

CITY OF ST. MARYS, GEORGIA
October 22, 2007
WATER/SEWER COMMITTEE MEETING
4:00 p.m.

ALCOHOL LICENSE PUBLIC HEARING
“Marianne’s Sterling’s Southern Café”
5:45 p.m.

CITY COUNCIL MEETING
6:00 p.m.

AMENDED
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:** *October 8, 2007 Regular City Council Meeting Minutes*
October 8, 2007 Fourth Quarter Town Meeting Minutes
October 11, 2007 Special City Council Meeting Minutes
- PRESENTATIONS:**
 - 1. **ORANGE HALL FOUNDATION REPORT**
 - 2. **DEVELOPMENT AUTHORITY REPORT**
 - 3. **LIVING WATER SUBSTANCE ABUSE PREVENTION PROGRAM:** *Reverend Anthony Domacase, Program Director Evergreen Missionary Baptist Church*
 - 4. **FINANCE DIRECTOR’S REPORT**..... **TAB “A”**
- AGENDA APPROVAL**
- VI. **GRANTING AUDIENCE TO THE PUBLIC**
- VII. **OLD BUSINESS:**
 - A. **NEW ALCOHOL LICENSE:** *Sterling’s Southern Café Inc.*..... **TAB “B”**
- VIII. **NEW BUSINESS:**
 - A. **WATER SHED ASSESSMENT:** *Point Peter WWTP*..... **TAB “C”**
 - B. **ALCOHOL LICENSE CHANGE FROM 2007 TO 2008:** *Bulldog Discount Liquors*..... **TAB “D”**
 - C. **POINT PETER SUBSTATION CONDEMNATION.**..... **TAB “E”**
 - D. **CANCELLATION OF NOVEMBER 12TH CITY COUNCIL MEETING:** *Veterans Day Holiday*
- IX. **REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:**
 - A. **WATER/SEWER COMMITTEE REPORT**
 - B. **AIRPORT AUTHORITY:** *Appointment*..... **TAB “F”**
 - C. **PUBLIC WORKS COMMITTEE REPORT**
- X. **REPORT OF MAYOR**
- XI. **REPORT OF CITY MANAGER**
- XII. **GRANTING AUDIENCE TO THE PUBLIC**
- XIII. **EXECUTIVE SESSION:** *Legal (ADDED)*

XIV. ADJOURNMENT

CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
October 22, 2007
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 22, 2007 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
Max Tinsley, Asst. City Manager
Amanda Blackledge, City Attorney
Roger Weaver, Planning Director
Wiley King, Building Director
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Jennifer Brown, Finance Director
Lt. Roger Wooten, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 6:00 p.m. The City Manager 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: *October 8, 2007 Regular City Council Meeting Minutes*
October 8, 2007 Fourth Quarter Town Meeting Minutes
October 11, 2007 Special City Council Meeting Minutes

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

PRESENTATIONS:

ORANGE HALL FOUNDATION REPORT: *Karen Preble, Past President Orange Hall Foundation*

Mrs. Preble presented an update on past, current and future activities/events and 2007-2008 officers for the Orange Hall Foundation. A copy of the report is attached as part of the minutes but the treasurer's report was not available at this time.

DEVELOPMENT AUTHORITY REPORT: *Kyle Lewis, Chairman Development Authority*

Mr. Lewis presented the Development Authority's annual report of accomplishments in the past year. A copy of St. Marys Industrial Park map, business transactions and financial report is attached as part of the minutes.

LIVING WATER SUBSTANCE ABUSE PREVENTION PROGRAM:

Reverend Anthony Domacase, Program Director Evergreen Missionary Baptist Church

Reverend Domacase, Program Director of Living Water informed Council and the community of the faith based Christian services program that assists those who are afflicted with alcohol and drug addiction. The Reverend hopes to partner with local community organizations, churches, law enforcement, and government agencies, as well as city and state officials who advocate a drug free community. A copy of the program brochure and presentation is attached as part of the minutes.

FINANCE DIRECTOR'S REPORT: *Jennifer Brown, Finance Director*

The Finance Director presented the 3-month report for the General Fund, Water/Sewer Fund and Solid Waste Fund. A copy of the report is attached as part of the minutes. The Finance Director announced that the City's tax bills were mailed to the owner of record as of January 1, 2007 and will be due on or before December 20, 2007. If a tax bill is not received, the property owner should contact the tax office.

AGENDA APPROVAL

Councilmember Weaver made a motion to approve the agenda and add legal to executive session. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

GRANTING AUDIENCE TO THE PUBLIC

Cookie Johnson, resident thanked Council for installing sidewalks on Lisa Lane, Comcast for working on the reception problems and placing the Council Chamber's flags in the correct order. Ms. Johnson commended the Fraternal Order of Eagles for hosting the Outstanding Services Awards on Saturday, October 27th.

OLD BUSINESS:

B. NEW ALCOHOL LICENSE: *Sterling's Southern Café Inc.*

Mayor Eskridge stated that a hearing for Sterling's Southern Café was held prior to the Council meeting with no comments from the public.

Councilmember DeLoughy made a motion to approve Sterling's Southern Café Alcohol License. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

NEW BUSINESS:

A. WATERSHED ASSESSMENT: *Point Peter WWTP*

The City Manager recommended approval to adopt the Point Peter Watershed Assessment and Watershed Protection Plan. In order for Environmental Protection Division (EPD) to issue a discharge permit for the upgraded treatment plant, a Watershed Assessment and Watershed Protection Plan must be completed and approved by EPD. As part of the design process, JJ&G drafted the assessment and plan based on EPD Guidelines. The plan has been solicited for bids and completed. Once the plan is approved by Council, it will be submitted to EPD for approval.

Councilmember Weaver made a motion to approve the Watershed Assessment Plan for Point Peter Wastewater Treatment Plant. Councilmember DeLoughy seconded the motion. Councilmember Johnson questioned whether other firms were contacted besides JJ&G. The City Manager stated that the project was put out for bid. Councilmember Blount questioned the dollar figure associated with the Watershed Assessment and whether it is part of the plan to submit to the EPD. The Public Works Director stated that the cost is for the lab work, which is required as part of the plan. Following much discussion, voting was unanimous in favor of the motion.

B. ALCOHOL LICENSE CHANGE FROM 2007 TO 2008: *Bulldog Discount Liquors*

The City Manager stated that Bulldog Discount Liquors requests approval to change the 2007 Alcohol License for sale of beer/wine/spirituous liquor, off-premise consumption without food to a 2008 license. On July 23, 2007, Council approved an alcohol license for Bulldog Discount Liquor, LLC, contingent upon final inspection by the Fire Marshal. Mr. Lucent has submitted a letter, which is attached, requesting an extension into 2008 and to change the license to 2008 instead of 2007. The change will not affect the contingency, only the date on top of the application. The City Manager recommended approval of the change.

Councilmember DeLoughy made a motion to change Bulldog Discount Liquors 2007 alcohol license to 2008. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

C. POINT PETER SUBSTATION CONDEMNATION

The City Manager stated that Council approval is needed to sign a waiver of certain non-substantive rights, except for the posting of a sign of notice on the subject property, and allow the City Attorney to sign a waiver of a special hearing to appoint a special master, both which will assist in expediting a friendly condemnation of property by Georgia Transmission Corporation for the Point Peter Substation property. The Georgia Transmission Corporation, a public utility, wishes to petition for condemnation of land presently owned by the City. The parcel of land, 2.751 acres is located in an area known as Point Peter and River Oaks Subdivision. The Georgia Transmission Corporation is utilizing its statutory authority as a public utility to exercise powers of eminent domain. A special master has already been chosen, and the waivers allow this process to move expeditiously. This action will give Georgia Transmission Corporation absolute title (subject to the Georgia Power Company easement) and the City shall

POINT PETER SUBSTATION CONDEMNATION (CON'T)

be paid just and adequate compensation. The most recent appraisal figure was \$99,000 (June 2007). The City Manager recommended approval to sell the City property, which was already approved by Council to move forward with this action two years ago.

Councilmember Blount made a motion to approve the Condemnation of Point Peter Substation. Councilmember Johnson seconded the motion. The City Attorney stated that the normally procedure is to appear before a judge to choose a special master. Since a special master has already been chosen, this step would be eliminated to allow Georgia Transmission Corporation to handle the posting. Councilmember Johnson questioned whether the special master will report back to Council. The City Attorney stated that she and the special master will attend the hearing to ensure that the City receives fair compensation for the property, when all the appraisals are reviewed. Voting was unanimous in favor of the motion.

D. CANCELLATION OF NOVEMBER 12TH CITY COUNCIL MEETING: Veterans Day Holiday

Mayor Eskridge stated that the City Council meeting on November 12th needed to be cancelled due to Veterans Day Holiday. The Mayor suggested that the meeting be moved to Tuesday, November 13th.

Councilmember DeLoughy made a motion to move the Council meeting from Monday, November 12th to Tuesday, November 13th at 6:00 p.m., due to a holiday. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. WATER/SEWER COMMITTEE REPORT

Councilmember Blount presented the Water/Sewer Committee report as follows:

- 1. Water/Sewer Update:** Point Peter Plant construction is a month ahead of schedule and short term financing has been secured through Bank of America. Local participation is encouraged for the permanent bond and anyone interested should contact Bank of America.
- 2. Solid Waste Proposal:** A private company presented information that could possibly reduce landfill costs and recycle solid waste by installing a different system at the Point Peter Plant. The solid waste by product would be sterilized and completely harmless, which would be safe for gardens. The unit would cost an additional \$380,000 to install the process for the 4.0 MGD plant, at 4,000 pounds of solid waste per day. In order for the City to consider proposing a different system to recycle solid waste, many questions need to be answered as to not causing significant issues in the schedule.

B. AIRPORT AUTHORITY: Appointment

Councilmember DeLoughy made a motion to postpone the appointment to the Airport Authority until the next meeting. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

D. PUBLIC WORKS COMMITTEE REPORT

Councilmember Lockhart stated that the Committee met on October 17th to discuss the drainage on Mickler Drive. Currently, there are five (5) 36 inch metal pipes that run under Mickler Drive between Mary Lee Clark Elementary School and Crayons Academy. During the recent rains, a sink hole developed with two (2) feet of earth washing out from the edge of the road due to the pipes rusting away. The Committee recommends the City's Master Planner Engineers Thomas & Hutton who are developing the City Master Plan to look at the project and give a recommendation for repair. The repair cost is estimated at \$300,000.00, which is available in Special Purpose Local Option Sales Tax (SPLOST) Funds. Since this is a school bus route, the road would be monitored to make certain it does not deteriorate to the point where it needs to be closed down. Once it is approved and engineered construction would take 30-45 days.

Councilmember Lockhart made a motion to contact the City Master Planner Engineers Thomas & Hutton to survey and make recommendations to correct the problems on Mickler Drive. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF MAYOR:

- October 9, 2007 – Attended the Forum of Candidates in Kingsland. Another Forum is scheduled for October 23, 2007 at the Fraternal Order of Eagles.
- October 10, 2007 – Met with the Redevelopment Development Center (RDC) in Savannah and attended a House Resolution (HR) 900 meeting in Kingsland with the City Manager.
- October 15-17, 2007 – Attended the Department of Community Affairs (DCA) Planning in Albany with the City Manger. They were advised that once the Comprehensive Plan is completed it will be a guide for the future of the City. The City Manager stated that all planning and zoning will be tailored to meet the new Comprehensive Plan. The attorney's in attendance stated that the rules are to be followed and if a city strays from the plan, they could expect to be sued.
- October 20, 2007 – Attended the Fraternal Order of Eagles recognition ceremony for many St. Marys' police, firemen and public works employees for outstanding service and the Candlelight Vigil for abused women.
- October 22, 2007 – Attended the Water/Sewer Committee meeting.

Mayor Eskridge announced that the City's calendar of meetings events and activities is available in the lobby and on the website.

REPORT OF CITY MANAGER:

- The Downtown Development Authority (DDA) and all the volunteers were congratulated for helping with Hay Days. It was an outstanding event, with a current count of 238 scarecrows. Participates were from all areas, including businesses outside the downtown area, Kingsland and Woodbine. The county has expressed an interest in partaking in next year's event. For the Build-A-Scarecrow event, 50 kits were sold to businesses, families, scouts, submarine crews and classes.

- DDA was thanked for starting the Downtown St. Marys Community Market this week, which featured home and farm grown produce. It went so well that everyone sold out. Vendors were asked if the market met their expectations. Everyone responded that it exceeded expectations and did better than anyone expected.
- The Comprehensive Plan is moving along and the next public hearing is scheduled for January.

A Finance Committee meeting is scheduled for Tuesday, November 13, 2007 at 5:00 p.m. in the Council Chamber at City Hall.

A Property Committee meeting is scheduled for Tuesday, November 13, 2007 at 3:00 p.m. in the Council Chamber at City Hall.

GRANTING AUDIENCE TO THE PUBLIC:

There were no further comments from the public.

EXECUTIVE SESSION:

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

The Mayor and Council adjourned to executive session at 7:09 p.m., returning at 7:16 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 Williams seconded the motion. Mayor Eskridge declared the meeting adjourned at 7:16 p.m.

Respectfully submitted,

Darlene M. Roellig, City Clerk