

CITY OF ST. MARYS, GEORGIA
June 12, 2006

PUBLIC HEARING
FY 07 BUDGET
6:30 P.M.

CITY COUNCIL MEETING
7:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION** *William P. Shanahan, Jr., City Manager*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO**
- V. **APPROVAL OF MINUTES:** *May 22, 2006 Regular City Council Meeting Minutes*

PRESENTATION: Tom Bowler (REMOVED)

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

“ADDITION TO THE AGENDA”

- 1. Planning Department Fee Increase**
- 2. Downtown Development Report**

- VII. **OLD BUSINESS:** None

- VIII. **NEW BUSINESS:**

- A. **JUNE 26, 2006 CITY COUNCIL MEETING**
- B. **F Y 07 PROPOSED CITY BUDGET:** *Ordinance*
- C. **CAPITAL RECOVERY FEE INCREASE:** *Ordinance*
- D. **WATER/SEWER/GARBAGE RATE INCREASE:** *Ordinance*
- E. **BUILDING & PLANNING DEPARTMENTS FEE INCREASE**
- F. **D. RAY JAMES PRISON:** *Work Detail Contract for FY 2006-2007*
- G. **SOLID WASTE MANAGEMENT:** *Intergovernmental Agreement*

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

A. PLANNING DIRECTOR'S REPORT

1. **Trinidad/Cassidey** requests to rezone a lot located at the northeast corner of Laura Street and Bay Street on Tax Map S10-01-013 from single-family residential R1 to multi-family residential R2 to construct a duplex on the lot. The lot is only 9828 square feet in size so a variance is also requested for lot size because the first lot in a duplex project must be a minimum of 10,000 square feet.
2. **Eddie and Maria Rhone** request to annex 24.52 acres of property located west of Hubbard Road on tax Map 135, Parcel 98, 98A and 103 into the City of St. Marys.
3. **Resolution** – *Proposed Temporary Signs*

B. FIRE SUB-COMMITTEE REPORT

C. HOSPITAL AUTHORITY – *Four Appointments*

D. ORANGE HALL FOUNDATION - *Three Appointments*

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
7:00 P.M.

MINUTES

The Mayor and City Council for the City of St. Marys, Georgia met for its regular City Council session on Monday, June 12, 2006 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor Rowland Eskridge
Councilman Gary Blount
Councilman William DeLoughy
Councilman Larry Johnson
Councilman Jerry Lockhart
Councilman L. J. Williams
Councilwoman Gull Weaver

CITY OFFICIALS:

William Shanahan, City Manager
Gary Bacon, City Attorney
Jennifer Brown, Finance Director
Max Tinsley, Planning Director
Chris Cox, Public Works Engineer
Wiley King, Building Director
Alyce Thornhill, Economic Dev. Director
Donna Folsom, Human Resources Director
Tom Lackner, Asst. Fire Chief
Timothy Hatch, Police Chief
Lt. Roger Wooten, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 7:00 P.M. City Manager William P. Shanahan, Jr. 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: *May 22, 2006 Regular City Council Meeting Minutes*

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

PRESENTATION: Tom Bowler **(REMOVED)**

GRANTING AUDIENCE TO THE PUBLIC:

Frank Frasca, Chairman Hospital Authority addressed Council concerning Councilman Blount's statement at the last meeting regarding his reservations about reappointing members to the Hospital Authority. Mr. Frasca and Chuck Lanham, Board Member met with Councilman Blount on May 31, 2006 to discuss this issue. During the meeting Councilman Blount stated that

there was nothing to discuss because it was still being investigated. At the conclusion of the meeting Councilman Blount stated that he would call them. To date, Councilman Blount has not contacted any of the board members, the hospital administrator, or the director of nursing nor has he visited the convalescent center. If another statement is made tonight, Mr. Frasca requests an opportunity to speak for the Board to hear their side. Mayor Eskridge stated that since Mr. Frasca is Chairman of the Board, he will have the opportunity to speak.

Roger Rillo, resident spoke about the pleasures enjoyed downtown at the waterfront in St. Marys. He also spoke about tourists, traffic safety and law enforcement for those people who speed on the water and streets. Council tasked the City Manager to review law enforcement options.

Royal Weaver, Board of Directors St. Marys Submarine Museum thanked the Mayor and Council for supporting the removal and reinstallation of the periscope. Mr. Weaver encouraged Council to visit the facility. He also addressed the flooding problem at the Museum.

“ADDITION TO THE AGENDA”

3. Planning Department Fee Increase

4. Downtown Development Report

Councilwoman Weaver made a motion to add the item to the agenda. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion. Mayor Eskridge indicated Planning Department Fee Increase is added under New Business “E” with the Building Department Fee Increase.

Councilman DeLoughy made a recommendation to add Downtown Development Report to the agenda. Councilman Williams made a motion to add the item to the agenda. Councilwoman Weaver seconded the motion. Voting was unanimous in favor of the motion. Mayor Eskridge indicated downtown Development Report is added under Report of Authorities, Boards, and Commissions & Committees “E”.

OLD BUSINESS:

There was no “Old Business” for Council consideration at this time.

NEW BUSINESS:

A. JUNE 26, 2006 CITY COUNCIL MEETING

Mayor Eskridge stated that Council will be attending the GMA Conference in Savannah on June 23 – 27, 2006. Councilman DeLoughy made a motion to cancel the June 26, 2006 City Council meeting. Councilman Johnson seconded the motion. Voting was unanimous in favor of the motion.

B. F Y 07 PROPOSED CITY BUDGET: Ordinance

The City Manager read the FY 07 Budget Ordinance. Councilman DeLoughy made a motion to approve the budget ordinance as presented. Councilwoman Weaver seconded the motion. The Finance Director stated that the increase to the mileage rate is one-half mil and a 12% digest increase in the amount of \$2.5 million for 6.2-6.4 mils after the roll back. The increase cost to taxpayers on property assessed at \$200,000 is estimated at \$32.00. Following much discussion, voting is recorded as follows:

<u>FOR</u>	<u>OPPOSED</u>
Councilman DeLoughy	Councilman Blount
Councilman Johnson	
Councilman Lockhart	
Councilman Weaver	
Councilman Williams	

C. CAPITAL RECOVERY FEE INCREASE: Ordinance

The City Manager stated that the ordinance is to encompass the new proposed capital recovery fees in the FY07 budget. He also recommends approval of the ordinance to maintain the current level of service despite the current growth.

Councilwoman Weaver made a motion to approve the ordinance as presented.

Councilman DeLoughy seconded the motion.

Councilman DeLoughy stated that the fees have fallen behind the schedule that was adopted several years ago. A vehicle should be in place to automatically increase rates perpetually. The City Attorney stated this ordinance would need to be changed to become effective July 1st annually and add the schedule as Exhibit "A".

Following much discussion, Councilwoman Weaver amended the motion to include the fee schedule as Exhibit "A" and to be effective July 1st annually. Councilman DeLoughy seconded the amendment to the motion. Voting was unanimous in favor of the motion.

D. WATER/SEWER/GARBAGE RATE INCREASE: Ordinance

The City Manager stated that this ordinance is to encompass an increase in the water water/sewer rates pursuant to the Master Plan. Solid waste fee encompasses an increase for the FY07 budget. The City Manager recommends approval, as this will enable the City to maintain the current level of service despite the current level of growth.

Councilman Blount made a motion to approve the ordinance as presented. Councilman Johnson seconded the motion. Councilman Johnson pointed out the increase is \$1.00 for the base rate and \$.15 in the variable. Voting was unanimous in favor of the motion.

E. BUILDING & PLANNING DEPARTMENTS FEE INCREASE (ADDED)

The City Manager stated that the Building and Planning Department fees have not been raised in four (4) years. It is necessary to raise the fees to offset the additional expenses of the two departments. Additional expenses are occurring due to rising costs of gasoline, code books, additional inspector, more space and additional equipment. The

BUILDING & PLANNING DEPARTMENTS FEE INCREASE (CON'T.)

