

**CITY OF ST. MARYS, GEORGIA
JULY 10, 2006**

**THIRD QUARTER TOWN MEETING
6:30 P.M.**

**CITY COUNCIL MEETING
7:00 P.M.**

AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION** *City Manager William P. Shanahan, Jr.*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO ___**
- V. **APPROVAL OF MINUTES:** *June 12, 2006 Regular City Council Meeting Minutes
June 12, 2006 Public Hearing – FY 07 Budget Minutes*

PRESENTATION: Tom Bowler Certificate of Appreciation (REMOVED)

“CHANGES TO THE AGENDA”

- 1. Executive Session – Legal (Move before Granting Audience to the Public)**

VI. GRANTING AUDIENCE TO THE PUBLIC:

“ADDITION TO THE AGENDA”

- 1. Cherokee Dodge Municipal Lease Agreement – Police Vehicles**

VII. OLD BUSINESS:

- A. **SIGNATURE COMMUNITY:** *Intergovernmental Agreement*

VIII. NEW BUSINESS:

- A. **ADVERTISE FOR PUBLIC HEARING:** *City Manager’s Vehicle Decal Exemption*
- B. **CHARLES JENKINS:** *809 Ready Street Property Damage*
- C. **CHEROKEE DODGE MUNICIPAL LEASE AGREEMENT – Police Vehicles (ADDED)**

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

- A. **PLANNING DIRECTOR’S REPORT**
 - 1. **George Blake** request to annex 25 acres located south of North River Causeway and adjacent to Cumberland Harbour on Tax Map 160A, Parcel 085 into the City of St. Marys.

2. **Ronald Sawyer** requests to rezone 7.6 acres located west of New Point Peter Road on Tax Map 161A, Parcels 107, 107A and 109 from manufactured housing MH to planned development with R1 single-family housing usage.

B. AIRPORT AUTHORITY REPORT

C. LIBRARY BOARD: *Two Terms Expire in July*

D. COASTAL RDC HISTORIC PRESERVATION ADVISORY COUNCIL: *One Term Expires in July*

X. REPORT OF MAYOR:

XI REPORT OF CITY MANAGER:

A. Finance Director's Report

XII. GRANTING AUDIENCE TO THE PUBLIC:

XIII. EXECUTIVE SESSION: *Personnel*

XIV. ADJOURNMENT:

CITY OF ST. MARYS, GEORGIA
JULY 10, 2006

CITY COUNCIL MEETING
7:00 P.M.

MINUTES

PRESENT WERE:

Mayor Pro Tem Jerry Lockhart
Councilmember William DeLoughy
Councilmember Larry Johnson
Councilmember Gull Weaver
Councilmember LJ Williams

ABSENT WERE:

Mayor Rowland Eskridge
Councilmember Gary Blount

CITY OFFICIALS:

William Shanahan, City Manager
Gary Bacon, City Attorney
Tim Hatch, Police Chief
Robby Horton, Fire Chief
Max Tinsley, Planning Director
Bobby Marr, Public Works Director
Jennifer Brown, Finance Director
Wiley King, Building Director
Alyce Thornhill, Economic Dev. Director
Lt. Roger Wooten, Sergeant-At-Arms

CALL TO ORDER

Mayor Pro Tem Lockhart called the City Council Meeting to order at 7:04 P.M. City Manager William P. Shanahan, Jr. gave the invocation. The Mayor Pro Tem led the audience in the pledge of allegiance. Council roll call indicated a quorum of council members present for the meeting.

APPROVAL OF MINUTES: *June 12, 2006 Regular City Council Meeting Minutes*
June 12, 2006 Public Hearing – FY 07 Budget Minutes

Councilman Williams made a motion to approve the minutes as presented. Councilman Weaver seconded the motion. Councilwoman Weaver noted a correction on page 2, under “B” New Business, adding the word “increase” to the cost amount. Councilman DeLoughy noted a correction on page 5, under Planning Director’s Report, item “2” to include “PD-R5 was only for Parcel 98A”. Voting was unanimous in favor of the motion.

PRESENTATION: Tom Bowler Certificate of Appreciation **(REMOVED)**

“CHANGES TO THE AGENDA”

2. Executive Session – Legal (Move before Granting Audience to the Public)

Councilman Johnson made a motion to change the order of the executive session, legal on the agenda and to adjourn to executive session. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

The Mayor Pro Tem and Council adjourned to executive session at 7:09 P.M., returning at 7:53 P.M. with Mayor Pro Tem Lockhart calling the Council meeting back to order.

LEGAL

There was no official action taken at this time.

GRANTING AUDIENCE TO THE PUBLIC:

Ann Murphy, Comcast Director of Government Affairs and Ron Bastian, Construction Manager presented an overview of Comcast’s proposed upgrades. The project is scheduled to begin August 2006 and complete July 2007. More channels will be offered and have better reliability. The local system is being tied into Jacksonville; however, local channels for St. Marys and Kings Bays will remain the same. Mr. Bastian is constructing the project with crews to build a fiber optic infrastructure, replacing cable aerially and underground. After construction is done in the areas, door tags should be distributed to service customers’ homes notifying them of cable splicing outages from 7:00 AM to 5:00 P.M. The highest density areas will be implemented first.

The City Manager reiterated that the project would started next month and be completed in July 2007, since Comcast will piecemeal the work, some service areas will experience better reception before completion.

Roger Rillo, resident commended Council on the budget meetings and salaries. Mr. Rillo stated that after reviewing the Budget it did reflect what the city is doing in the police, fire and public works departments. He further stated that the City’s infrastructure is a problem but, signs continue to be displayed changing single-family dwellings to multi-family dwellings. What effect does this have on the infrastructure when these changes are approved and will they continue to be approved? Mr. Rillo requested status of the proposed Tree Committee. Lastly, Mr. Rillo commented that he had a problem with the side yard set backs of 10 feet instead of 5 feet as requested in Ron Sawyers rezoning of 7.6 acres from manufactured homes MH to R1 single-family. There were no discussions at the Planning Commission meeting on set backs or variance so citizens were not given an opportunity to discuss these issues.

Mayor Pro Tem Lockhart stated that Environmental Protection Division (EPD) has not given any signal that the City’s water system would be shut down from accepting new applications. The City Manager stated that a Tree Ordinance is being reviewed by the City Attorney. The Planning Director stated that the Sawyer property is a planned development (PD) request. Most PD’s

Roger Rillo (CON'T.)

change the variances similar to the PD requests in Cumberland Harbour, Osprey Cove and Winding River. All notices for the Planning Commission meetings are printed in the Tribune & Georgian as required by State Law.

Cookie Johnson, resident commented that the budget increase is due to rising costs in everything and salaries are very important. Ms. Johnson emphasized that the police requested ten new officers and only five were approved.

The City Manager stated for the record that only three fire fighters were approved in the budget, not five.

Charlene Sears, resident stated that as a coordinator of the fireworks this year, she wished to thank St. Marys Public Works, Police and Fire Departments; Camden County Fire and Rescue; Camden County Search and Rescue; Camden County Sheriffs Department; Cumberland Island National Seashore and the City of St. Marys for their primary funding of the fireworks display.

Ron Sawyer directed a question to the Planning Director about the distances in Cumberland Harbour for set-backs and the reason the original set-back requested was 5 feet is the odd shaped lots they would need to get closer to certain lines.

The Planning Director stated that most of Cumberland Harbours' set-backs were 10 feet and some in Osprey Cove were 5 feet. Planning Commission now recommends to Council a minimum side yard set-back of 10 feet, measuring wall to wall with an eave over hang, which still leaves 13-14 feet between the structures.

Mayor Pro Tem Lockhart's Statement:

The City Budget basically starts July 1st. In the Budget, authorization is given to hire individuals and purchase pieces of equipment. To date, not one person has been hired under this new hiring procedure. In essence, if 10 people were not hired, then the City has already saves ten weeks salary. As a long range scenario, three months from now when the mileage rate is set, our best guess is that there may not need to be an increase in the mileage rate because the money is not spent as appropriated. Everything that happens takes time and we can not go back.

1. Cherokee Dodge Municipal Lease Agreement – Police Vehicles

Councilwoman Weaver made a motion to add the item to the agenda. Councilman Williams seconded the motion. Voting was unanimous in favor of the motion. Mayor Pro Tem Lockhart indicated Cherokee Dodge Municipal Lease Agreement is added under New Business "C".

OLD BUSINESS:

A. SIGNATURE COMMUNITY: *Intergovernmental Agreement*

The City Manager stated that the intergovernmental agreement is made and entered into by and between the cities and the county for the purpose of grant partnership. This agreement requires approval of all entities to work as a region on the Signature Community process and pay equal shares of any costs. The City Manager recommends approval.

Councilwoman Weaver made a motion to approve the Signature Community Intergovernmental Agreement. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

NEW BUSINESS:

D. ADVERTISE FOR PUBLIC HEARING: *City Manager's Vehicle Decal Exemption*

The City Manager stated law requires advertisement of a public hearing for the exemption of decal on the City Manager's vehicle. A resolution has been adopted in previous years to exempt the identification decal from the City Manager's vehicle. State Law mandates advertisement of a public hearing prior to adoption of the resolution to be renewed annually. There are some places that the City Manager does not need to advertise his presence. The City Manager recommends approval.

Councilman DeLoughy made a motion to approve the advertisement of a public hearing on July 24, 2006 at 6:30 P.M. in the City Hall Council Chamber for the City Manager's Vehicle Decal Exemption. Councilwoman Weaver seconded the motion. Voting was unanimous in favor of the motion.

E. CHARLES JENKINS: *809 Ready Street Property Damage*

The City Manager stated that Mr. Jenkins has requested the City of St. Marys to pay the cost of repairing his fence. On June 15, 2006, approximately 2:00 A.M. a branch fell from a tree in the median on Ready Street and landed on the fence of 809 Ready Street. This tree is in the median adjacent to 809 Ready Street and the branch spanned across the road to the fence at 809 Ready Street. The City Manager does not recommend approval of the request because it was an act of God, the City had no knowledge that the branch was going to fall or if the tree was diseased. This would only open up doors for private citizens to charge the city for damage not caused by the city.

Mayor Pro Tem Lockhart stated that an insurance agent was contacted to ask the question; If someone's tree falls in your yard, on the fence or on your house what kind of liability does this become? The agent stated that according to Georgia Law if my tree falls on your house it becomes your tree and your insurance is responsible for it. The City Attorney said he would have to look to his insurance company to see what the specific provision there is. This has been researched before on a request. There is a specific Law in Georgia that forbids the City to go onto any private property for any

CHARLES JENKINS (CON'T.)

kinds of repair. This is a little different, he is requesting the cost. As Mr. Shanahan stated there are a lot of issues there about notice and things of that nature that would need to be factored in, until we did more investigating, the City Attorney does not recommend making any payments.

Councilman Johnson made a motion to compensate the individual for a reasonable amount to repair the fence. Councilman Williams seconded the motion. Following much discussion, Councilman Johnson withdrew the original motion. Councilman Williams seconded the motion to withdraw. Councilman DeLoughy made a motion to deny this request. Councilwoman Weaver seconded the motion.

DENIED

Councilman DeLoughy
Councilwoman Weaver
Mayor Pro Tem Lockhart

OPPOSED

Councilman Williams
Councilman Johnson

C. CHEROKEE DODGE MUNICIPAL LEASE AGREEMENT – Police Vehicles (ADDED)

The City Manager stated that the purpose is to review the proposed terms of the vehicle lease agreement for Council approval prior to entering into a lease/purchase agreement for 10 fully equipped police vehicles. The initial budget request was prepared based on a quote received for Ford Crown Victorias at a cost to the City of \$384,000 over four years. Subsequent to the original budget presentation, we researched the possibility of purchasing Dodge Chargers. As a result, we have found that the Dodge Charger can be purchased for less money. The Georgia State Patrol, the Michigan State Police and the California Highway Patrol have tested the vehicle with resounding approval from each agency. After seeking bids for ten vehicles, we recommend entering into a lease/purchase agreement with Cherokee Dodge for ten fully equipped police cars at a cost to the City of \$346,560.96 over four years, including a \$1.00 buyout for each car at the end of the lease. The proposed lease agreement from Cherokee Dodge has been submitted for Council approval pending the recommendations of the City Manager and the City Attorney.

The City Attorney stated that following review of the agreement, he is working with the company to change the language in the insurance provision because the City already carries special insurance, which will cover this agreement.

Councilwoman Weaver made a motion to approve the agreement for 10 vehicles. Councilman DeLoughy seconded the motion. Councilman DeLoughy clarified that these were replacement vehicles, which are part of the City's Capital Replacement Plan. Following much discussion, the City Manager stated that something has been brought to his attention and requests this item to be postponed. Councilwoman Weaver withdrew the motion to approve the agreement. Councilman DeLoughy withdrew the seconded to the motion.

CHEROKEE DODGE MUNICIPAL LEASE AGREEMENT (CON'T.)

Councilwoman Weaver made a motion to postpone this item until the next Council meeting. Councilman DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR'S REPORT

- 1. George Blake** requests to annex 25 acres located south of North River Causeway and adjacent to Cumberland Harbour on Tax Map 160A, Parcel 085 into the City of St. Marys.

The Planning Director stated that George Blake requests annexation of 25 acres of his property off Point Peter south of North River Causeway and adjacent to Cumberland Harbour. The county was notified and no response was received. The Planning Commission recommends approval of the annexation request.

Councilman Johnson made a motion to approve the annexation of the Blake property on Tax Map 160A, Parcel 085 into the City of St. Marys. Councilwoman Weaver seconded the motion. Voting was unanimous in favor of the motion.

- 2. Ronald Sawyer** requests to rezone 7.6 acres located west of New Point Peter Road on Tax Map 161A, Parcels 107, 107A and 109 from manufactured housing MH to planned development with R1 single-family housing usage.

The Planning Director stated that Ronald Sawyer requests rezoning of 7.6 acres. Original information submitted were old parcel numbers. The actual parcel numbers are 007, 008 and 009, Tax Map 161A and they will be corrected on all documents. Mr. Sawyer requests rezoning the property from manufactured housing MH to planned development with R1 single-family housing use. Under the planned development specifications, the Planning Commission recommends approval of the rezoning with the following changes: side yard set back minimum of 10 feet and 15 feet from the side street. The Planning Commission recommends approval to rezone the PD to single-family.

Councilman Johnson made a motion to approve Ronald Sawyers request to rezone the Planned Development on Tax Map 161A, Parcels 007, 008 and 009. Councilman DeLoughy seconded the motion. Following much discussion, voting was unanimous in favor of the motion.

B. AIRPORT AUTHORITY REPORT

Dick Russell, Chairman St. Marys Airport Authority presented the Airport Authority Quarter Report. The report is attached as part of the minutes.

- C. **LIBRARY BOARD:** *Two Terms Expire in July*
Mayor Pro Tem Lockhart announced the expiration of two terms on the Library Board at the end of the month.
- D. **COASTAL RDC HISTORIC PRESERVATION ADVISORY COUNCIL:** *One Term Expires in July*
Mayor Pro Tem Lockhart announced the expiration of two terms on the Library Board at the end of the month.

Also announced was a new vacancy on the Historic Preservation Commission. If anyone is interested in serving on one of the City's Boards Authorities, Commissions or Committees, send a letter of intent to the City Clerk. Appointments will be made at the next City Council meeting.

Councilman DeLoughy stated many people do not know about the vacancies or expirations. He suggested a vehicle or policy to notify the public of these types of notices. The Mayor Pro Tem stated that the media is present at the Council meetings. Renee Liss, Reporter Tribune and Georgian commented that this information is always included in her newspaper articles but we cannot make people read what is written.

REPORT OF MAYOR:

The Mayor Pro Tem announced Commissioner Feller's Town Hall Meeting and presentation by the Satilla River Keeper on July 13, 2006 at 6:00 P.M. in the Council Chamber at City Hall.

REPORT OF CITY MANAGER:

- Scrubby Bluff Wastewater Treatment Plant –Waste load allocation has been applied for to take the plant to 1.0 MGD. Consideration is being given to take it up to 2.0 MGD.
- Point Peter Wastewater Treatment Plant process renovation – A waste load allocation request has been submitted to EPD in the amount of 4.0 MGD. The possibility of portable plants are being researched to be used on a temporary basis up to 1.0 MGD, until the new plant is built.
- Martha Drive Traffic Signal – The project was advertised twice with no bids received. We will try to incorporate it with the other signal projects to generate interest from contractors. In addition, after speaking with the Chairman of Camden County Commissioners the County will be paying for the construction costs of putting up the signal.
- St. Marys Road and Kings Bay Road Traffic Signals – Both signal studies were completed and both intersections warrant a traffic signal. The plans were reviewed by the Department of Transportation (DOT) and mark ups sent back to the engineer to make changes. Once the plans are permitted by the DOT, assistance can be requested from the DOT. Currently, funds are being sought to help with the cost of the new installations from affected parties such as Cisco Truck Stop. Cisco has agreed to fund 1/5 of the light next to their station. Letters will be sent to the Hospital and the County to request help pay costs.
- Orange Hall – Preliminary report is in on the building's electrical system. We will discuss the money issue with the foundation's president to review grant information and the 2007 Budget that will cover emergency repairs, electrical, plumbing, safety, and sprinkler system.
- Mill Creek Drainage Study – This project has begun. Douglas Asphalt Company has mobilized on site and started construction. A conflict has arisen at the intersection of Juliana

and Flamingo Street. A water line is in the way of the storm drain so it will need to be relocated.

- Citywide Drainage Master Plan – Proposals have been received and are being reviewed and rated.
- Bartlett Street Parking Lot – The revised plans for the parking lot were received and are currently being reviewed. The first set did not include any allowance for the cemetery drainage that was a part of the contract.
- Kings Bay Road Speed Limit Study – Moreland Altobelli is still collecting the necessary traffic data. This should be completed in a couple of weeks. Once the data is received, information will be analyzed to see if the speed limit can be reduced to 45 the entire length.
- Douglas Drive Water Line – This project is being designed by JJ&G. The preliminary layout has been completed and now final design can start. This will be a 16 inch water line that connects Old Jefferson water plant with the new water tower at Point Peter.
- Waterfront Theater – Revised contracts were completed which will allow Millard, Inc. to get back to working on the final design. Due to problems with trying to obtain a permit for the covered patio over the marsh, the building has been shifted to the east and the covered patio removed. This will minimize the disturbance to the marsh buffer and stands a better chance of being permitted.
- Airport – The Draft Environmental Study is completed and being revised by the Federal Aviation Administration (FAA), Department of Natural Resources (DNR), Army Corp of Engineers.

Finance Director's Report

The Director presented the 11-month Finance Report. The report is attached as part of the minutes. Property taxes collected through June 2006 were in the amount of \$2,094,449.96, which is 93 ½ % collected and 96% Special Fire Tax District.

GRANTING AUDIENCE TO THE PUBLIC:

Keith Post, Navy League and Chamber of Commerce Member thanked Council Members Weaver, DeLoughy and their spouses for attending the Welcome Reception for the Officers of the USS Florida. There is a picnic scheduled on Thursday, July 13, 2006 at the base to welcome the crew. Along with the USS Florida, Mr. Post thanked Councilman Lockhart who was part of the SSGN Lobbying Committee that handed out chocolate submarines to every member of Congress. Councilman Lockhart was presented with a team SSGN ribbon and ships coin for all his hard work.

Mr. Post reported that Orange Hall had their first fund raising effort of the Board and raised \$1,400 on the raffle for breakfast on the front porch of the Hall. It was very well received and there are plans to do it again and expand the fundraiser. This was a great way to showcase Orange Hall and it was a great spot to watch the Fourth of July parade.

EXECUTIVE SESSION: *Personnel*

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

The Mayor Pro Tem and Council adjourned to executive session at 8:55 P.M., returning at 9:06 P.M. with Mayor Pro Tem Lockhart calling the Council meeting back to order.

PERSONNEL

There was no official action taken at this time.

ADJOURNMENT:

Councilman DeLoughy made a motion for adjournment. Councilwoman Weaver seconded the motion. Mayor Pro Tem Lockhart declared the meeting adjourned at 9:07 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk