

CITY OF ST. MARYS, GEORGIA
February 27, 2006

PUBLIC HEARING
6:30 P.M.

“Osaka Japanese Steak House Alcohol License”

PUBLIC HEARING
6:45 P.M.

“TNT Lanes & Fun Center, LLC Alcohol License”

CITY COUNCIL MEETING
7:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION** *Reverend Steve Kegley, First Baptist Church St. Marys*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO ___**
- V. **APPROVAL OF MINUTES:** *February 13, 2006 Regular City Council Meeting Minutes
February 13, 2006 Public Hearing*

“ADDITIONS TO THE AGENDA”

- A. **HOUSE BILL #496: Discussion**
- B. **TASK ORDER #18: JJ& G**

- VI. **GRANTING AUDIENCE TO THE PUBLIC:**
- VII. **OLD BUSINESS:**
 - A. **ALCOHOL LICENSE:** *Osaka Japanese Steak House*
 - B. **ALCOHOL LICENSE:** *TNT Lanes & Fun Center, LLC*
 - C. **BUILDING & PLANNING DEPARTMENT:** *Printer Information*
- VIII. **NEW BUSINESS:**
 - A. **JDA WATER/SEWER AUTHORITY:** *Discussion*
 - B. **HOUSE BILL #496: Discussion (ADDED)**
 - C. **TASK ORDER #18: JJ& G (ADDED)**
- IX. **REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:**

- A. **ST. MARYS PUBLIC LIBRARY BOARD REPORT**-*Expansion State Grant*
- B. **PUBLIC SAFETY – FIRE**: *Sub-Committee Report*
- C. **CITY PROPERTY COMMITTEE REPORT**
- X. **REPORT OF MAYOR:**
- XI **REPORT OF CITY MANAGER:**
 - FINANCE REPORT
- XII. **GRANTING AUDIENCE TO THE PUBLIC:**
- XIII. **EXECUTIVE SESSION:** *Legal (ADDED)*
- XIV. **ADJOURNMENT:**

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February 27, 2006

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6:30 P.M.

“Osaka Japanese Steak House Alcohol License”

“MINUTES”

Mayor and Council for the City of St. Marys, Georgia conducted a public hearing on February 27, 2006 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor Rowland Eskridge
Councilman William DeLoughy
Councilman Larry Johnson
Councilman Jerry Lockhart
Councilwoman Gull Weaver
Councilman LJ Williams

ABSENT WERE:

Councilman Gary Blount

CITY OFFICIALS PRESENT:

William Shanahan, City Manager
Gary A. Bacon, City Attorney
Max Tinsley, Planning Director
Wiley King, Building Director
Tim Hatch, Police Chief
Lt. Roger Wooten, Sergeant-At-Arms

Mayor Eskridge called the public hearing to order at 6:30 P.M., and stated the purpose of the public hearing was for “Osaka Japanese Steak House” alcohol license application that has been dully advertised as required by state law. The floor was opened for comments from the public. There were none. Mayor Eskridge therefore declared the public hearing closed at 6:31 P.M.

Respectfully,

Darlene M. Roellig, City Clerk

CITY OF ST. MARYS, GEORGIA
February 27, 2006

PUBLIC HEARING
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Wiley King, Building Director
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Alyce Thornhill, Economic Development Dir.
Robby Horton, Fire Chief
Lt. Roger Wooten, Sergeant-At-Arms

Mayor Eskridge called the public hearing to order at 6:45 P.M., and stated the purpose of the public hearing was for “TNT Lanes and Fun Center, LLC” alcohol license application that has been dully advertised as required by state law. The floor was opened for comments from the public.

Craig Gregory, Owner TNT Lanes addressed Council regarding the improvements and changes to the bowling facility. Mr. Gregory also requested support for a beer and wine license so revenue could remain in the community.

There were no further comments from the public. Mayor Eskridge therefore declared the public hearing closed at 6:49 P.M.

Respectfully,

Darlene M. Roellig, City Clerk

CITY OF ST. MARYS, GEORGIA
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CITY COUNCIL MEETING

7:00 P.M.

AGENDA

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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
Robby Horton, Fire Chief
Judy Armantrout, St. Marys Library Director
Jennifer Brown, Finance Director
Lt. Roger Wooten, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 7:00 P.M. Reverend Steve Kegley, First Baptist Church St. Marys 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: *February 13, 2006 Regular City Council Meeting Minutes*
February 13, 2006 Public Hearing Minutes

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

Mayor Eskridge welcomed the new City Attorney Gary Bacon.

GRANTING AUDIENCE TO THE PUBLIC:

Cookie Johnson, resident received several telephone calls from other government officials in Georgia who were impressed with Mayor Eskridge and City Manager Bill Shanahan. Mrs. Johnson also recognized Police Chief Tim Hatch, Fire Chief Robby Horton, Planning Director Max Tinsley, Public Works Director Bobby Marr and crew for services provided during special events.

Arlene Norris, resident addressed Council regarding St. Marys increased growth in population and the importance of a library expansion. Mrs. Norris supports the expansion and requests Council's consideration of the project.

Sandy Feller, Camden County Commissioner commented that the JDA Water/Sewer Authority legislation is designed to move expenses for construction and maintaining a water/sewer district in the north end of the county to the citizens of St. Marys, Kingsland and Woodbine. Developers will not front \$45,000,000 because no one knows where the economy or industry will be in 30 years. Payment of revenue bonds falls on citizens that occupy houses and use water services. Mr. Feller urged Council to vote no on the legislation.

Kay Sullivan, resident spoke in support of the library expansion. She also requests keeping the traffic light at Julia Street due to the trucks entering and exiting the south side and a daycare on the north side. Mayor Eskridge stated that Department of Transportation does not justify a light at both Martha Drive and Julia Street because they are too close together.

Keith Post, GMAC Realty announced the 10th Anniversary of the Submarine Museum at Howard Gilman Waterfront Park on March 31st at 5:30 P.M.; Camden County Board of Realtors Family-Fun-Day to raise funds for Habitat at Kings Bay Village on April 1st and a Spring Sprint for Orange Hall on April 8th. Mr. Post spoke in support of the library expansion project and thanked Max Tinsley and Alyce Thornhill for coordinating the Arbor Day Program at St. Marys Elementary School. He also suggested a landscape plan for Spur 40.

“ADDITIONS TO THE AGENDA”

- 1. House Bill #496 - Discussion**
- 2. Task Order #18 – JJ&G**
- 3. Legal**

Councilwoman Weaver made a motion to add the items to the agenda. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion. Mayor Eskridge indicated House Bill #496 and Task Order #18 is added under New Business “B & C” and Legal under Executive Session.

OLD BUSINESS:

D. ALCOHOL LICENSE: *Osaka Japanese Steak House*

Mayor Eskridge stated that a public hearing was held with no comments from the public. Having met all necessary requirements, the Mayor recommended approval of the alcohol license for Osaka Japanese Steak House for 2006.

Councilman Lockhart made a motion to approve Osaka Japanese Steak House Alcohol License. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

E. ALCOHOL LICENSE: *TNT Lanes & Fun Center, LLC*

Mayor Eskridge stated that a public hearing was held with no negative comments from the public. Having met all the necessary requirements, the Mayor recommended approval of the alcohol license for TNT Lanes and Fun Center, LLC for 2006.

Councilman Williams made a motion to approve the alcohol license TNT Lanes and Fun Center, LLC. Councilman DeLoughy seconded the motion. Following discussion, voting was unanimous in favor of the motion.

F. BUILDING & PLANNING DEPARTMENT: *Printer Information (POSTPONED 2/13/06)*

The Planning Director provided additional dealer information comparing the KIP 3002 large format printer, copier and digital scanner. The Planning director recommends purchasing the KIP 3002 multi-function printer from IPG as a lease purchase, which includes a 2-year maintenance agreement and warranty.

Councilman DeLoughy made a motion to enter into a lease for the KIP 3002 large printer, copier and digital scanner with IPG for \$20,267. Councilwoman Weaver seconded the motion. Voting was unanimous in favor of the motion.

NEW BUSINESS:

C. JDA WATER/SEWER AUTHORITY: *Discussion*

Mayor Eskridge stated that a new agreement was presented to Council for legislative approval in Atlanta. The City Manager reviewed the agreement and expressed concerns with the contents such as, the definition of public facilities is conflicting with the list of facilities; there is no governmental accountability; authority members governing themselves; and authority members could make decisions on finances and revenues of the county instead of elected officials; territories not identified on a map. The City Manager recommended that the county hold a workshop to invite the city attorneys and county attorney to review the document. The City Attorney concurred with the City Manager on many of the same issues. He also expressed concerns in other areas such as, powers; the list of public facilities far exceeds the services provided; perpetual existence; distribution back to the county or successor corporation to narrow duration with a revisit option; governing bodies of local authorities handling electric, natural gas or water utilities; life of contract; membership territory; accountability; service delivery area and jurisdiction.

JDA WATER/SEWER AUTHORITY: Discussion (CON'T.)

Councilman Blount made a motion to reject the Bill draft #14 as presented and if the county would like to discuss the matter, direct the City Manager to schedule a work session. Councilman Williams seconded the motion. Following much discussion, voting was unanimous in favor of the motion.

D. HOUSE BILL #496: Discussion (ADDED)

Mayor Eskridge stated that House Bill #496 is legislation that Senator Chapman submitted to the Georgia House of Representatives for approval. The Bill provides an assessment freeze on personal residences only. He further stated that it is on the agenda for discussion on whether or not Council wishes to support the bill.

Councilwoman Weaver made a motion to support House Bill #496. Councilman Johnson seconded the motion. Council members discussed taxing property owners out of their homes; assessments on enhancements to property; millage rates; tax digest freeze; assessed values; surviving spouses; fixed citizens and non support of tax base or franchise on commercial properties in Camden County. Following much discussion, Commissioner Feller commented that this item is whether Council supports or opposes the referendum. Councilwoman Weaver amended the motion to support putting HB 496 to referendum. Councilman Johnson seconded the motion. Voting was unanimous in favor of the motion.

E. TASK ORDER #18: JJ& G (ADDED)

The City Manager stated that this task order is part of the agreement for general consulting services as approved under the City's general contract. Task Order No. 18 authorizes and directs the consultant to proceed with assisting the client in providing engineering services for the analysis phase of the Wastewater Collection System Dynamic modeling. In October 2004, the City received and adopted the Water/Wastewater Master Plan for the expected growth to 2025. The projected growth from permits submitted to the Planning Department will increase by 6,000 houses within the next 2-3 years. The City needs to evaluate the water/wastewater plants that are in operation, update the total water demands, update wastewater flow projections and evaluated water distribution. The water main along Douglas Drive from the Old Jefferson Plant to Point Peter Road is a major component of the transmission of water in the City. Significant development of the Durango and airport sites could require larger water pipes. Review of point station data at the Point Peter Plant has experienced a significant amount of inflow during 2005. The City Manager recommended approval of the task order for a total cost of \$21,000.

Councilman Blount made a motion to approve Task Order #18. Councilwoman Weaver seconded the motion. The City Attorney suggested that the compensation of the task order be restructured for clarification to be the same amount of a cap. Following much discussion, Councilman Blount amended his motion to include the recommendation of the City Attorney. Councilwoman seconded the amendment to the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. ST. MARYS PUBLIC LIBRARY BOARD REPORT-*Expansion State Grant*

Bill Blankenship, Chairman Library Board of Trustees spoke in support of the library expansion and presented a brief history of the expansion project. The Board of Regents pre-application grant is due to the state on February 28, 2006. This grant will complement the Special Purpose Local Option Sales Tax (SPLOST) monies available and assist in funding the project to completion. The second phase of the application is due 90-120 days from now and will include architectural drawings.

Councilman Blount requested a projection of operating costs of the current building and the proposed expansion. Mr. Blankenship responded that by being familiar with manpower/womanpower to operate the facility, none would be needed unless City Council wanted to extend operating hours. A projection of the operating costs would be available after the pre-application is submitted and the engineering plans are completed for comparison.

Councilman DeLoughy made a motion to direct the Library Board to submit the State Pre-Application and present a projection of operating costs within the next month. Councilman Blount seconded the motion. Voting was unanimous in favor of the motion.

B. PUBLIC SAFETY – FIRE: Sub-Committee Report

Councilman Lockhart, Chairman Public Safety Fire Sub-Committee stated that the purpose of the meeting was to discuss the fire tax district and a proposal to amend the Water/Services Services Agreement with Land Resource Companies, LLC for an estimated amount of \$1,830,000 to design construct and equip the fire station. Taxes already collected for the fire district would be put into the building fund, and the City's tax base would supply manpower when construction is completed. The Fire Committee recommends approval of the agreement as presented.

Cumberland Harbour Fire Tax District Proposal

Councilman Lockhart made a motion to approve the amendment and move forward with the project. Councilman Johnson seconded the motion. Following much discussion, Councilman Lockhart withdrew his motion. Councilman Johnson withdrew his seconded to the motion.

Councilman DeLoughy made a motion to postpone this item and direct the City Attorney to review the agreement for a recommendation to Council. Councilman Blount seconded the motion. Voting was unanimous in favor of the motion.

F. CITY PROPERTY COMMITTEE REPORT

Economic Development Building Renovations

Councilman Lockhart, Chairman City Property Committee stated that the purpose of the meeting was to discuss the Economic Development Building exterior construction with the contractor. The original bid for the new roof and complete exterior construction is \$172,000. The budget amount is \$150,000 with an overage of \$13,046. The Committee

Economic Development Building Renovations (CON'T)

recommended moving \$13,046 from contingency and award the contract to Coastal Construction, Inc.

Councilwoman Weaver made a motion to approve a budget ordinance for \$13,046 from contingency and award the Economic Development Building renovation contract to Coastal Construction, Inc. in the amount of \$163,046. Councilman DeLoughy seconded the motion. Voting is recorded as follows:

FOR

Councilman Blount
Councilman DeLoughy
Councilman Lockhart
Councilwoman Weaver
Councilman Williams

OPPOSED

Councilman Johnson

City Parking Lot

Councilman Lockhart stated that 5-years ago the City had proposed building a parking lot on the corner of Bartlett and St. Marys Streets. This parking lot would supply parking for the Multi-Purpose Theatre and the overflow for downtown parking. An engineering firm was contracted for a design and drainage plan. The layout will remain sensitive to the large oak trees and provide green space. The Committee recommended moving forward with the project as money has been approved in the budget.

Councilman Lockhart made motion to move forward with the City Parking Lot Project south of Oak Grove Cemetery. Councilman DeLoughy seconded the motion.

Councilwoman Weaver recommended sending a copy of the parking lot plan to residents in the area. Voting was unanimous in favor of the motion.

Property Lease

Councilman Lockhart stated that the City owns a 66-foot x 250 foot x 28-foot strip of property between the Ink Factory Auction House and Big A Auto Parts. For the past 10-years, Big A Auto Parts has leased this property for \$500 yearly. During further research it was discovered that the City owns a 100-foot x 200 foot abandoned city street next to this property. Part of the street has been paved with asphalt and concrete. The Committee recommended having both properties surveyed, appraised and transferred to the Downtown Development Authority for lease or sale.

Councilman DeLoughy made a motion to survey, appraise and transfer both properties to the Downtown Development Authority for resale. Councilwomen Weaver seconded the motion. Councilman DeLoughy stated that in order to continue with future enhancements, funds are need for projects and this is a way to support the DDA. If the property were sold, it would not be used in terms of operations but for investment purposes.

Property Lease (CON'T)

The City Attorney recommended making the conveyance of the property back to the City if the property is not sold within a fixed period of time. Following much discussion, voting was unanimous in favor of the motion.

REPORT OF MAYOR:

The Mayor briefed Council on the meetings that were attended.

- Regional Development Center – Richmond Hill, Georgia
- Gave a welcome speech for Heritage Tour on February 9, 2006
- Met with Camden County Commissioners to discuss the JDA Water/Sewer Authority on February 17, 2006
- Public Safety Fire Committee meeting on February 21, 2006
- 2006 Goals and Objectives on February 23, 2006

REPORT OF CITY MANAGER:

- The Police Department answered calls at Cumberland Oaks regarding confrontations. Four officers were dispatched twice. The first time, six people were apprehended. On the second trip, ten people were arrested and a stolen pistol was recovered.
- Developing a Master Plan for each department
- Committees are meeting to work on the Comprehensive Plan
- In the process of scheduling a meeting with Kingsland to discuss water/sewer issues
- Reevaluating Water/Sewer Master Plan
- Mill Creek Project was awarded to Douglas Asphalt Company. All documents were signed and a notice to proceed will be issued. A preconstruction meeting is scheduled for March 1, 2006.

FINANCE REPORT

The Finance Director presented the 7-month Finance Report. The report is attached as part of the minutes. The finance director stated that 88% was collected on 2005 regular property taxes and close to 100% on the fire tax district and totals over \$200,000 to date. A second delinquent notice will be mailed next week to notify owners that fi fa liens will be filed. The old accounts receivable accounts are starting to be purged. A new accounts receivable list will be distributed to Council soon per the recommendation of the auditors.

GRANTING AUDIENCE TO THE PUBLIC:

Judy Buchanan, Library Board of Trustees applauded council on the deliberation, time, and discussions granting the opportunity to submit to the State of Georgia the intent to apply for funds. Ms. Buchanan spoke about literacy for all citizens and the impact on the community. Ms. Buchanan applauded Library Manager Judy Armantrout for her strong beliefs in making it her responsibility to provide library resources to the citizens of St. Marys.

EXECUTIVE SESSION: *Legal (ADDED)*

Councilman Blount made a motion to adjourn to executive session to discuss legal. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

The Mayor and Council adjourned to executive session at 9:11 P.M.; returning at 9:38 P.M. with Mayor Eskridge calling the Council meeting back to order.

LEGAL

No official action was taken at this time

ADJOURNMENT:

Councilman DeLoughy made a motion for adjournment. Councilman Blount seconded the motion. Mayor Eskridge declared the meeting adjourned at 9:39 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk