

**CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
October 23, 2006
6:00 P.M.**

**“AMENDED”
AGENDA**

- I. **CALL TO ORDER**
- II. **INVOCATION:** *Pastor Michael Robertson, Sr., St. Johns Baptist Church*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES NO**
- V. **APPROVAL OF MINUTES:** *October 9, 2006 Regular City Council Meeting Minutes
October 9, 2006 Fourth Quarter Town Meeting*
PRESENTATION:
FINANCE DIRECTORS’ REPORT
GREENPRINT – Lindsay Stevens, Project Manager Trust for Public Land
- VI. **GRANTING AUDIENCE TO THE PUBLIC:**
- VII. **OLD BUSINESS:** None
- VIII. **NEW BUSINESS:**
 - A. **JJ & G TASK ORDER** – *Weed Street Expansion*TAB “A”
 - B. **BUDGET ORDINANCE** - *Building Department*.....TAB “B”
 - C. **PROJECT RESOLUTION** – *Meeting Street Boat Ramp Parking Area*.....TAB “C”
 - D. **TEMPORARY ALCOHOL LICENSE** – *Gray’s Gallery and Custom Frame Shop*..TAB “D”
 - E. **SUBDIVISION ORDINANCE** – *Construction Fees*.....TAB “E”
 - F. **AGREEMENT:** *Department of Transportation LARP*.....TAB “F”
 - G. **RESOLUTION** – *GMA Petition/Municipal Franchise Fees*.....TAB “G”
- IX. **REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:**
 - A. **FINANCE COMMITTEE REPORT**
 - B. **DEVELOPMENT AUTHORITY REPORT**
- X. **REPORT OF MAYOR:**
- XI **REPORT OF CITY MANAGER:**
- XII. **GRANTING AUDIENCE TO THE PUBLIC:**
- XIII. **EXECUTIVE SESSION:** *Legal*
- XIV. **ADJOURNMENT:**

**CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
October 23, 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, October 23, 2006 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor Rowland Eskridge
Councilmember Gary Blount
Councilmember William DeLoughy
Councilmember Larry Johnson
Councilmember Jerry Lockhart
Councilmember Gull Weaver
Councilmember 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
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. Reverend Michael Robertson, Sr., St. Johns Baptist Church 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.

Mayor Eskridge thanked Alyce Thornhill, Economic Development Director, Downtown Development Authority, St. Marys' Police and Public Works Departments, Citizens and businesses for Hay Days streetscape downtown. This project has brought hundreds of people to St. Marys to enjoy the activities surrounding Hay Days.

APPROVAL OF MINUTES: *October 9, 2006 Regular City Council Meeting Minutes
October 9, 2006 Fourth Quarter Town Meeting*

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

PRESENTATION:

FINANCE DIRECTORS' REPORT (POSTPONED)

GREENPRINT – *Lindsay Stevens, Project Manager Trust for Public Land*

Ms. Stevens gave a presentation of Greenprint and Coastal Incentive Grant. Trust for Public Land is a national non-profit conservation organization in which St. Marys has applied for the Coastal Incentive Grant. The Grant has been accepted and a contract will be presented at the next meeting to begin working on the Greenprint. The Greenprint of Camden County is an initiative of the Signature Communities Program that is a comprehensive look at conservation priorities. It is a visioning process that engages the community, elected officials and general public to determine conservation priorities in Camden County for future growth. It will look at existing conditions, areas experiencing significant changes in growth, and special places, whether historic, conservation of high ecological value land, existing park lands to determine what places are not currently protected and what should be protected. An implementation plan will be put together on how the County can insure these special places are an important part of the county's growth for the future. The plan is a year long process with the first part being hearings and workshops.

The City Manager stated that Greenprint will be included in St. Marys Comprehensive Plan.

GRANTING AUDIENCE TO THE PUBLIC:

Dinky Harvey, resident questioned the expansion of the Weed Street Plant. City Manager stated that the expansion is only temporary until the capacity is reached at the Pt Peter and Scrubby Bluff Plants, then it will be dismantled.

Keith Post, Board Member of the Orange Hall Foundation and St. Marys Submarine Museum reported on a successful fundraiser "Fall Frolic" in coordination with Hay Days and thanked Alyce Thornhill for the joint events. He also thanked Public Works, the Police Department, volunteers, council members and participants for their support during the Hay Days celebration.

"AMENDED AGENDA"

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

OLD BUSINESS:

There was no "Old Business" at this time.

NEW BUSINESS:

A. JJ & G TASK ORDER – *Weed Street Expansion*

The City Manager stated that the task orders purpose is to provide for the development of the Design Development Report for the improvements needed to increase the capacity of the treatment plant up to its permitted level of 0.7 million gallons per day. Approval was recommended by the City Manager.

Councilmember Weaver made a motion to approve the Task Order as presented for the Weed Street Expansion. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

B. BUDGET ORDINANCE - *Building Department*

The City Manager stated that the ordinance is to increase funds to provide for a salary increase in the Building Department. A Building Inspector Trainee has met the requirements for promotion to Building Inspector. This promotion increase was not budgeted for; therefore funds are needed to cover the increase. The City Manager recommended approval.

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

G. PROJECT RESOLUTION – *Meeting Street Boat Ramp Parking Area*

The City Manager stated that the project resolution is to establish the project, to set up funding and to construct the paved parking area for Meeting Street Boat Ramp. The Boat Ramp was installed in a joint effort of the GA DNR and the City of St. Marys. EMC Engineering provided the design services in conjunction with the GA DNR. The project was funded by the GA DNR in a grant to the City. Due to the prices received in the sealed bid, only the boat ramps, the staging area and the service dock were constructed. However, funds have become available in SPLOST to finish the construction of the entry road and parking lot as designed by EMC Engineering. The City Manager recommended approval.

Councilmember Blount made a motion to approve the Project Resolution for the Meeting Street Boat Ramp Parking Area. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

H. TEMPORARY ALCOHOL LICENSE – *Gray's Gallery and Custom Frame Shop*

The City Manager stated that Gray's Gallery requests approval of a Temporary Alcohol License for sale of Beer/Wine, on-premise consumption with food. Ms. Gray is hosting a

TEMPORARY ALCOHOL LICENSE (CON'T)

special event on the property located at 700 Osborne Street. A 2006 Alcohol License application was submitted and fees were collected in the amount of \$110.00. In past years, a public hearing was not necessary for a temporary license. The City Manager recommended approval.

Councilmember Johnson made a motion to approve Gray's Gallery and Custom Frame Shop Temporary Alcohol License. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

I. SUBDIVISION ORDINANCE – *Construction Fees*

The City Manager stated that the Subdivision Ordinance is to amend Chapter 98 "Utilities" of the Code of Ordinances, so as to add construction fees for water and wastewater improvements. Due to the large amount of development/growth experienced within the City of St Marys and the need for the City to support this growth as efficiently as possible, the City has implemented a program to upgrade the Point Peter, Scrubby Bluff, and Weed Street Plants. In addition, the City of St. Marys is in the process of locating a place to build a new 4 MGD Sewer Plant. The cost of a new 4 MGD plant will be between 35 to 40 million dollars. In addition, with the needed plant upgrades the total cost could be in the 65 million dollar range. (Over the next 3 to 10 years.) The goal of this construction fee is to allow current and future developers/builders to pay for the upgrades needed because of the growth; thereby, relieving that burden from the citizens of St. Marys. The construction fee will be based on the current cost per gallon to build a waste water treatment plant multiplied by the gallons used per unit to ensure that developers are only paying for their development. This will ensure that both developers and citizens are not held accountable for other new developments. The City Manager recommended approval of the construction fees effective immediately; paid with submittal of the final plat for subdivisions or a building permit for other applications.

Councilmember DeLoughy made a motion to refer the Subdivision Ordinance to the Water/Sewer Committee for review on Monday, November 20, 2006 at 5:00 P.M. in the Council Chamber at City Hall. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

J. AGREEMENT: *Department of Transportation LARP*

The City Manager stated that the DOT is requesting approval of the LARP Certificate of Ownership and Agreement. In order for the DOT to approve the improvements identified in the LARP list, the City must sign the agreement to provide for maintenance of the roads upon completion. The City Manager recommended approval.

Councilmember Blount made a motion to approve the DOT Agreement as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

K. RESOLUTION – *GMA Petition/Municipal Franchise Fees*

The City Manager stated that GMA has requested Council adopt a resolution to oppose the petition filed at the Georgia Public Service Commission. The Association County Commissioners of Georgia filed a petition that would result in municipal franchise fees being collected only from municipal customers. This would shift power rates from 2-4% from customers in the unincorporated area onto those living in the incorporated area. GMA strongly opposes the petition and maintain that franchise fees are merely one of many costs of doing business that comprise the “one-bucket” Georgia Power rate. Municipal rights of way are an integral part of the power grid that is essential to all Georgia Power customers. The petition ignores the development of the power grid from the cities to the unincorporated areas, it ignores the fact that it is less costly to serve the more densely populated areas in city limits, and but for the use of the rights of way in cities, Georgia Power would have to exercise eminent domain or pay to acquire private property, raising everyone’s power costs.

Councilmember Lockhart made a motion to approve the Georgia Municipal Association Resolution as presented. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. FINANCE COMMITTEE REPORT

Councilmember DeLoughy presented the October 17, 2006 Finance Committee Report. Committee Members reviewed the Special Local Option Sales Tax (SPLOST) and how it needed to be addressed with the county. Estimated SPLOST is \$40 million with the county requesting \$10 million of these funds for a county jail. The Committee recommends that the county receives \$5 million for the jail, with remaining funds distributed according to population. St. Marys’ percentage of the population is estimated at 36% or SPLOST funds equaling \$12.6 million. Also discussed were allocations of funds for the City as water/sewer receiving 33%; drainage 33%; roads 17% and buildings 17%.

Councilmember Blount made a motion to approve the Finance Committee Report. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

B. DEVELOPMENT AUTHORITY REPORT

Kyle Lewis, Chairman Development Authority presented the Authority report and map of the property that was sold to Williams Brothers Lumber Company. A copy of the report and map is attached as part of the minutes.

REPORT OF MAYOR:

- October 11, 2006 – Regional Development Center meeting in Richmond Hill
- October 12-13, 2006 – GMA Training in Macon
- October 16, 2006 – Airport Public Hearing on Environmental Study at St. Marys Elementary School
- October 17, 2006 – Finance Committee meeting regarding SPLOST

- October 19, 2006 – Attended a meeting with the Navy
Met with LandMar
Attended a meeting with Cumberland Oaks and Police Chief

Mayor Eskridge read the City Calendar of events, meeting and activities.

REPORT OF CITY MANAGER:

- Attended an Emergency Management Workshop where discussions were held regarding Nation Incident Management Systems (NIMS) training. St Marys is further in the training then any other city. The elected officials and 95% of the City's Employees have had the NIMS training completed.

GRANTING AUDIENCE TO THE PUBLIC:

Sandy Feller, resident questioned whether the City has heard anything on LandMar and the Durango site because the property is off the tax rolls until it is sold. Mr. Feller discussed the Comprehensive Land Use Plan that is under study and working its way to conclusion. The CD from the Department of Community Affairs was provided to the City regarding impact fees. He attended a meeting where the County Commissioners proposed establishing impact fees based on the existing Comprehensive Land Use Plan from 1996. It will be an interesting concept to see how impact fees could be based on information from the 90's.

Renee' Liss, Tribune and Georgian reporter replied that LandMar is scheduled to close on the Durango property on Friday, October 27, 2006.

The City Manager stated that the Comprehensive Plan was completed in 1992 and he would need to review the plan and the commissioner's proposal in order to give a professional opinion.

Kay Sullivan, resident commended the City on the selection of Howard Gilman Park as the "Park of the Year" by an area magazine, Water's Edge. Ms. Sullivan also commended the Tourism Department for being designated as "State Regional Visitor's Center".

EXECUTIVE SESSION: *Legal*

Councilmember Blount made a motion to adjourn to executive session for legal. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

The Mayor and Council adjourned to executive session at 6:45 P.M., returning at 7:21 P.M. with Mayor Eskridge calling the Council meeting back to order.

LEGAL

No official action was taken at this time.

ADJOURNMENT:

Councilmember Blount made a motion for adjournment. Councilmember Lockhart seconded the motion. Mayor Eskridge declared the meeting adjourned at 7:22 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk