

**^CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
March 13, 2006
7:00 P.M.**

AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION** - *Reverend Jim Johnson, Agape Christian Fellowship*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES NO**
- V. **APPROVAL OF MINUTES:** *February 27, 2006 Regular City Council Meeting Minutes*

“ADDITIONS/ CHANGES TO THE AGENDA”

- 1. **WASTEWATER CAPACITY: JJ&G PRESENTATION**
- 2. **CUMBERLAND HARBOUR FIRE TAX DISTRICT (LEGAL EXECUTIVE SESSION)**

VI. **GRANTING AUDIENCE TO THE PUBLIC:**

VII. **OLD BUSINESS:**

- A. **CUMBERLAND HARBOUR FIRE TAX DISTRICT:** *Proposal*
Postponed 2/27/06

VIII. **NEW BUSINESS:**

- A. **ORDINANCE:** *Fire Works*
- B. **ORANGE HALL:** *Electricity (Councilman Williams)*
- C. **DIRECTIONAL SIGNS:** *St. Marys*

D. WASTEWATER CAPACITY: JJ& G Presentation (ADDED)

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

A. **PLANNING DIRECTORS' REPORT**

- 1. **Ronnie Leinwohl** requests to rezone property located on Tax Map 121, a portion of Parcel 20, known as the Pro-3 golf subdivision off of Kings Bay Road from PD with R1 use to PD with R5 use.
- 2. **Homer Distributing, Inc.** requests a temporary permit to set-up a ten to sell tools in the Kings Bay Village parking from May 18, 2006 through May 21, 2006.

B. **PERSONNEL COMMITTEE REPORT**

X. REPORT OF MAYOR:

XI REPORT OF CITY MANAGER:

XII. GRANTING AUDIENCE TO THE PUBLIC:

XIII. EXECUTIVE SESSION: *Personnel, Real Estate & Legal*

XIV. ADJOURNMENT:

**CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING**

March 13, 2006

7:00 P.M.

MINUTES

Mayor and Council for the City of St. Marys, Georgia met for its regular City Council session on March 13, 2006 in the Council Chamber at City Hall.

PRESENT WERE:

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

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
Robby Horton, Fire Chief
Donna Folsom, Human Resources Director
Lt. Roger Wooten, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 7:00 P.M. Councilman 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: *February 27, 2006 Regular City Council Meeting Minutes
February 27, 2006 Public Hearing Minutes*

Councilwoman Weaver amended the minutes with one correction on page 8, under Economic Development Building Renovation motion, changing the amount of the contract to \$163,046. Councilman DeLoughy made a motion to approve the minutes as corrected. Councilman Williams seconded the motion. Voting was unanimous in favor of the motion.

“ADDITIONS/ CHANGES TO THE AGENDA”

- 3. WASTEWATER CAPACITY: JJ&G PRESENTATION**
- 4. CUMBERLAND HARBOUR FIRE TAX DISTRICT (LEGAL EXECUTIVE SESSION)**

Councilman DeLoughy made a motion to add the items to the agenda. Councilwoman Weaver seconded the motion. Voting was unanimous in favor of the motion. Mayor Eskridge indicated Wastewater Capacity is added under New Business “D”.

Councilman Johnson made a motion to move Cumberland Harbour Fire Tax District to Executive Session. Councilman Lockhart seconded the motion. Voting was unanimous in favor of the motion. Mayor Eskridge indicated that Cumberland Harbour Fire Tax District is moved to Legal under Executive Session.

GRANTING AUDIENCE TO THE PUBLIC:

Cookie Johnson, resident thanked Councilman Williams for his actions in obtaining raises for the City Employees and the City Clerk for the fantastic job she does in transcribing the minutes. Ms. Johnson suggested that Mayor Eskridge stop a public speaker if they do not understand the issue being addressed or if Council has an answer to their concerns.

Jeff Stanford, St. Marys Aviation addressed Council regarding funding for the St. Marys Airport. Federal Aviation Administration (FAA) requires the proceeds from the sale of the existing airport to be put into the construction of the new airport, fund necessary costs associated with closing the airport, or ease the transition of current airport tenants. Taxpayers will not pay any costs for the relocation of the St. Marys Airport.

OLD BUSINESS:

- A. **CUMBERLAND HARBOUR FIRE TAX DISTRICT:** *Proposal* (MOVED TO EXECUTIVE SESSION)

NEW BUSINESS:

- A. **ORDINANCE:** *Fireworks*

The City Attorney stated that a request was made by the Fire Chief to prepare a Fireworks Ordinance to remove the moratorium against fireworks in St. Marys. The intent of the ordinance is to allow sparklers to be used. It relates to sparkler management and prohibits any use or possession on City property. A provision is provided for confiscating fireworks that are illegally used or sold, penalties, public fireworks exhibitions and age restrictions.

Councilwoman Weaver made a motion to approve the Fireworks Ordinance as presented. Councilman DeLoughy seconded the motion. Mayor Eskridge encouraged citizens to read and understand the ordinance because it is very restrictive. Voting was unanimous in favor of the motion.

- B. **ORANGE HALL:** *Electricity (Councilman Williams)*

Councilman Williams addressed the poor condition of the electrical wiring in Orange Hall. The electricity is failing and a fire hazard. Circuits are over loaded with extension cords to run the computer. Several outlets on the second floor are clearly marked, “do

ORANGE HALL (CON'T.)

not turn on” because of arcing and sparking. Event rental is suffering due to the Hall not being 100% functional and a generator must be used.

The City Manager stated that repairs will be discussed after a final draft of the Master Historic Plan is received from the Orange Hall Foundation. Once it is completed the Foundation could apply for grants that are available for restoration of historic structures. City Staff does not have the expertise to make the repairs needed, so experts will need to be hired to make them. Councilman Blount recommended that switches be disabled where there are major electrical problems to alleviate the future problems.

Keith Post, Orange Hall Board of Director briefed Council on the Historic Structure Report (HSR) that is in progress for the restoration of Orange Hall. When there is a property as significant as Orange Hall, it is on the National Register of Historic Places. There are many guidelines to follow to make sure restoration is done correctly. An immediate assessment was preformed by HSR identifying twelve items that need repair, including the electricity, which will cost \$13,000. Along with the HSR, Orange Hall had much exposure when featured on the cover of the Georgia Travel Guide, the Heritage Cultural Tour Workshop at the Presbyterian Church, and Cumberland Harbour War of “1812”. The U.S. Department of Agriculture is expected to assist with grants. A final draft of the HRS is scheduled to be completed by the end of March. Mr. Post suggested that since Orange Hall Staff is maintained by the Visitors Center the computer could be moved to that location to alleviate the office electrical problem.

C. DIRECTIONAL SIGNS: St. Marys

The City Manager requests placing “way-finding” signs throughout the City. As part of the Signature Community Program, an assessment for way-finding is being conducted for the entire county. However, this does not help the current businesses off the main street. He suggests implementation of a Way-Finding Program that will benefit businesses by installing these signs in key locations throughout the city. Under the Signature Community Program, the Department of Community Affairs will design a sign free of charge, and businesses would purchase the signs from the City at a very low cost. Signs will be made from one design and pattern to include: business name, distance and an arrow.

Councilman DeLoughy made a motion to approve the Way-Finding Program.

Councilman Blount seconded the motion. Voting was unanimous in favor of the motion.

D. WASTEWATER CAPACITY: JJ& G Presentation (ADDED)

Eric Nease, P.E. Jordan Jones & Goulding distributed three graphs indicating St. Marys Population, Water Demand and Wastewater Projections for the next 10 years. Mr. Nease requests Council’s direction on future Wastewater Capacity due to the rapid growth and requests scheduling a meeting to discuss the pending upgrades at the Point Peter Plant. Councilman Blount recommended scheduling a Water/Sewer Committee meeting on Wednesday, March 22, 2006 at 4:00 P.M. in the Council Chamber at City Hall.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTORS' REPORT

1. **Ronnie Leinwohl** requests to rezone property located on Tax Map 121, a portion of Parcel 20, known as the Pro-3 golf subdivision off of Kings Bay Road from PD with R1 use to PD with R5 use.

The Planning Director stated that Mr. Leinwohl plans to build 250 townhouses on the property. This is well below the maximum of 688 units permitted by City Ordinance. A DRI has been submitted and all comments were addressed. The Planning Commission recommends approval of this request.

Councilman Johnson made a motion to approve Ronnie Leinwohl's request to reclassify the property from R1 to R5 use located at Pro-3 golf subdivision. Councilman Williams seconded the motion. Council directed the Planning Director to require Mr. Leinwohl to obtain a letter from EPD for sewer extension, request a traffic study for a traffic light and an alternate exit. A meeting was scheduled for the Planning and Building Committee to meet on Monday, March 20, 2006 at 5:00 P.M. in the Council Chamber at City Hall to discuss the City's Subdivision Ordinance. Following much discussion, voting was unanimous in favor of the motion.

2. **Homer Distributing, Inc.** requests a temporary permit to set-up a tent to sell tools in the Kings Bay Village parking from May 18, 2006 through May 21, 2006.

The Planning Director stated that this request requires Council approval. Councilwoman Weaver made a motion to approve Homer Distributing, Inc. temporary permit. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

B. PERSONNEL COMMITTEE REPORT

Pay Scale/Proposed Budget Changes

Councilman Williams stated that the Human Resources Director, Donna Folsom presented two separate pay scales for review. The first was the current pay scale with a 5% increase and the second was a pay scale based on the average pay for other comparable area municipalities and counties. The second pay scale is the same one the City of Kingsland uses. Ms. Folsom stated that with a 5% increase to the current pay scale, a large portion of employees are paid a wage less than other areas. She further stated that in order to remain competitive, it is recommended to implement the pay scale that is similar to Kingsland's. After a lengthy discussion, the Committee tasked the HR Director with reviewing each individual employee's pay and placing them appropriately in the pay scale similar to Kingsland's. This would help determine an accurate cost to implement this proposed pay scale in the upcoming budget.

Personnel Policy Changes – Nepotism

Councilman Williams stated that after a lengthy discussion, it was decided to make revisions to the current policy prohibiting the hiring of relatives in the same department. This has caused problems in some departments when dealing with promotions. When all the data is received, a Personnel Committee meeting will be scheduled.

REPORT OF MAYOR:

Mayor Eskridge attended the following meetings:

- March 2, 2006 - Georgia Power Franchise meeting in Brunswick and received a check for franchise funds in the amount of \$492,000
- March 6, 2006 - Personnel Committee meeting
- March 8, 2006 - Regional Development Center (RDC) meeting with the City Manager
Camden County Board of Health Meeting
- March 9, 2006 – Individual for sale property and PSA meeting
- March 13, 2006 – County Commissioner Feller and City Attorney
Note: Tonight’s City Council meeting conflicted with a County meeting regarding the jail expansion for an estimated cost of \$6 million to be paid through Special Purpose Local Option Sales Tax (SPLOST) Funds.
- March 14, 2006 – RDC Comprehensive Plan Steering Committee meeting at 4:00 P.M.

Mayor Eskridge urged Council to attend the Committee meetings to discuss St. Marys Comprehensive Plan.

REPORT OF CITY MANAGER:

- Growth – Planning Department is looking at 7,000 added plats over the next 3-5 years.
- Completed the 2006 Goal and Objectives Presentation
- Airport Relocation - Environmental Study is being preformed. The draft should be available in April and a final draft in July.
- Comprehensive Plan - Committees are working on the second round of meetings. The Planning Director and City Clerk are facilitating the meetings and minutes are being forwarded to the Mayor, Council and Committee Members. There has been outstanding community involvement.
- Department of Transportation (DOT) is preparing a supplemental contract to finish the railroad tracks on Highway 40. The DOT is interested in the idea of putting something at the intersection on Douglas Drive and Spur 40 so people cannot cross. A Traffic Light Study for Martha Drive is in progress and on completion it will be presented to DOT. The signals at Dilworth and two at the Submarine Base entrances will be upgraded.

Councilwoman Weaver questioned whether DOT would consider keeping the traffic light on Julia Street on flash. Councilman Blount responded that as a cost saving measure the City was to take the Julia Street light and move it to Martha Drive. The City Manager stated that the DOT could be contacted to ask if they would consider a flashing light at Julia Street.

GRANTING AUDIENCE TO THE PUBLIC:

Cookie Johnson addressed Council regarding the growth of St. Marys and a traffic light at Spur 40 and Douglas Drive.

EXECUTIVE SESSION: *Personnel, Real Estate & Legal*

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 8:30 P.M.; returning at 8:59 P.M. with Mayor Eskridge calling the Council meeting back to order.

LEGAL

Councilman Blount made a motion to direct the City Attorney to continue negotiations and finalize the Cumberland Harbour Fire Station Proposal and bring it back to Council for approval. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

PERSONNEL

No official action was taken at this time.

REAL ESTATE

No official action was taken at this time.

ADJOURNMENT:

Councilman Blount made a motion for adjournment. Councilman DeLoughy seconded the motion. Mayor Eskridge declared the meeting adjourned at 9:05 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk