, LLC
101 FRASER STREET
HINESVILLE, GEORGIA 31313- (912) 877-2211
FILE NO.: 2025-1359
Parcel ID: 7001305019

STATE OF GEORGIA

§

LIMITED WARRANTY DEED

COUNTY OF CHATHAM

THIS INDENTURE made this 14th day of November, 2025, between **ROVING HOLDINGS LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, with a principal mailing address of 92 Summit Drive, Hilton Head Island, South Carolina 29926, as party or parties of the first part, hereinafter referred to as Grantor, and **GAELE FOKOU MASSA**, with a principal mailing address of 22 Trask Circle, Hinesville, Georgia 31313, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE MASSA CENTER

A mixed occupancy center in historic Port Wentworth



Scan to learn more about leasing opportunities for businesses and residential rentals

(912) 343-6454
205 South Coastal Highway
Port Wentworth, GA

THE SITE

205 S. Coastal Highway

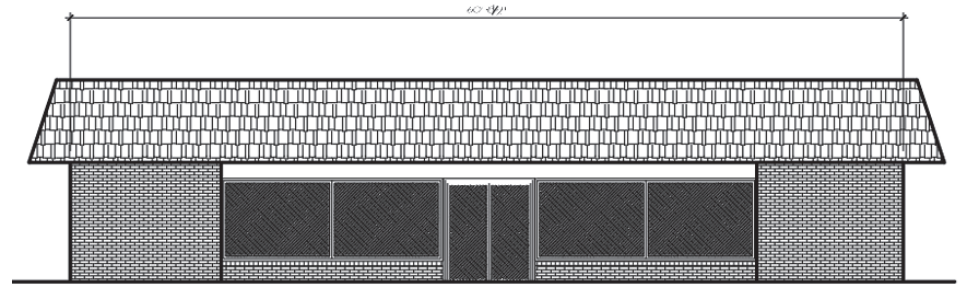
Parcel ID: 7001305019

Owner: Massa Gaelle Fokou

Renovation Concept:

A mixed-use center that will support the Downtown Strategy for Port Wentworth.

A property that benefits from high visibility and increased traffic being along a key corridor, aims to contribute to the visual character of the envisioned main street redevelopment as well as to add value to the growing neighborhood with reuse for residential, commercial and dining.



Existing:

A masonry building on a concrete foundation slab, with open web trusses, & wood-frame canopy.

Addition:

New stick-built on an extended concrete slab, two-story structure for residential units.

SITE PLAN

Neighborhood:

16700.00 P700 Port
Wentworth

Zoning: P-C-1

Class: C-3 Commercial Lots

Legal Description:

Lots 3 & 4 BLK 10 Crossgate Sub

Acres: 0.287

Deed Book: 3530

Deed Page: 0658

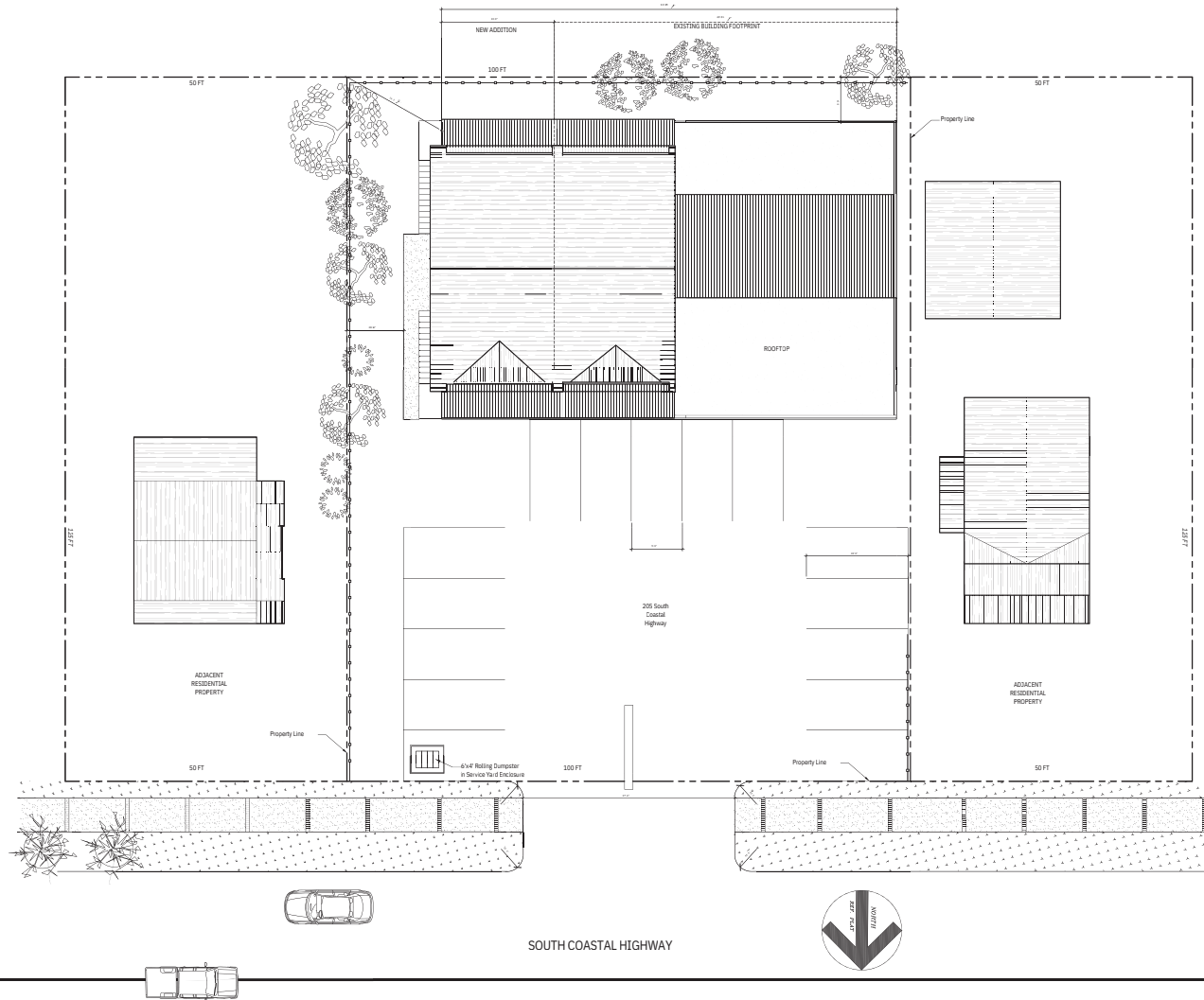
Land Code: G1-General
Commercial 1

Quality/Condition: 2/A-
Average

Total Area: 2,422

Paving-Concrete: 1,740

Paving-Asphalt: 4,500



1ST FLOOR PLAN

Occupancy Classification:

Group M (Mercantile)

Group B (Business)

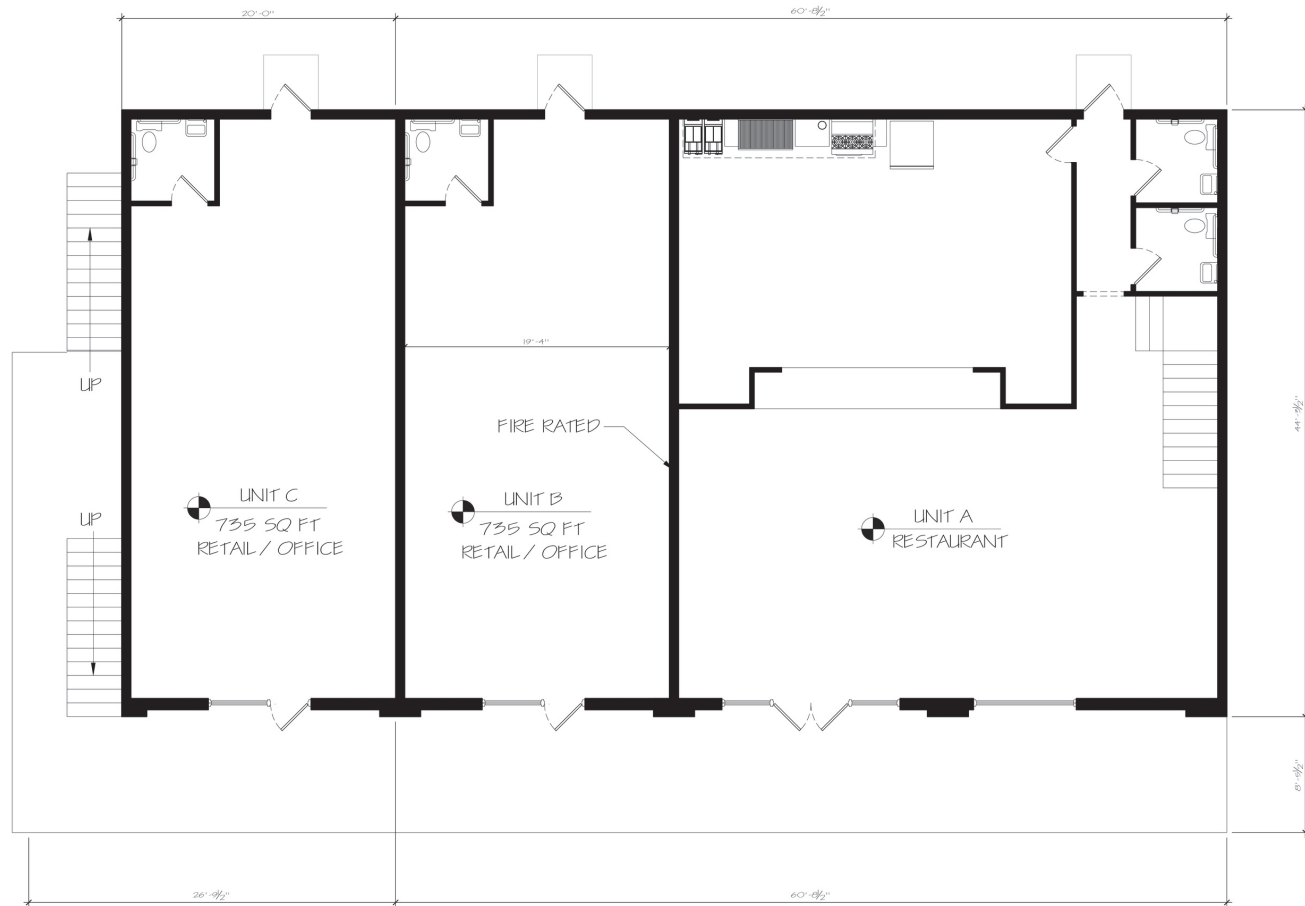
Uses:

Retail,
Office,
Take-out
Kitchen,
Short-stay
studios

New Square

Footage:

2,295
(2-Story
Addition,
Slab, Deck
and porch.



2ND FLOOR PLAN

Occupancy Classification:

Group M (Mercantile)

Group B (Business)

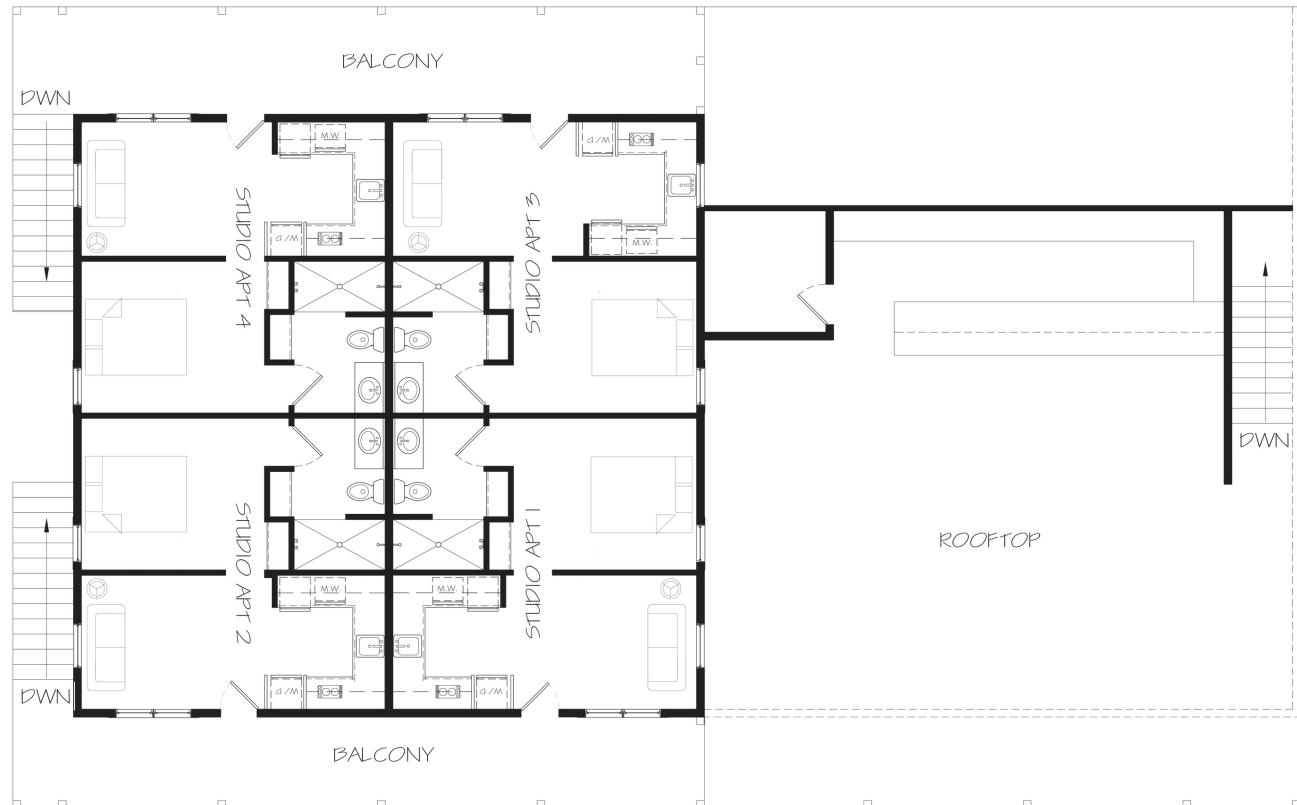
Uses:

Retail,
Office,
Take-out
Kitchen,
Short-stay
studios

New Square

Footage:

2,295
(2-Story
Addition,
Slab, Deck
and porch.





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/16/26
Department: All
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

AGENDA ITEM (ID)

DOC ID:

Resolution Extending the Moratorium on Acceptance of Application or Approving a Corrective, Detention, Penal Institution, or related Agency or Facility

Issue/Item: Other city's in Georgia have seen warehouses be used as detention facilities in relation to federal agency initiatives.

Background: The City desires to balance the interests of the public generally, and respond to events actively happening in and around us.

Facts and Finding:

The City Charter gives the express power relating to public improvements, "to provide for the acquisition, construction, building, operation, and maintenance of ... corrective, detention, penal institutions, agencies, and facilities ... to regulate the use of public improvements..." City Charter, Sec. 1.12(23).

The City Charter, the Code of Ordinances, nor the Zoning Ordinance further define "corrective, detention, penal institutions, agencies, and facilities."

The proposed Moratorium provides a period of time for a pause in accepting or approving any applications for any corrective, detention, penal institution, or related agency or facility, which the staff will use to develop cohesive and coherent policy to promote community development through stability, predictability, and balanced growth, which will further the prosperity of the City as a whole.

The initial Moratorium expires on July 31, 2026. This Extension goes through October 31, 2026.

Funding: n/a

Recommendation: Approve

STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH

RESOLUTION OF THE CITY OF PORT WENTWORTH

A RESOLUTION EXTENDING A MORATORIUM ON THE ACCEPTANCE OF APPLICATION OR APPROVING A CORRECTIVE, DETENTION, PENAL INSTITUTION, OR RELATED AGENCY OR FACILITY; LIMITED FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS WHILE THE CITY CONSIDERS UPDATES TO ITS ORDINANCES, AND REVIEWS INFRASTRUCTURE NEEDS AND TRENDS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION DATE AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, recent development in the State of Georgia and around the City of Port Wentworth suggest there may be corrective, detention, penal institution, or related agency or facility in or around the City of Port Wentworth, that may not be adequately addressed by the current City ordinances and infrastructure needs and trends;

WHEREAS, the Mayor and Council of Port Wentworth is vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City;

WHEREAS, the Mayor and Council of Port Wentworth is vested specifically with the express power to provide for the acquisition, construction, building, operation, and maintenance of corrective, detention, penal institutions, agencies, and facilities, and to regulate the use of same, pursuant to City Charter, Sec. 1.12(23);

WHEREAS, Georgia law recognizes that local governments may impose moratoria on decisions, building permits, and other development approvals where exigent circumstances warrant the same;

WHEREAS, Georgia courts take judicial notice of a local government's inherent ability to impose moratoria;

WHEREAS, to justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference, and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals;

WHEREAS, the Mayor and Council has found that the interests of the public necessitate the extension of a moratorium for the accepting or approving any application for any corrective, detention, penal institution, or related agency or facility, for health, safety, morals, and general welfare purposes by means which are reasonable and not unduly

oppressive;

WHEREAS, the Mayor and Council has, as a part of planning, zoning, and growth management, been in review of its ordinances and reviews infrastructure needs and trends, and has been studying the City's best estimates and projections of the anticipated developments within Port Wentworth;

WHEREAS, the Mayor and Council deems it important to prudently and deliberately develop its ordinances and reviews infrastructure needs and trends in a manner which integrates the above-mentioned concerns and therefore considers a moratorium a proper exercise of its police powers;

WHEREAS, the Mayor and Council considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City;

WHEREAS, the Mayor and Council has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the community and, in particular, the lessening of traffic on City roads, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of transportation and other public requirements;

WHEREAS, it is the belief of the Mayor and City Council that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the Mayor and Council to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled;

WHEREAS, it is also the opinion of the Mayor and Council that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City;

WHEREAS, the Mayor and Council is, and has been, interested in developing a cohesive and coherent policy regarding certain uses in the City, and has intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole;

WHEREAS, the Mayor and City Council is evaluating possible revisions to the City's ordinances and considering future infrastructure needs and trends with respect to accepting or approving any application for any corrective, detention, penal institution, or related agency or facility so as to address current development trends;

WHEREAS, the Mayor and City Council previously passed a Moratorium Resolution in February 2026, for the reasons stated therein, and desire to extend the Moratorium for the reasons stated herein; and

WHEREAS, it is in the best interest of the citizens of the City to extend a moratorium accepting or approving any application for any corrective, detention, penal institution, or related agency or facility until the review is completed.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PORT WENTWORTH, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. It is hereby determined that the City's ordinances and infrastructure needs and trends require review as they relate to accepting or approving any application for any corrective, detention, penal institution, or related agency or facility; that substantial detriment and irreparable harm may result if any or further regulation of accepting or approving any application for any corrective, detention, penal institution, or related agency or facility is needed and not implemented; that such review requires that there be a cessation of limited duration of all accepting or approving any application for any corrective, detention, penal institution, or related agency or facility; and that it is necessary and in the public's interest to delay, for a reasonable and finite period of time, the accepting or approving any application for any corrective, detention, penal institution, or related agency or facility to ensure that the design, development, and location of such are consistent with the long-term planning objectives of the City.
2. There is hereby extends a moratorium on the accepting or approving any application for any corrective, detention, penal institution, or related agency or facility on any property within the City.
3. The duration of this moratorium shall be until the City lifts this moratorium by vote of the Mayor and Council, or until 5:00pm on October 31, 2026, whichever date is earliest.
4. This moratorium shall have no effect upon completed applications for accepting or approving any application for any corrective, detention, penal institution, or related agency or facility which have been accepted for processing by the City's staff prior to the effective date of this Resolution; nor shall the moratorium have an effect on applications occurring before such effective date.
5. This moratorium shall have no effect upon application approvals occurring before the effective date of this Resolution.
6. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Mayor and Council that, to the

greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

7. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

8. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

9. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.

10. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED by the Mayor and Council of Port Wentworth, Georgia,
this the _____ day of _____, _____.

TRACY SAUNDERS, Mayor

ZAHNAY SMILEY, Clerk of Council