City Manager recommends approval. These increases require the developer to pay for these services rather than the citizens of St. Marys.

Councilwoman Weaver made a motion to amend ordinance as presented. Councilman Williams seconded the motion. Voting was unanimous in favor of the motion.

F. D. RAY JAMES PRISON: Work Detail Contract for FY 2006-2007

Mayor Eskridge stated that this contract with the prison has helped the City tremendously with expenses.

Councilman DeLoughy made a motion to renew the contract as presented. Councilman Lockhart seconded the motion. Councilman DeLoughy stated that the City will be getting a third detail. There are 8-12 people doing manual labor, four days a week costing approximately \$36,000 annually, which allows City employees to perform other duties. Voting was unanimous in favor of the motion.

G. SOLID WASTE MANAGEMENT: Intergovernmental Agreement

The City Manager stated that the purpose is to update the Camden County, St. Marys, Kingsland, and Woodbine Solid Waste Management Plan, which is due in 2007. The County invited St. Marys to participate in the project as we have in the past. An updated plan must be approved by the local Regional Development Center and Department of Affairs in order for St. Marys to be eligible to receive State Grants. R.W. Beck Consulting has been approved to collect the information at a cost of \$60,000. Shared costs will be calculated using the L.O.S.T. ratio, which is 27% for an estimated cost of \$16,000. The City Manager recommends approval, as this will enable the City to save on the total cost of the project mandated by the state.

Councilwoman Weaver made a motion to join with the County to update the Solid Waste Management Plan. Councilman Blount seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR'S REPORT

1. **Trinidad/Cassidey** requests to rezone a lot located at the northeast corner of Laura Street and Bay Street on Tax Map S10-01-013, from single-family residential R1 to multi-family residential R2 to construct a duplex on the lot. The lot is 9828 square feet in size so a variance is also requested for lot size because the first lot in a duplex project must be a minimum of 10,000 square feet.

The Planning Director stated that Ms. Cassidey was sent a letter requesting her presence at tonight's meeting. Ms. Cassidey has a small lot on Laura and Bay Streets on which she wishes to build a duplex. The area around the lot consists of single-family residential. Ms. Cassidey would occupy one side and a caretaker the other. The Planning Commission recommends denying this rezoning request to prevent

Trinidad/Cassidey (CON'T.)

placing multi-family in the middle of single-family neighborhood.

Councilman Blount questioned the appeal policy for rezoning. The Planning Director stated that this is not an appeal but a rezoning issue. Councilman Blount made a motion to defer this issue to the Planning Commission. Following much discussion Councilman Blount withdrew his motion.

Councilman DeLoughy made a motion to deny the Trinidad/Cassidey request to rezone the property located at the corner of Laura and Bay Streets. Councilwoman Weaver seconded the motion. Voting was unanimous in favor of the motion.

3. **Eddie and Maria Rhone** request to annex 24.52 acres of property located west of Hubbard Road on tax Map 135, Parcel 98, 98A and 103 into the City of St. Marys.

The Planning Director stated the Rhone's request had a great deal of interest from residents in Osprey Cove and Shadowlawn because of the rezoning. But once they heard that PD-R5 was only for Parcel 98A and the two parcels abutting Osprey Cove subdivision were to remain as R1, most objections were reversed. The Rhone's withdrew the request to rezone at this time, but still request to annex 24.52 acres.

Councilwoman Weaver made a motion to approve the annexation. Councilman Lockhart seconded the motion. Voting was unanimous in favor of the motion.

3. **Resolution** – *Proposed Temporary Signs*

The Planning Director stated that the resolution is a temporary sign ordinance to permit signs to be placed in the medians to show location or direction of downtown businesses until the permanent signs can be evaluated and installed.

Councilman DeLoughy made a motion to approve the temporary sign resolution contingent upon approval from the Historic Preservation and Planning Commission effective July 1, 2006 and renewed yearly. Councilman Blount seconded the motion. Councilman Johnson had objections to the signs during festivals. Following much discussion, voting was recorded as follows:

FOR
Councilman Blount
Councilman DeLoughy
Councilman Lockhart
Councilman Weaver
Councilman Williams

OPPOSED
Councilman Johnson

B. FIRE SUB-COMMITTEE REPORT

Councilman Lockhart stated that the Committee met on May 24, 2006 to discuss a possible alternate site for the Cumberland Harbour station, perhaps on Point Peter Road or close to the new Durango project. When a fire station is built, where that station is

FIRE SUB-COMMITTEE REPORT (CON'T.)

located is very critical. The Cumberland Harbour station is required by the ISO to cover a 5-mile radius, which is measured from the front door of the station by road miles, to the south end of the island, where the Storey Property is located. The distance from the proposed fire station to the Storey Property is at the 2 ½ mile mark and is covered under the ISO fire insurance rates. It is recognized that this might not be the most ideal location for the fire station but the City had an original agreement with the group, when the property was annexed. In the agreement they will donate the property for the station, build it and provide all the equipment. Three weeks ago, a fire truck worth approximately \$700,000 was ordered for this building and will be used for all areas, not only Cumberland Harbour. The City's responsibility for manning the building would not begin until July 2007. General consensus of the Fire Committee was to not make any changes in the current contract and to proceed as planned.

C. HOSPITAL AUTHORITY – Four Appointments

Mayor Eskridge stated that terms were ending for Martha Bailey, Rufus Williams, Gail Porter-Bryant and Gail Eaton. Each member submitted letters of intent for Council consideration for reappointment. Camay Howell and Kathy Levy submitted letters to fill the expired terms. The Mayor further stated that the Hospital Authority Chairman submitted a letter of recommendation to reappoint the current members.

Councilman Johnson recommended Camay Howell to fill one of the expired terms. Councilman Blount presented information on attendance of the current members for Council's review. Councilman Lockhart requested the City Attorney's opinion on people who have family in the St. Marys Convalescent Center serving on the board. The City Attorney stated he called Georgia Municipal Association and under the City's Ordinances there is a policy that addresses ethical concerns regarding conflicts of interest. Normally, the complaint comes within 6-months of the understanding of an incident, and then a committee is appointed by this Council with the city attorney on the Committee. The Committee investigates and makes a report of what to do about the complaint. This ordinance covers City Council and appointed boards. It also covers the appearance of impropriety, not necessarily that things are wrong but there might be an issue that may look bad. The Hospital Authority is a public corporation that stands alone when it comes to liability. There may be an argument that if someone is appointed to the board, it could be a negligent entrustment issue. Good judgment and discretion should be used when making an appointment.

Following much discussion, Councilman DeLoughy made a motion to reappoint the current members to the Hospital Authority. Councilman Lockhart seconded the motion.

HOSPITAL AUTHORITY (CON'T.)

Voting was recorded as follows:

<u>FOR</u>	<u>OPPOSED</u>	<u>ABSTAINED</u>
Councilman DeLoughy	Councilman Blount	Councilman Williams
Councilman Johnson		
Councilman Lockhart		
Councilman Weaver		

D. ORANGE HALL FOUNDATION - Three Appointments

Mayor Eskridge stated that there are three term expirations with one seat vacant on the Orange Hall Foundation Board. Karen Preble and Kathy Levy submitted letters of intent to be reappointed. Royal Weaver submitted a letter of intent to fill the vacant seat.

Councilman DeLoughy made a nomination to reappoint Karen Preble and Kathy Levy and appoint Royal Weaver to fill the vacancy. Councilman Williams seconded the motion. Voting is recorded as follows:

<u>FOR</u>	<u>ABSTAINED</u>
Councilman Blount	Councilwoman Weaver
Councilman DeLoughy	
Councilman Johnson	
Councilman Lockhart	
Councilman Williams	

E. Downtown Development Authority Report (ADDED)

Councilman DeLoughy presented a report of the Downtown Development Authority meeting on June 14, 2006. The Authority met with Gateway Employment and Manufacturing Enterprises and were told that they have applied for an Employee Incentive Program Grant to rehabilitate the building at Osborne and Meeting Streets. They are proposing to add new high speed bottling equipment, which will increase employment to 40-50 jobs. The workforce for GEM is disabled persons and is used as a starting point to get back in society. The product, bottled water is distributed through Wal-mart in Brunswick. The Grant would be through the City and transferred to Downtown Development, who would loan the money to GEM, if approved at a low interest rate. Funds would be paid back in five years as a revolving loan to be used on other projects in the downtown area.

REPORT OF MAYOR:

- May 31, 2006 – Met with Chairman Larry Johnson, Planning Commission regarding planning and zoning issues.
- June 2, 2006 – Meeting with Frank Frasca, Chairman Hospital Authority and presented an award to Dr. Warren at the Episcopal Church.

- June 6, 2006 – Attend the Camden County Commissioners meeting and by the unanimous vote of all Commissioners approved backing St. Marys idea of a Camden County Regional Airport
- June 8, 2006 – Met with Jim Finch, Department of Community Affairs regarding the Signature Community Grant for \$50,000 in coordination with Kingsland, Woodbine and the County.
Met with the Department of Transportation to discuss the railroad crossing on Highway 40. The DOT continues to have problems with contracting the work. Also discussed was a beautification project at the St. Marys Road off ramp to Highway 40 to remove the trees on both sides to allow St. Marys to landscape that area.
Met at the Sheriff's office for a Jail Committee meeting and a presentation was given to build a new office and jail at the old complex.
- June 10, 2006 – Attended the Price Is Right at Camden County High School sponsored by the Camden County Merchants. Over \$11,000 was raised for the athletic department.
- Mayor Eskridge read the City Calendar of the meetings, events and activities.

REPORT OF CITY MANAGER:

- Hurricane season has begun and the City is prepared in the event of a hurricane.
- Comprehensive Plan is extended for 3-4 months due to the implementation of the State Comprehensive Plan. This will not change the cost of the Plan but the extension will provide inclusive data from the State Plan, Georgia Tech Population Study and Greenprint Study.
- Water/Sewer – Information has been sent for the permit of excess sewer. The water information is in the process of being gathered to send off for a 4.0 MGD plant on Pt. Peter Road. The City has begun to look for a location for a new facility.
- Storm Water Master Plan bids are being reviewed.
- Toured the transfer station in Hinesville.
- A draft copy of the Environmental Study was received for review.
- St. Marys 101 begins in July and handouts were given to Council Members.

GRANTING AUDIENCE TO THE PUBLIC:

Dave Schmitz resident asked who citizens could contact regarding the railroad crossing, would a citywide petition help, or letters. Mr. Schmitz also expressed concerns about Comcast Cable's service and reception problems and golf carts being driven by underage drivers not following rules of the roads for vehicles with no lights or slow moving vehicle triangular signs.

Mayor Eskridge stated that the public could contact the representatives in Atlanta regarding the railroad. There is a meeting scheduled on Tuesday, June 13, 2006 with Comcast at 4:00 P.M.

The Police Chief stated that if golf carts are ridden on a city street they must have an amber warning light, slow moving vehicle sign and drivers have to observe the same licensing requirements as that of a vehicle. Whenever drivers are observed doing something illegal call the non-emergency police number at 729-1442 because citations are being written.

EXECUTIVE SESSION: *Personnel, Real Estate & Legal*

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

The Mayor and Council adjourned to executive session at 8:42 P.M., returning at 9:15 P.M. with Mayor Eskridge calling the Council meeting back to order.

PERSONNEL

There was no official action taken at this time.

REAL ESTATE

There was no official action taken at this time.

LEGAL

There was no official action taken at this time.

ADJOURNMENT:

Councilman Blount made a motion for adjournment. Councilman DeLoughy seconded the motion. Mayor Eskridge declared the meeting adjourned at 9:16 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk