

CITY OF ST. MARYS, GEORGIA
December 11, 2006

ALCOHOL LICENSE PUBLIC HEARING
“United Fuel, Inc. D/B/A Cisco Plaza II”
5:45 P.M.

CITY COUNCIL MEETING
6:00 P.M.

“AMENDED”
AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION** *Councilmember LJ Williams*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO**
- V. **APPROVAL OF MINUTES:** *November 27, 2006 Regular City Council Meeting Minutes*
- VI. **GRANTING AUDIENCE TO THE PUBLIC:**
- VII. **OLD BUSINESS:**
 - A. **NEW ALCOHOL LICENSE** – *Cisco Travel Plaza*.....**TAB “A”**
- VIII. **NEW BUSINESS:**
 - A. **2007 ALCOHOL LICENSE RENEWALS**.....**TAB “B”**
 - B. **WEED STREET DRAINAGE** – *Pipe vs. Ditch*
 - C. **BUDGET ORDINANCE** – *Water Department Salary*.....**TAB “C”**
 - D. **BUDGET ORDINANCE** – *Finance Department Salary*.....**TAB “D”**
 - E. **PERSONNEL POLICY CHANGE** – *Compensation*.....**TAB “E”**
 - F. **ORDINANCE AMENDMENT** - *Fire Capital Recovery Fees*.....**TAB “F”**
 - G. **2007 HOLIDAY SCHEDULE**.....**TAB “G”**
 - H. **JOINT RESOLUTION** – *SPLOST VI Agreement*.....**(ADDED).....TAB “H”**

IX. REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR’S REPORTTAB “I”

1. **Gerald W. Grupe**, requests final plat approval for a 2-lot to a 1- lot “reverse” subdivision in Osprey Cove, Phase III lots 262 and 263 located on Tax Map 122F- 262 and 122F-263.
2. **David Packard**, requests a 2-lot subdivision for a parcel of property fronting Palmetto Street located on Zone/Tax Map 148A-009.
3. **Haven Park**, requests final plat approval for a 37-lot subdivision by Pro 3 located on Tax Map 121-020.

B. DECEMBER TERM EXPIRATIONSTAB “J”

1. **Historic Preservation Commission** – *Two Appointments*
2. **Planning Commission** – *Two Appointments*
3. **Tree Board** – *One Appointment*

C. PROPERTY COMMITTEE REPORT & LEGISLATIVE BUDGET ORDINANCE-Equipment.TAB “K”

X. REPORT OF MAYOR:

XI REPORT OF CITY MANAGER:

XII. GRANTING AUDIENCE TO THE PUBLIC

XIII. EXECUTIVE SESSION: *Legal and Real Estate*

XIV. ADJOURNMENT:

**CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
December 11, 2006
6:00 P.M.**

MINUTES

The Mayor and City Council for the City of St. Marys, Georgia met for its regular City Council session on Monday, December 11, 2006 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor Rowland Eskridge
Councilmember William DeLoughy
Councilmember Larry Johnson
Councilmember Jerry Lockhart
Councilmember Gull Weaver
Councilmember LJ Williams
Councilmember Gary Blount (Late)

CITY OFFICIALS PRESENT:

William Shanahan, City Manager
Gary A. Bacon, City Attorney
Max Tinsley, Planning Director
Wiley King, Building Director
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Alyce Thornhill, Economic Development Director
Tom Lackner, Asst. Fire Chief
Gene Rudy, IT Director
Lt. Roger Wooten, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 6:00 P.M. Councilmember Williams gave the invocation. Mayor Eskridge led the audience in the pledge of allegiance. Council roll call indicated a quorum of council members present for the meeting.

APPROVAL OF MINUTES: *November 27, 2006 Regular City Council Meeting Minutes*

Councilmember Weaver made a motion to approve the minutes as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

GRANTING AUDIENCE TO THE PUBLIC:

Matt Hernandez requested Council consideration to nominate and appoint him to the Planning Commission. Mr. Hernandez spoke about his connection to St. Marys and qualifications for the appointment.

“AMENDED AGENDA”

Councilmember Weaver made a motion to approve the amended agenda as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

OLD BUSINESS:

A. NEW ALCOHOL LICENSE – *Cisco Travel Plaza*

Mayor Eskridge stated that during the public hearing there was a correction to the application, which should be off-premise consumption without food, not on-premise with food for Cisco Plaza II. The City Manager recommends approval of United Fuel, Inc. D/B/A Cisco Plaza II Alcohol License for 2007 contingent upon the inspection of the building by the City’s Fire Marshall.

Councilmember Weaver made a motion to approve the alcohol license with the recommended change and inspection. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

NEW BUSINESS:

A. 2007 ALCOHOL LICENSE RENEWALS

The City Manager stated that the City Clerk requests approval of the 2007 Alcohol License Renewals. This year, 38 businesses renewed their 2007 alcohol licenses. Businesses conducting Sunday sales of alcohol provided annual sales records for the sale of prepared meals or food which derives at least 50% of their total annual gross income. The total revenue collected for 2007 alcohol licenses is in the amount of \$63,250. The City Manager Recommended approval based on the Clerk’s recommendation.

Councilmember DeLoughy made a motion to approve the 2007 Alcohol License renewals as presented. Councilmember Weaver seconded the motion. Mayor Eskridge stated that according to the Ordinance all licensed establishments must designate and maintain a representative as a resident of Camden County. Voting was unanimous in favor of the motion.

B. WEED STREET DRAINAGE – *Pipe vs. Ditch*

The City Manager stated that this item is to change the storm drainage system along the north side of Weed Street between Wheeler Street and Seagrove Street from an open ditch to pipe. The ditch currently installed along the north side of Weed Street is very hard to maintain. Due to site constraints, the walls of the ditch are extremely steep. This will be a constant erosion control problem as well as make it impractical for homeowners to maintain the vegetation. By piping the ditch, the stormwater will be able to discharge straight into the creek at Seagrove Street and eliminate the need for constant mowing and bank repairs. The cost to pipe this ditch will be approximately \$25,000 and could be paid for with SPLOST funds for drainage. City workers will be utilized in the construction.

WEED STREET DRAINAGE (CON'T.)

Councilmember Blount made a motion to approve the Weed Street Drainage Project. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

C. BUDGET ORDINANCE – *Water Department Salary*

The City Manager stated that this is a request to approve a budget ordinance amendment for a new employee in the water department. This new position was recommended by the Personnel Committee and approved by the Mayor and Council at the last Council meeting.

Councilmember Weaver made a motion to approve the Budget Ordinance for the Water Department as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

D. BUDGET ORDINANCE – *Finance Department Salary*

The City Manager stated that this request is to approve a budget ordinance amendment for a new employee in the Finance Department. This new position was recommended by the Personnel Committee and approved by the Mayor and Council at the last Council meeting.

Councilmember Johnson made a motion to approve the Budget Ordinance for the Finance Department as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

E. PERSONNEL POLICY CHANGE – *Compensation*

The City Manager stated that this item is to correct language in the Compensation policy so it will match the new pay scale adopted in July 2006. Additionally, there was a change to the promotion procedure. The current policy requires Council approval for any salary change greater than 10%. The amended policy will only require the City Manager to notify Mayor and Council of any promotion which results in a salary change greater than 10%. All other salary changes (merit, temporary assignments, etc.) greater than 10% will still require Council approval. The Personnel Committee has reviewed the draft changes. At the November 22nd Council Meeting, Council voted to allow the changes to be posted for the required 14 days for employee input. That 14-day period will end on December 11, 2006 at 5:00 pm. At this time, there has been no input from employees. Any input received will be placed in front of Mayor & Council prior to the December 11th Council meeting. The City Manager recommended approval.

Councilmember Weaver made a motion to approve the Compensation Personnel Policy change. Councilmember Johnson seconded the motion. Voting was unanimous in favor of the motion.

F. ORDINANCE AMENDMENT - *Fire Capital Recovery Fees*

The City Manager stated that this ordinance is to remove the requirement to pay a capital recovery fee for fire tap systems. Our current Utility Ordinance requires a fire tap to pay a capital recovery fee for a system that will only use water in an emergency. A fire sprinkler system only uses water when a fire occurs, and the sprinkler system should either extinguish the fire or slow the fire's progress. When the fire department responds to a fire, they will use City water to fight the fire at no charge to the customer, so why should we charge a customer for a fire tap since we do not charge them for water used in an emergency response? If a fire occurs without a sprinkler system, it will take more water to combat the fire once public safety responds as opposed to the water used in a sprinkler fire prevention system. We penalize an individual or business wishing to install a fire sprinkler system due to the high cost of the capital recovery fee for a fire tap. We have required many of our two story or higher structures to install fire sprinkler systems. This is an added cost but a huge safety feature for the customer and the City. The additional cost of the fire tap capital recovery fee should be eliminated, promoting the installation of fire prevention sprinkler systems. The submitted ordinance removes the fees from the ordinance and references a fee schedule approved by Council, separates irrigation from fire taps, removes fire tap fees and clarifies when individual water meters are used and gives the City control as to when a master water meter may be used. The City Manager recommends approval.

Councilmember Johnson made a motion to approve the Fire Capital Recovery Fees Ordinance Amendment as presented. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

G. 2007 HOLIDAY SCHEDULE

The City Manager stated that the City Clerk requests approval of the City of St. Marys 2007 Holiday Schedule. The City's Personnel Policy provides the terms for the holiday schedule each year. Twelve paid holidays are observed for full-time employees in accordance with this policy. Holidays that fall on Sundays will be observed the following Monday. holidays that fall on Saturdays are observed the preceding Friday. Each year a new holiday schedule is approved on or before the first City Council meeting in January. This is a continuation of the current Policy, recommend approval.

Councilmember Weaver made a motion to approve the 2007 Holiday Schedule as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

H. JOINT RESOLUTION – SPLOST VI Agreement (ADDED)

The City Manager stated that the purpose is to approve a joint resolution for the Special Purpose Local Option Sales Tax (SPLOST) “VI”. As per discussions between the City of St. Marys, Kingsland, Woodbine, and Camden County. The City Manager recommended approval.

Councilmember DeLoughy made a motion to approve the SPLOST VI agreement and Resolution. Councilmember Johnson seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES: PLANNING

A. DIRECTOR’S REPORT

1. **Gerald W. Grupe**, requests final plat approval for a 2-lot to a 1- lot “reverse” subdivision in Osprey Cove, Phase III lots 262 and 263 located on Tax Map 122F- 262 and 122F-263.

The Planning Director stated that Mr. Grupe’s request is to eliminate the lot line and related easement between these two lots. The Planning Commission recommends approval of Mr. Grupe’s request.

Councilmember DeLoughy made a motion to approve the final plat for Tax Map 122F-262 and 122F-263. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

2. **David Packard**, requests a 2-lot subdivision for a parcel of property fronting Palmetto Street located on Zone/Tax Map 148A-009. The Planning Director stated that both lots are around 15,000-17,000 square feet. The Planning Commission recommends approval of the 2-lot subdivision.

Councilmember Blount made a motion to approve Mr. Packard’s request for a 2-lot subdivision on Tax Map 148A-009. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

3. **Haven Park**, requests final plat approval for a 37-lot subdivision by Pro 3 located on Tax Map 121-020.

The Planning Director stated that this subdivision is for 197 town homes. A traffic study was completed, which warrants a traffic light and second entrance. An emergency road will be used as the second entrance. The Planning Commission recommends approval.

Councilmember DeLoughy made a motion to approve the 37-lot subdivision on Tax Map 121-020. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

B. DECEMBER TERM EXPIRATIONS

4. Historic Preservation Commission – *Two Appointments*

Voting for the Historic Preservation Commission nominees is as follows:

Historic Preservation Commission (CON'T.)

Christine Bunten

Councilmember Blount
Councilmember Johnson
Councilmember Lockhart
Councilmember Weaver
Councilmember Williams

Jerry Whitacre

Councilmember Blount
Councilmember Johnson
Councilmember Lockhart
Councilmember DeLoughy
Councilmember Williams

Karl Lewis

Councilmember Weaver
Councilmember DeLoughy

2. Planning Commission – *Two Appointments*

Voting for the Planning Commission nominees is as follows:

Charlotte Bartzak

Councilmember DeLoughy
Councilmember Lockhart
Councilmember Weaver

Sandy Feller

Councilmember Johnson

Matthew Hernandez

Councilmember Blount
Councilmember DeLoughy
Councilmember Lockhart
Councilmember Weaver
Councilmember Williams

Thomas Nesbitt

None

David Horner

None

Roger Rillo

Councilmember Johnson

5. Tree Board – *One Appointment*

Mayor Eskridge stated that Mrs. Forester was the only nominee to submit a letter of intent for the Tree Board.

Councilmember Weaver made a motion to appoint Dianna Forester to the Tree Board. Councilmember Johnson seconded the motion. Voting was unanimous in favor of the motion.

C. PROPERTY COMMITTEE REPORT & LEGISLATIVE BUDGET ORDINANCE-Equipment

Councilmember Lockhart stated that the Property Committee met on November 29, 2006 to discuss the following items.

DOWNTOWN MULTI-MEDIA CENTER (Waterfront Theatre)

Councilmember Lockhart stated that the purpose of the meeting was to discuss the options and possibilities of moving the theatre. Three sketches were presented by the City Planner for possible sites. Sketch 1 shows the proposed site on Seagrove

DOWNTOWN MULTI-MEDIA CENTER (CON'T.)

Street, closing off Seagrove St. to Stable Alley and giving ingress and egress to residents. Sketch 2 is on Seagrove, abutting the National Park Service property. This proposal changes Seagrove St. to a one-way with parallel parking on one side. Sketch 3's site is on Bartlett St. on the lot next to the cemetery.

The Committee recommended the Bartlett St. site with parking on Bartlett St. and the building closest to Chelsea Place, to allow the architect to make the best use of the property.

Councilmember Weaver made a motion to approve the relocation of the Downtown Multi-Media Center (as identified on SPLOST list) to the lot beside the cemetery. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

ST. MARYS FIRE DEPARTMENT TRAINING CENTER

The Committee discussed the possibility of transferring the deed of the training center to the St. Marys Fire Department. It is located on City property, which is located on the airport site. The City Manager requested approval to contact Federal Aviation Administration (FAA) for permission. The Committee recommends increasing the size of the fire department property on the airport site.

The City Manager stated that after speaking to the FAA the City would need to pay them for the property if it was deeded to the Fire Department. No official action was taken at this time.

KINGS BAY 150 ACRE TRACT

The City Manager requested approval to move forward with negotiations to obtain the tract of land from the base for a new sewage treatment plant on Crooked River State Park Road. The estimated cost to the City is \$50, 000 for appraisal, environmental base line survey and environmental assessment. Special legislation will also be needed for the land exchange. The Property Committee recommended that the City Manager proceed with the acquisition, survey and investigation of the 150 acres from Kings Bay.

Councilmember DeLoughy made a motion to move forward with the proposal to purchase the property from Kings Bay. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

LOBBY TELEVISION

The Committee discussed the purchase of a 32" LCD television for the lobby in City Hall. It will be used during council meetings when there is no room in the chamber to hold the overflow of attendees. The Committee recommended spending up to \$1,500 for the television and installation of the equipment. Councilmember Lockhart made a motion to spend up to \$1,500 for the television and approve the budget ordinance for same. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF MAYOR:

- November 28, 2006 - SPLOST meeting at the Camden County Annex and Tree Lighting
- November 29, 2006 – Met with Rayonier and City Property Committee meeting
- November 30, 2006 – Met with a citizen regarding City services
- December 6, 2006 - Attended Board of Health meeting
- December 7, 2006 – Attended Tax Allocation District (TAD) meeting with Department of Community Affairs and Department of Economic Development

COUNCIL MEMBERS ANNOUNCEMENTS:

Councilmember Weaver thanked everyone for making the Tour of Homes a huge success.

REPORT OF CITY MANAGER:

- To date the Tax Department collected \$560,000 on 2,000 parcels.
- Scrubby Bluff Wastewater Treatment Plant – Proposed increase to 6.0 MGD and begin advertising Request for Proposals.
- Construction fees are ready for review by the Water/Sewer Committee.

Water/Sewer Committee meeting was scheduled for Wednesday, December 20, 2006 at 5:00 P.M. in the Council Chamber at City Hall.

GRANTING AUDIENCE TO THE PUBLIC:

Matthew Hernandez thanked the Mayor and Council for their vote of confidence in his appointment to the Planning Commission.

EXECUTIVE SESSION:

Councilmember DeLoughy made a motion to adjourn to executive session to discuss legal and real estate. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

The Mayor and Council adjourned to executive session at 6:52 P.M., returning at 7:20 P.M. with Mayor Eskridge calling the Council meeting back to order.

LEGAL

No official action was taken at this time.

REAL ESTATE

No official action was taken at this time.

ADJOURNMENT:

Councilmember DeLoughy made a motion for adjournment. Councilmember Lockhart seconded the motion. Mayor Eskridge declared the meeting adjourned at 7:21 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk