

CITY OF ST. MARYS, GEORGIA  
March 26, 2007  
5:45 p.m.  
SECOND QUARTER TOWN MEETING

6:00 p.m.  
CITY COUNCIL MEETING

**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:** *March 12, 2007 Regular City Council Meeting Minutes*
- VI. **GRANTING AUDIENCE TO THE PUBLIC:**
- VII. **OLD BUSINESS:** NONE
- VIII. **NEW BUSINESS:**
  - A. **RESOLUTION:** *Department of Health*.....TAB "A"
  - B. **RECYCLING:** *Discussion*.....TAB "B"
  - C. **ORDINANCE:** *Construction Fees*.....TAB "C"
  - D. **LEASE AGREEMENT:** *St. Marys Submarine Museum*.....TAB "D"
  - E. **PT. PETER WASTEWATER TREATMENT PLANT UPGRADE:** .....TAB "E"  
*Haskell Company Scope of Work*
  - F. **MILL CREEK SUBDIVISION PHASE II:** *Bids*.....TAB "F"
  - G. **TRAFFIC SIGNALS:** *Kings Bay Road at Winding Road & St. Marys Road at Cisco*...TAB "G"
  - H. **ORANGE HALL:** *Electric*.....TAB "H"
  - I. **ST. MARYS AIRPORT:** *Runway Marking*.....TAB "I"
  - J. **WEED STREET:** *Lift Station Emergency Repairs (ADDED)*
- IX. **REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:**
  - A. **DOWNTOWN DEVELOPMENT AUTHORITY:** *Two Appointments*.....TAB "J"
  - B. **WATER/SEWER COMMITTEE REPORT**.....TAB "K"
  - C. **PROPERTY/PLANNING COMMITTEE REPORT**.....TAB "L"
    - 1. **EASEMENT:** *Lift Station*
    - 2. **EASEMENT:** *City Property*
    - 3. **CITY PROPERTY:** *Methodist Church Agreement*
  - D. **PERSONNEL COMMITTEE REPORT**.....TAB "M"
- X. **REPORT OF MAYOR:**
- XI. **REPORT OF CITY MANAGER:**

**XII. GRANTING AUDIENCE TO THE PUBLIC**

**XIII. EXECUTIVE SESSION: *Personnel & Legal***

**XIV. ADJOURNMENT:**

**CITY OF ST. MARYS, GEORGIA**  
**CITY COUNCIL MEETING**  
**March 26, 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, March 26, 2007 in the Council Chamber at City Hall.

**PRESENT WERE:**

*Mayor Rowland Eskridge*  
*Councilmember Gary Blount*  
*Councilmember William DeLoughy*  
*Councilmember Larry Johnson*  
*Councilwoman Gull Weaver*  
*Councilmember LJ Williams*

**ABSENT WERE:**

*Councilmember Jerry Lockhart*

**CITY OFFICIALS PRESENT:**

*William Shanahan, City Manager*  
*Gary A. Bacon, City Attorney*  
*Max Tinsley, Planning Director*  
*Wiley King, Building Director*  
*Bobby Marr, Public Works Director*  
*Alyce Thornhill, Economic Development Director*  
*Gene Rudy, IT Director*  
*Janet Brinko, Tourism Director*  
*Donna Folsom, HR Director*  
*Chad Kinzly, Assistant Public Works 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 Shanahan 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:** *March 12, 2007 Regular 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.

**GRANTING AUDIENCE TO THE PUBLIC:**

**Barbara Ryan**, resident made a presentation on curbside recycling and urged City Council to make it as easy, convenient, and as cost-effective as possible. A copy of the presentation is attached as part of the minutes.

St. Mary's residents presented pertinent facts in support of recycling as follows:

**Jennifer Koerner**: The EPA estimates that 75 percent of what Americans throw in the trash could actually be recycled. Currently, only 25 percent is recyclable.

**Pete Koerner**: Recycling 35 percent of our trash reduces global warming emissions equivalent to taking 36 million cars off the road.

**Bob Nutter**: If Sunday newspapers were recycled approximately 500,000 trees would not be harvested.

**Reverend Rick Douvlliez**: Recycling one ton of paper saves 7,000 gallons of water.

**Jean Petri**: Without paper recycling we would need to increase timber harvesting by 80% just to keep up with the demand in the next ten years.

**Reverend Frank Logue**: Plastics require 100 to 400 years to break down at a landfill.

**Victoria Logue**: It takes approximately one million years for a glass bottle to break down at the landfill.

**Venetia Cover**: For every 3700 two-liter plastic bottles recycled, a barrel of oil is saved.

**Ann Orr**: The national recycling rate of 30 percent saves the equivalent of more than five billion gallons of gasoline, reducing dependence on foreign oil by 114 million barrels. This could be even higher.

**Sylvia James**: Twenty-seven percent of garbage entering Georgia's landfills is recyclable. In one year alone, more than 2.3 million tons of discarded material could have been recycled.

**Rosemary Rillo**: Half of all polyester carpeting is made from recycled plastic beverage bottles. In fact, one-third of all beverage container plastics are used in the state of Georgia's carpet industry.

**Jerry Lockamy**: Burning and burying our wastes results in large releases of carbon dioxide and methane into our atmosphere.

**Mardja Gray**: Are we concerned about global warming? If you are concerned, recycling saves energy and reduces air pollution as well as greenhouse gas emissions.

**Mary Keating**: The businesses that recycle plastic, provides 36,000 Georgians an annual payroll of almost \$875 million.

**Reeney Adams**: Incinerating 10,000 tons of waste creates one job; land filling 10,000 tons of waste creates six jobs; recycling 10,000 tons of waste creates 36 jobs.

**Carol Serencey**: Throwing away a single aluminum can, versus recycling it, is like pouring out six ounces of gasoline. Last year, Americans recycled enough aluminum cans to conserve the energy equivalent of more than 15 million barrels of oil.

**Alex Currants**: Recycling aluminum cans saves 95% of the energy required to make the same amount of aluminum from its original source which is bauxite.

**Carol Scully**: Atlanta is home to the largest aluminum recycler in the entire world.

**Connie Casto**: A paper mill uses 20% less energy to make paper from recycled paper than it does to make paper from trees.

**Jan Meriwether**: Recycling one pound of steel saves enough energy to light a 60-watt bulb for 26 hours.

**Sam Lockamy**, 9-year old honor student at Mary Lee Clark Elementary School implores Council to keep our earth safe clean and beautiful for his children, grandchildren and great grandchildren. He also thanked Council for supporting curbside recycling.

**Barbara Ryan** implored on behalf of every St. Marys citizen who truly believes St. Marys is the best place in the world to live, to work, and to play. Requested the city leaders, to please make it even better by implementing a sustainable curbside recycling plan that we can all be proud of.

Mayor Eskridge provided Ms. Ryan with a copy of the 2002 Recycling information and stated that the City tried working with a garbage company to recycle but they wanted to provide all garbage services. He further stated that there were issues that were discussed at the time, and if they could be worked out, Council would be more than willing to work on setting up a program. There is also a possibility that recycling could be put to a vote as a non-binding referendum when the Tax Allocation District for the mill property is voted on in the summer.

**Reverend Rick Douylliez** represented the newly formed Senior Department Advisory Committee as he spoke about the Committee and the amount of people that expressed an interest in serving the City of St Marys in this capacity. Reverend Douylliez is honored to have been selected along with his fellow colleagues: Greg Bird, Mary Keating, Barbara Conner, Becky Whitaker, and Councilmember Larry Johnson. He commended Councilman Johnson for doing a marvelous job in monitoring and helping to define in the first meeting the committee's role and initial responsibilities. The Committee sees their responsibilities as strictly advisory in nature. Consensus is to do everything in their power to support the St. Marys Senior Center and its staff in helping to provide the best opportunities available to the City's senior adults. All three meetings, thus far, were very productive. There were also fruitful discussions with the Public Service Authority (PSA) Director William Brunson, assuring the committee of his enthusiastic support of the Senior Program and offered to assist them in any way possible. It is the City's support of the Committee's forthcoming recommendations that they sincerely hope will be taken to heart. Because of the timing of the Committee's formation, they were required to meet rather

quickly, but, they very thoroughly reviewed the Fiscal Year 2008 Budget request from the Senior Citizens Center. Members of the Committee plan to participate fully in the budget process, in hopes that the recommendations will be received and voted upon in the very, very best interest of our beloved senior adults. In closing Reverend Douylliez thanked Council for the confidence they have place in the Committee Members.

Mayor Eskridge stated that it is very satisfying to know that so many people were interested in serving on the Senior Advisory Committee and is confident that good things will be accomplished for senior citizens. He further stated that the PSA is more than willing to work with the group and there are on going programs that Seniors could take advantage of.

**OLD BUSINESS:**

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

**NEW BUSINESS:**

**A. RESOLUTION: *Department of Health***

The City Manager stated that this resolution is in support of the restoration of funding to the Department of Human Resources. Janet Duffield, Camden County Health Department Administrator requested a resolution from the municipalities and county, urging Georgia Legislature to increase state support to the county health departments by 15% to cover the increased costs and responsibilities of delivering local public health services in Georgia since September 11, 2001. The City Manager recommended approval based on the facts that the City revenue is up \$634 million, state reserve funds are estimated to be more than \$700 million, and funding will be used to serve all the citizens of Camden County.

Councilmember Johnson moved to approve the resolution. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

**B. RECYCLING: *Discussion***

Councilmember DeLoughy made a motion to bring the recycling issue to the Water and Sewer Committee and a meeting was scheduled on Monday, April 23, 2007 at 4:00 p.m. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

**C. ORDINANCE: *Construction Fees***

The City Manager stated that the ordinance is to utilize any construction fees received to expand, improve or construct water and waste water systems for the use of new St. Marys' citizens and not requiring current residents to fully fund these improvements. The City is still growing and as such we have outgrown our current waste water allocation. To support over 14,000 new structures to be built within the City over the next 10 to 15 years, our current water and waste water infrastructure must be improved, expanded and newly constructed. To accomplish these improvements loans and bonds

**ORDINANCE (CON'T.)**

must be acquired. To pay back these loans, construction fees will be collected and placed into an account dedicated to these improvements. The City Manager recommended approval.

Councilmember Blount made a motion to approve the construction fees received to expand, improve or construct water and waste water systems for the use of new St. Marys' citizens and not requiring current residents to fully fund these improvements. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

**D. LEASE AGREEMENT: *St. Marys Submarine Museum***

The City Manager stated that the agreement is to update the lease with St. Marys Submarine Museum. John Kraus, Museum Director requested a new agreement to include an amendment dated June 2002 and two changes to the original lease. The major change is section 1 (b) Term of Employment from *30 days* to *6-months* and a minor change to the street number so it coincides with the 911 address. The City Manager recommended approval based on the fact that if the museum decided to move or the City wanted them to move extending the time is a proactive measure.

Councilmember Weaver made a motion to approve the lease agreement with the St. Marys Submarine Museum. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

**E. PT. PETER WASTEWATER TREATMENT PLANT UPGRADE: *Haskell Company Scope of Work***

The City Manager stated that the purpose is to authorize City Manager to execute a contract with Haskell Construction Company to provide construction services of the Point Peter Wastewater Treatment Plant upgrade to 1.8 million gallons per day for the amount of \$14,988,752.00.

Contract Price Includes:

Base GMP	\$ 14,863,059.00
Less Value Engineering #2	- \$ 59,950.00
Plus Process Building Architectural	+ \$ 98,000.00
Plus Preconstruction Services (Approved 1/08/07)	+ \$ 87,643.00
<b>Total</b>	<b>\$ 14,988,752.00</b>

The City received proposals from three construction firms interested in the Point Peter WWTP upgrade project. The companies were Haskell, Crowder and Sawcross, Inc. Haskell Construction Company was selected and approved by City Council to be the contractor on the Point Peter Wastewater Treatment Plant upgrade to 1.8 MGD. Haskell has been providing preconstruction services per our previous agreements approved by Council on January 8, 2007. Haskell also allowed the City to defer payment for that service for the amount of \$87,643.00. Payment for that service will be added to GMP. Haskell also provided several cost saving measures that could be deducted from the

**PT. PETER WASTEWATER TREATMENT PLANT UPGRADE (CON'T.)**

GMP. However, at this time the Public Works Department only recommends that Value Engineering Item #2 be incorporated. The architectural design of the process building was not included in the scope of work for Jordon, Jones & Goulding (JJ&G). This item was planned to be added in the 4 MGD upgrade but had to be included into the first phase because of Environmental Protection Division (EPD) requirements. Prices were received from Haskell and JJ&G for this work. Haskell's price was \$98,000 and JJG's price was \$99,800. JJ&G's price includes \$14,800 for electrical that Haskell did not include. However, JJG's price was for an architectural subcontractor to perform the work. Due to the time sensitive nature of this project, it is the recommendation of the Public Works Department to award the architectural design services for the process building to Haskell. There is only a \$13,000 difference in cost but the schedule would be in Haskell's hands, not in that of a subcontractor that is not intimately familiar with the project. The City Manager recommended approval based on the project schedule and what EPD is approving for a projected completion date in March or April 2008.

Councilmember Johnson made a motion approve the plant upgrade with Haskell Construction Company. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

**F. MILL CREEK SUBDIVISION PHASE II: Bids**

The City Manager stated that the Public Works Department recommends approval of the bid to award the contract to Littlefield Construction Company for the amount of \$483,960.00. Ever since the construction of Mill Creek subdivision in the early 1990's, the drainage system has performed minimally. A lot of the subdivision discharges storm water into some wetlands areas that are only slightly lower than the roadway. As the wetlands fill up, the water backs up into the road. The City has tried for several years to get the Corps of Engineers to do something about the wetlands. Now, they are in a Conservation Easement as part of the Sugarmill Development. In 2004, Council approved Task Order #8 with JJ&G to design a solution for this area. The design was completed and the project was contracted with Douglas Asphalt Company for \$1,051,798.00, which has now defaulted. The City has re-advertised and held a bid opening on March 22, 2007 with bid tabulations as follows:

Littlefield Construction Company	\$ 483,960.00
Blount Construction	\$ 654,892.40
Island Pipeline	\$1,054,312.00

The City Manager recommended approval of awarding the contract to Littlefield Construction Company.

Councilmember Weaver made a motion to approve the Mill Creek Subdivision construction for \$483,960.00 to Littlefield Construction Company. Councilmember Blount seconded the motion. Following much discussion, voting was unanimous in favor of the motion.

**G. TRAFFIC SIGNALS: *Kings Bay Road at Winding Road & St. Marys Road at Cisco***

The City Manager stated that the Public Works Department recommends awarding a contract for the Traffic Signalization Installation Project Kings Bay Road at Winding Road/Lake Shore Drive and St. Marys Road at Haddock Road to Metro Power, Inc. in the amount of \$272,933. At the request of many citizens, the City Council instructed the City Manager and the Public Works Department to look into the installation of traffic signals at those two intersections. The Department of Transportation was contacted to request designs and installation of the signals but since they are "off system" they would not participate. Therefore, a Request for Proposals was developed and sent out to engineering firms appearing on the DOT approved list of firms capable of handling this project. A contract for the Traffic Signalization Studies and Design was awarded to Moreland Alto Elli Associates, Inc. in the amount of \$19,852.00. After receipt of the design and specifications, a request for bids was sent to Traffic Signal Installation Contractors that appear on the DOT approved contractors list. Two bids were received and references were verified. The City Manager recommends approval of the Metro Power, Inc. contract for a total of \$272,933, which will be fund through Special Purpose Local Option Sales Tax (SPLOST) Funds.

Councilmember Johnson made a motion to approve the traffic signals contract for Kings Bay Road at Winding Road and St. Marys Road at Cisco. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

**H. ORANGE HALL: *Electric***

The City Manager stated that the Public Works Department recommends awarding a contract to South Georgia Electrical Inc. for the Orange Hall Electrical Restoration Project in the amount of \$47,000. Over the years the electrical system within Orange Hall has had many repairs and modifications. It has been determined that the current state of the electrical system is in disarray. Many of the electrical fixtures within Orange Hall have been disconnected due to existing problems with the wiring. Also, the current wiring scheme is inadequate for the intended use in some of the rooms. The Orange Hall Electrical Restoration Project will correct the problems with the wiring and bring the electrical system up to code. The City Manager recommended approval because it is a danger and it needs to be completed as soon as possible.

Councilmember Blount made a motion to award the contact to South Georgia Electrical for the Orange Hall Electrical Restoration Project in the amount of \$47,000. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

**I. ST. MARYS AIRPORT: *Runway Marking***

The City Manager stated that the Public Works Department recommends the St Marys Airport Runway Marking project be re-bid. There were three bids received for the project with one of the bidders offering an alternative bid. The bids were as follows:

**ST. MARYS AIRPORT (CON'T.)**

1. Peek Pavement Marking, LLC	\$33,681.15
2. Hasco Inc.	\$56,903.70
Hasco Inc. Alternate Marking Removal	\$35,155.20
3. Hi-Lite Markings, Inc.	\$58,232.25

However, two contractors failed to visit the site prior to bidding the project rendering their bids as unresponsive. The highest bidder visited the site as required and has already protested the bids saying that the other bidders did not follow the bidding requirements. By re-bidding the project, the Public Works Department feels that the City would be able to realize a substantial savings on this project. The City Manager recommended re-bidding the project.

Councilmember Blount made a motion to re-bid the Project. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

**J. WEED STREET: Lift Station Emergency Repairs (ADDED)**

The City Manager stated that the Public Works Department recommends approval to award the project to RJ's Underground Utilities in the amount of \$361,075.68. Currently, the Weed Street WWTP is experiencing difficulty with a broken sewer main on plant property. The line is currently being bypassed. An initial estimate received for the repair of the damaged lines was \$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. City Council approved a recommendation that a lift station be designed by Atlantic Coast Consultants, Inc. and to install it now instead of later. Invitations to bid were sent to many pre-approved contractors companies but only two bids were received.

R J's Underground Utilities	\$361,075.68
Woodard Construction	\$531,240.00

Councilmember Johnson made a motion to approve the lift station emergency repairs and award the project to RJ's Underground Utilities for \$361,075.68. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

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

**A. DOWNTOWN DEVELOPMENT AUTHORITY: Two Appointments**

Mayor Eskridge stated that Barbara Ryan and Walt Natzic's term has expired. The DDA Chairman and candidates submitted letters of intent to be considered for reappointment.

Councilmember Weaver made a motion to reappoint Walt Natzic and Barbara Ryan to the Downtown Development Authority. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

Mayor Eskridge announced two upcoming term expirations on the Hospital Authority. Councilmember Williams also announced the resignation of his brother, Rufus Williams on the Hospital Authority due to an illness. Mayor Eskridge stated that Mr. Williams has served faithfully for a long time and all are saddened by his resignation.

**B. WATER/SEWER COMMITTEE REPORT**

Councilmember Blount presented the Water/Sewer Committee Report. The report is attached as part of the minutes.

**C. PROPERTY/PLANNING COMMITTEE REPORT**

Councilmember DeLoughy presented the Property/Planning Committee Report in the absence of the Committee Chairman. The report is attached as part of the minutes.

**1. EASEMENT: *Lift Station***

Councilmember Weaver made a motion to approve the swap of property on Borrell Boulevard. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

**2. EASEMENT: *City Property***

Councilmember Weaver made a motion to postpone the City property easement with Trolley's. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

**3. CITY PROPERTY: *Methodist Church Agreement***

Councilmember Deloughy made a motion to proceed with the swapping of the land with the Methodist Church. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

**D. PERSONNEL COMMITTEE REPORT**

Councilmember Williams presented the Personnel Committee Report. The report is attached as part of the minutes.

Councilmember Weaver made a motion to direct the Judge to submit a plan of action on how she will operate the court to Council by Friday. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

**REPORT OF MAYOR:**

- March 7, 2007 Attended the Goals and Objectives meeting
- March 19, 2007 – SPLOST Public meeting
- March 22, 2007 – The Waterfront Theatre Committee presented the City with a check for \$108,000 for the theatre construction.

- March 23, 2007 – Attended the dedication of the PSA lighted soccer field at the old Pro 3 golf course
- Gilligan's Island Park will open soon

### **REPORT OF CITY MANAGER:**

- April 17 & 18, 2007 – Budget Workshops at 1:30 p.m. to 5:00 p.m. in the Council Chamber at City Hall
- April 8, 2007 – Kingsland Church of God Easter Play

### **GRANTING AUDIENCE TO THE PUBLIC:**

**Cookie Johnson**, resident stated that when volunteering at the hospital many people questioned why the city would hire an archeological firm for the proposed theatre site when the location by the library would better to accommodate parking.

Councilmember Blount stated that the location by the library has more land, could be part of the library and it might get better funding. Councilmember Weaver stated that regardless where the theatre is located, if a burial spot is mentioned, an archeological firm will need to be hired.

**Candy DeLoughy**, resident stated the correct name for the building is the Multi-cultural center where meetings and conventions would be held. Downtown is the place to build it, where they could have a meeting during the day and support the local businesses at night.

**Anthony Pollock**, new resident offered the services of a life long friend who put together several recycling projects in over 20 years. The projects are successful and way beyond curbside recycling. Windmills were installed paying for the City electric and it was sold back to the grid.

**Reenev Adams**, resident questioned if Woodbine can recycle for \$15.00 per month why can't St. Marys tie into the county and get a better price.

**Renee Liss**, resident enjoyed covering St. Marys for the past two years and is saddened to say goodbye. St. Marys is the easiest and most pleasurable beat at the paper.

### **EXECUTIVE SESSION:** *Personnel & Legal*

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

The Mayor and Council adjourned to executive session at 7:45 p.m., returning at 8:15 p.m. with Mayor Eskridge calling the Council meeting back to order.

### **PERSONNEL**

No official action was taken at this time.

### **LEGAL**

No official action was taken at this time.

**ADJOURNMENT:**

Councilmember DeLoughy made a motion for adjournment. Councilmember Blount seconded the motion. Mayor Eskridge declared the meeting adjourned at 8:16 p.m.

Respectfully submitted,

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Darlene M. Roellig, City Clerk