

**CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
January 8, 2007**

**FIRST QUARTER – TOWN MEETING
5:30 P.M.**

**CITY COUNCIL ORGANIZATIONAL MEETING
5:45 P.M.**

- A. *Mayor Pro Tem*
- B. *Council Committees*

**CITY COUNCIL MEETING
6:00 P.M.**

**“AMENDED”
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:** *December 11, 2006 Regular City Council Meeting Minutes
December 11, 2006 Public Hearing Minutes*
- VI. **PRESENTATION:**
Finance Director’s Report.....TAB “A”
- VII. **GRANTING AUDIENCE TO THE PUBLIC:**
- VIII. **OLD BUSINESS:** *None*
- IX. **NEW BUSINESS:**
 - A. **JANUARY 22ND CITY COUNCIL MEETING CANCELLATION** – *GMA Conference*
 - B. **LIBRARY EXPANSION** – *Project Architect.....TAB “B”*
 - C. **DOWNTOWN MULTI-MEDIA CENTER** – *Architect Scope of Work Change (Removed)*
 - D. **PT PETER WASTEWATER TREATMENT PLANT EXPANSION**TAB “C”
Haskell Preconstruction Proposal
 - E. **WEED STREET WASTEWATER TREATMENT PLANT** – *Emergency Repairs.....TAB “D”*
 - F. **TRAFFIC SIGNAL STUDIES/DESIGN**TAB “E”
Winding Road/Colerain Road/ and Winding Road/Charlie Smith Sr. Highway (Spur40)
 - G. **PT PETER WASTEWATER TREATMENT PLANT EXPANSION**TAB “F”

Resident Inspection Proposals

H. **DEPARTMENT OF TRANSPORTATION** – *County Right of Way Agreement*.....TAB “G”

I. **TRAFFIC SIGNAL INSTALLATIONS CONTRACT**TAB “H”
Kings Bay Road at Winding Road/Lake Shore Drive and St. Marys Road at Haddock Road

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

A. **PLANNING DIRECTOR’S REPORT**.....TAB “T”

1. **Utilities Ordinance Amendment** – *Construction Fees*

2. **Deannaexation Request** – *Tax Map 108 Parcel 030B*

3. **Resolution** – *Transfer of Property to DDA*

4. **Subdivision - Minor**: Request of South Georgia Professional Park Phase 2 (W.H. Gross, P.O. Box 365, Kingsland, GA) as represented by Privett & Associates for a minor TWO lot subdivision on Lot 3, at Lindsey Lane Tax Map 121, Parcel 050B for the purpose of subdividing and existing lot and building into two lots. Parcel fronts on the northeast corner of the cul-de-sac at Lindsey Lane.

5. **Subdivision - Minor**: Request of Mr. David Packard, 406 Seagrove Street, St. Marys, GA, for a TWO lot minor subdivision for a parcel of property described as between Mahan Street on the West; Bartlett Street on the East; and Dillingham Street (unopened) on the North. The property is located on Zoning/Tax Map S36-06-001.

6. **Rezoning**: Request of Mr. James R. McCollum, 580 Kenneth Gay Drive, Kingsland, GA, as agent for a 26+/- acre parcel along Kings Bay Road and Colerain Road for Rezoning from C-2 to PD (C-2/R-3) with PD Specifications. Property is located at Tax Map 134, Parcels 3, 4, 5, 6, 7& 8. Request is for 182+/- Apartments and Commercial.

7. **Temporary Business Permit** – *Orange Hall Art Sale Fundraiser*

B. **ST. MARYS CONVENTION & VISITORS BUREAU AUTHORITY**.....TAB “J”
Term Expirations – Councilman Williams, Jerry Brandon, Mary Neff, Joyce Flenniken, Julie Riffe, Doug Vaught, and WalterLangshaw

C. **DOWNTOWN DEVELOPMENT AUTHORITY**
Term Expiration – Councilman DeLoughy

D. **WATER/SEWER COMMITTEE REPORT**TAB “K”

XI. **REPORT OF MAYOR:**

XII. **REPORT OF CITY MANAGER:**

XIII. **GRANTING AUDIENCE TO THE PUBLIC**

XIV. **EXECUTIVE SESSION**- *Legal & Personnel (ADDED)*

XV. **ADJOURNMENT:**

CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
January 8, 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, January 8, 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
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
Jennifer Brown, Finance Director
Janet Bradford, Tourism Director
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. 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: *December 11, 2006 Regular City Council Meeting Minutes*
December 11, 2006 Public Hearing 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.

PRESENTATION:

FINANCE DIRECTOR'S REPORT:

The Finance Director presented the 5-month finance report. The report is attached as part of the minutes. Also reported were the taxes due total of \$2,737,668.74 and the collected to date is 98%, totaling \$2,427,559.78. Tax liens will be placed on delinquent property after January 15, 2007.

GRANTING AUDIENCE TO THE PUBLIC:

Cookie Johnson, resident praised all departments for the outstanding job that was done in the St Marys 101 class and highly recommended the program to all residents. She thanked the Salvation Army for providing toys to a family in need during the holidays and expressed her appreciation for the granting audience segment at City Council meetings.

The City Manager stated that the credit for St. Marys 101 should go to Alyce Thornhill, Downtown Development Director because it was her idea.

Lee Bernasek, resident complemented St Marys 101 and the City Manager on its organization and presentations.

Councilmember Weaver, thanked the Public Works Department for implementation and success with the Christmas tree program "Bring One to the Chipper".

OLD BUSINESS:

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

NEW BUSINESS:

A. JANUARY 22ND CITY COUNCIL MEETING CANCELLATION – *GMA Conference*

Mayor Eskridge stated that due to City Council attending the GMA Mayors' Day Conference in Atlanta, the Council meeting on January 22nd needed to be cancelled.

Councilmember DeLoughy made a motion to cancel the January 22, 2007 City Council meeting. Councilmember Johnson seconded the motion. Voting was unanimous in favor of the motion.

B. LIBRARY EXPANSION – *Project Architect*

The City Manager stated that Plans to expand the library were placed on the Camden County SPLOST V in 2002 and approved by the voters. The building expansion was designated \$588,000.00. Over \$200,000.00 was used to repair the building after termite damage. Having advertised Requests for Qualifications (RFQ's) for architectural firms, interviews and scoring, Pope Partners Architects, Inc. scored 154 and JFK Architecture scored 140. Having followed the steps necessary to select an architect for the building expansion, the St. Marys Library Board of Trustees and City Manager recommend hiring Pope Partners Architect, Inc. as part of the grant process. Costs will be paid out of SPLOST Funds.

Councilmember Weaver made a motion to approve Pope Partners Architect, Inc. as project architects for the library expansion. Councilmember DeLoughy seconded the motion. Following much discussion on the parameters of funding the expansion, voting was unanimous in favor of the motion.

C. **DOWNTOWN MULTI-MEDIA CENTER** – *Architect Scope of Work Change (Removed)*

D. **PT PETER WASTEWATER TREATMENT PLANT EXPANSION:** *Haskell Preconstruction Proposal*

The City Manager stated that this is an authorization for the City manager to execute a contract with Haskell Construction Company to provide preconstruction services in the design of the Point Peter Wastewater Treatment Plant upgrade to 1.8 million gallons per day. Three proposals were received for the project upgrade with Haskell Company being the contractor selected and approved by City Council. Haskell has prepared a proposal to provide preconstruction services as presented in the attached scope of services in the amount of \$87,643.00. They have also proposed to defer payment for these services and include them in the construction contract. However, if the project does not proceed with construction, then payment will be owed at that time. The City Manager recommended approval since this process has already been approved by the Mayor and Council.

Councilmember Blount made a motion to approve the preconstruction proposal as presented by Haskell Company. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

E. **WEED STREET WASTEWATER TREATMENT PLANT** – *Emergency Repairs*

The City Manager requested approval to authorize Task Order #4 with Atlantic Coast Consulting for the amount of \$57,400 for the design and contract administration of a lift station located adjacent to the Weed Street WWTP. Currently, the Weed Street WWTP is experiencing difficulty with a broken sewer main on plant property. The line is currently being bypassed. The initial estimate received for the repair of the damaged lines is \$314,430 from CMAD Construction Company. This plant will be eliminated at some point in the near future when Pt. Peter Plant and Scrubby Bluff Plants are upgraded. At that time, a lift station will need to be installed to redirect flows back to the Pt. Peter Plant. Therefore, it is the recommendation of Public Works that the lift station be designed and installed now instead of later. Instead of sinking money into a line that will be abandoned in a few years, we could go ahead and construct the lift station and run a temporary force main to the Weed Street Plant. When the plant is eliminated, the force main can be rerouted to redirect the flows. The cost of the last lift station we installed (corner of Highway 40 and Spur 40) was approximately \$366,000. It is the recommendation of the City Manager to approve this repair since it is an on-going emergency that has to be corrected as quickly as possible. Monies will come from contingency funds.

Councilmember Blount made a motion to approve the task order as presented with Atlantic Coast Consulting for \$57,400.00. Councilmember DeLoughy seconded the motion. Following discussions on the placement of the lift station not to encumber the property for the future closure of the plant, voting was unanimous in favor of the motion.

F. TRAFFIC SIGNAL STUDIES/DESIGN: *Winding Road/Colerain Road and Winding Road/Charlie Smith Sr. Highway (Spur40)*

The City Manager requested approval to authorize EMC Engineering Company to proceed with the traffic signal warrant studies for the above referenced intersections and design of the traffic signals if so warranted by the study. The City is experiencing significant growth in the Winding Road area which impacts the current traffic capacity of the intersections mentioned above. It recognizes that the signals warrant studies necessary to ensure safety of the public. Three proposals were received to conduct the studies/designs for the intersections from EMC Engineering Company (\$20,600), Jordan, Jones and Goulding (\$22,000), and Moreland Altobelli (\$23,000). The cost for these services would be paid through SPLOST. The Public Works Department and City Manger recommend EMC Engineering Company to perform this project.

Councilmember Weaver made a motion to approve the studies/design of the traffic signals for Winding Road and Colerain Road, and Winding Road and Charlie Smith Sr. Highway (Spur40), and award the project to EMC Engineering Company. Councilmember DeLoughy seconded the motion. Following Council discussion on the engineering companies, project funding for the Colerain Road future expansion and the right of way, voting was unanimous in favor of the motion.

G. PT PETER WASTEWATER TREATMENT PLANT EXPANSION: *Resident Inspection Proposals*

The City Manager requested authorization to execute a contract with Stephenson & Palmer Engineering Company to provide on-site resident inspection services during the construction of the Point Peter Wastewater Treatment Plant upgrade to 1.8 million gallons per day. The City received proposals from three engineering firms interested in providing resident inspection services for the Point Peter WWTP upgrade project. The companies were Stephenson & Palmer Engineering Company (\$13,000/month), Jordan, Jones and Goulding, Inc. (\$17,400/month), and Atlantic Coast Consulting, Inc. (\$10,600/month). After reviewing the resumes of the proposed inspectors, the Public Works Department recommends Stephenson and Palmer Engineering Company to provide resident inspection services for this project. The City Manager recommended approval, while not the least expensive, Stephenson & Palmer Engineering are at the quality level needed by the City.

Councilmember Blount made a motion to approve the request for Stephenson & Palmer Engineering to provide the on-site inspection services. Councilman Johnson seconded the motion. Councilmember's discussed setting parameters on time extensions and limits if the project is not completed on time by the contractor. Following much discussion, voting was unanimous in favor of the motion.

H. DEPARTMENT OF TRANSPORTATION – *City Right of Way Agreement*

The City Manager stated that the City has right of way at Kings Bay and Winding Roads by the hospital. This Agreement is to ensure maintenance after construction. He further stated that at the direction of the Mayor and City Council, DOT was contacted to participate and take care of this issue.

Councilmember Johnson made a motion to approve the City Right of Way Agreement . Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

I. TRAFFIC SIGNAL INSTALLATIONS CONTRACT:*Kings Bay Road at Winding Road/Lake Shore Drive and St. Marys Road at Haddock Road*

The City Manager stated this is for invitations to bid for Traffic Signal Installation at Kings Bay Road at Winding Road/Lake Shore Drive and St. Marys Road at Haddock Road . As directed by the Mayor and Council, the City is moving forward with the installation of the lights listed. This project will be funded through SPLOST and recommended approval.

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

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR'S REPORT

1. Utilities Ordinance Amendment – *Construction Fees*

The Planning Director stated that in the next five to ten years the City will be spending \$100,000,000.00 on the Wastewater Treatment facilities with the expansion of Pt. Peter, expansion of Scrubby Bluff and a new plant at the north end of the City. The purpose of the ordinance is to apply fees to help fund new construction coming on line for wastewater treatment.

Councilmember DeLoughy made a motion to approve the Utilities Ordinance amendment for construction fees. Councilmember Johnson seconded the motion. Voting was unanimous in favor of the motion.

2. De-annexation Request – *Tax Map 108 Parcel 030B*

The Planning Director stated that the property is a single lot located on the west side of 95 in Kingsland and Staff recommends de-annexation of the property, which is an island.

Councilmember Johnson made a motion to approve the de-annexation of Tax Map 108 Parcel 030B. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

3. Resolution – *Transfer of Property to DDA*

The Planning Director stated that in May of 2005, discussions took place at the City Property Committee meeting regarding five properties. The first property was transferred to Downtown Development Authority who sold it to Habitat for Humanity. The other four pieces are unopened streets that were surveyed.

Councilmember Lockhart made a motion to proceed to transfer the four parcels to the DDA. Councilmember DeLoughy seconded the motion.

Councilmember Lockhart stated that the lots were part of the City for 200 plus years with no tax money collected. He further stated that transferring the lots to the DDA would give them an opportunity to collect funds to begin projects to help the economic growth of downtown and place the properties on the tax roll. Legislation should include that the DDA will pay all costs to transfer the property from the funds they receive from the properties. Mayor Eskridge stated that a decision was made in the Property Committee meeting to not transfer any properties bordering the marsh because it was too valuable.

Following much discussion, Councilmember Lockhart amended the original motion to proceed to transfer the three properties located on Comeau/Dillingham Street, Ann/ Margaret Street and Norris Street. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

- 4. Subdivision - Minor:** Request of South Georgia Professional Park Phase 2 (W.H. Gross, P.O. Box 365, Kingsland, GA) as represented by Privett & Associates for a minor 2-lot subdivision on Lot 3, at Lindsey Lane Tax Map 121, Parcel 050B for the purpose of subdividing an existing lot and building into two lots. Parcel fronts on the northeast corner of the cul-de-sac at Lindsey Lane. The Planning Commission recommends approval.

Councilmember Blount made a motion to approve South Georgia Professional Park Phase 2 minor 2-lot subdivision located on Tax Map 121, Parcel 050B. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

- 5. Subdivision - Minor:** Request of Mr. David Packard, 406 Seagrove Street, St. Marys, GA, for a 2-lot minor subdivision for a parcel of property described as between Mahan Street on the West; Bartlett Street on the East; and Dillingham Street (unopened) on the North. The property is located on Zoning/Tax Map S36-06-001. The Planning Commission recommends approval.

Councilmember Weaver made a motion to approve David Packard's minor 2-lot subdivision located on Zoning/Tax Map S36-06-001. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

8. **Rezoning:** Request of Mr. James R. McCollum, 580 Kenneth Gay Drive, Kingsland, GA, as agent for a 26+/- acre parcel along Kings Bay Road and Colerain Road for Rezoning from C-2 to PD (C-2/R-3) with PD Specifications. Property is located at Tax Map 134, Parcels 3, 4, 5, 6, 7& 8. Request is for 182+/- Apartments and Commercial. The Planning Commission recommends approval.

Councilmember Weaver made a motion to approve James R McCollum request to rezone property located at tax map 134, Parcels 3, 4, 6, 7 and 8 from commercial C-2 to planned development PD, C-2/R-3. Councilmember DeLoughy seconded the motion. Following much discussion, voting was unanimous in favor of the motion.

9. **Temporary Business Permit – Orange Hall Art Sale Fundraiser**

The Planning Director stated that Orange Hall will supply the schools with art paper for students to draw or paint pictures. The pictures will then be given to a company to frame at a cost of \$27.99 each. Money raised from the art sale will be shared by Orange Hall, the school and the company. Since the business is making a profit, a temporary permit must be approved by Council.

Councilmember Blount made a motion to approve Orange Hall's temporary business Permit. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

B. **ST. MARYS CONVENTION & VISITORS BUREAU AUTHORITY (SMCVB)**

Term Expirations – Councilman Williams, Jerry Brandon, Mary Neff, Joyce Flenniken, Julie Riffe, Doug Vaught, and Walter Langshaw

Mayor Eskridge stated that the St. Marys Convention & Visitors Bureau Authority appointments are made annually and each councilmember appoints one person to a seat.

Councilmember Williams appointed Doug Vaught to an at-large seat.

Councilmember Lockhart appointed Mary Neff to an at-large seat.

Councilmember DeLoughy appointed Angie Mock to a bed/breakfast seat.

Councilmember Weaver appointed Julie Riff to a hotel/motel seat.

Councilmember Johnson appointed Mardja Gray to a bed/breakfast seat.

Councilmember Blount appointed Dave Philips to a hotel/motel seat.

Mayor Eskridge appointed Councilmember Weaver to the city official seat.

C. **DOWNTOWN DEVELOPMENT AUTHORITY: Term Expiration – Councilman DeLoughy**

Councilmember DeLoughy stated that he wished to remain on the Downtown Development Authority.

Councilmember Weaver nominated Councilmember DeLoughy to the DDA. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

D. WATER/SEWER COMMITTEE REPORT

Councilmember Blount gave a brief report on the Water/Sewer Committee meeting regarding construction fees and upgrades to wastewater treatment plants. The report is attached as part of the minutes.

Councilmember DeLoughy made a motion to approve the Water/Sewer Committee Report as presented. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF MAYOR:

Mayor Eskridge expressed his appreciation to City Council for the progress that was made in 2006 and values their continued support in 2007. The City has good people working hard to make it run smoothly. Mayor Eskridge agrees that St. Marys 101 is a great way to notify the public of what the City does for them, it is an excellent program.

REPORT OF CITY MANAGER:

- St Marys Fire Department has received a new fire truck.
- The Senior Center's new van is scheduled for delivery on January 9, 2007.
- The City's budget cycle will begin with a Goals and Objectives meeting before the Mayor and Council to summarize what was done in the past, present and planned for future years so services continue to be provided. From this meeting, Mayor and Council will make recommendations to help staff put together next years' budget package. Once the budget package is completed, it is then presented to the Finance Committee, Mayor and Council for review to develop the City's Budget. Also, Department Heads will have updated their Department's 5-year Master Plans for review.

The City Manager urged all citizens to attend the budget process and public hearings to see how and where your tax dollars are being spent.

GRANTING AUDIENCE TO THE PUBLIC:

Candy DeLoughy, resident commented on the appointment to the SMCVB at-large seat that could have been filled by a resident. She further commented that it defeated the purpose by being taken by businesses that were already on the board.

Leon Pinkney, resident thanked the City's Department Heads for the fine job they are doing.

EXECUTIVE SESSION:

Councilmember Blount made a motion to adjourn to executive session on legal and personnel issues. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

The Mayor and Council adjourned to executive session at 7:22 P.M., returning at 7:36 P.M. with Mayor Eskridge calling the Council meeting back to order.

LEGAL

No official action was taken at this time.

PERSONNEL

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 7:36 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk