



**CITY OF ST. MARYS, GEORGIA**  
May 7, 2012

**FY 13 BUDGET HEARING**  
5:30 p.m.

**CITY COUNCIL MEETING**  
6:00 p.m.

**AMENDED  
AGENDA**

- I. **CALL TO ORDER**
- II. **INVOCATION:** *Councilmember Bird*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO**
- V. **APPROVAL OF MINUTES:** *April 16, 2012 Regular City Council Meeting Minutes*  
*April 26, 2012 Special Called City Council Meeting Minutes*
- VI. **PRESENTATION:**  
**HEART & SOUL TOUR:** *Recognition*  
**JOINT PROCLAMATION HABITAT FOR HUMANITY NATIONAL WOMEN BUILD WEEK**  
**ORANGE HALL FOUNDATION ANNUAL REPORT:** *Conn Cole, Chairman*  
**HOSPITAL AUTHORITY ANNUAL REPORT:** *Frank Frasca, Chairman*
- VII. **SET CONSENT AGENDA**
- VIII. **APPROVAL OF THE AGENDA**
- IX. **GRANTING AUDIENCE TO THE PUBLIC:**
- X. **OLD BUSINESS:** *NONE*
- XI. **NEW BUSINESS:**
  - A. **ST. MARYS DOWNTOWN MERCHANTS:** *Arts & Music Stroll*  
Council consideration to approve a one-day event for temporary open container alcohol sales

- B. DILAPIDATED STRUCTURE ORDINANCE:**  
To approval of the ordinance for the demolition and removal of the structure located on Finley Street, tax parcel S26-02-001
- C. PAUPERS CEMETERY:**  
To authorize volunteer to clean, maintain, and install markers, paths and other landscape features as appropriate in what has been traditionally known as the Paupers Cemetery
- D. FIRST BAPTIST CHURCH ST. MARYS: *Request Right-of-Way Authorization***  
Council consideration to build a canopy roof that will encroach over City property
- E. SCHEDULE A BUDGET WORK SESSION:**  
To discuss changes to the proposed FY 2013 Budget
- F. BUDGET ORDINANCE: *Fi Fa Fees***  
To transfer funds to cover Fi Fa recording fees
- G. GEORGIA MUNICIPAL ASSOCIATION: *Election***  
To elect the 2012-2013 GMA District 12 Officers
- H. 2012 GMA ANNUAL CONVENTION: *Voting Delegate, Flag Bearer & Door Prize***  
Council consideration to appoint a voting delegate, designate a flag bearer, and to discuss donating a door prize for the Georgia Municipal Association annual Convention in Savannah
- I. JOINT RESOLUTION: *Department of Labor Career Center***  
In support of the physical presence and operation of the Georgia DOL Kings Bay Career Center in Camden County
- J. CITY PROPERTY AT MILLER STREET: *Discussion***  
Consideration of a request by adjacent property owners to individually purchase parts of the Miller Street Park and Paper Street
- K. GAINES DAVIS SUBDIVISION AREA SANITARY SEWER PROJECT:**  
Council clarification/decisions on the project
- L. CITY ATTORNEY'S LEGAL SERVICES CONTRACT:**  
To approve the recommended contract modifications
- M. CHARTER AMENDMENT: *Contracting Procedures***  
To amend the Charter "Home Rules" in conflict with the legal services contract
- N. ADMINISTRATION ORDINANCE AMENDMENTS: *Parliamentarian & Rules Governing... Ordinances***

To amend the sections in conflict with the legal services contract

**O. CONSIDERATION TO AWARD THE SOLID WASTE CONTRACT TO MARK DUNNING INDUSTRIES (MDI): Councilmember Bird (ADDED)**

**P. SOLID WASTE FEES:**

Consideration of a rate reduction to customers receiving solid waste services

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

**A. PLANNING DIRECTOR'S REPORT:**

1. **REVERSE SUBDIVISION** – Christopher & Valerie Ryan, 24 Heron Court, St. Marys, GA 31558 & Pamela Spelding, 193 Cedar Hill Drive, St. Marys, GA 31558 is requesting approval for a three lot to two lot minor final plat, located at 175 Cedar Hill Drive known as Parcel number 122E-138, 122E-139 & 122E-140. The property is zoned PD R-1.
2. **MINOR SUBDIVISION** – Donald Pierce, 110 W. Bryant Street, St. Marys, GA 31558 is requesting approval for a one lot to two-minor final plat, located at 203 E. Bryant Street known as Parcel number S41-04-005. The property is zoned R-1.
3. **MINOR SUBDIVISION** - Else Stover, PO Box 5245, St. Marys, GA 31558 is requesting approval for a three lot minor subdivision of parcel 135-094 located in Moeckel Place of Shadowlawn Subdivision. The property is zoned R-1.
4. **REZONING** – The City of St. Marys, 418 Osborne Street, St. Marys, GA 31558 is requesting approval to rezone parcel S41-12-001 from the present PD R-1 zoning to C-1. This property is located at the St Marys Intracoastal Gateway Property on East St. Marys and Ready Streets also known as 100 Ready Street.

**B. CITY CALENDAR: *City Clerk***

**XIII. REPORT OF MAYOR:**

**XIV. GRANTING AUDIENCE TO THE PUBLIC:**

MAYOR AND COUNCIL COMMENTS

CITY MANAGER'S COMMENTS

**XV. EXECUTIVE SESSION: *Pending-Litigation (ADDED)***

**XVI. ADJOURNMENT:**

**CITY OF ST. MARYS, GEORGIA  
PUBLIC HEARING**

**“PROPOSED FY13 BUDGET”**

**May 7, 2012**

**5:30 p.m.**

**MINUTES**

The Mayor and City Council of the City of St. Marys conducted a Public Hearing for the proposed FY13 Budget in the Council Chambers at City Hall on May 7, 2012 at 5:30.

**PRESENT WERE:**

Mayor William DeLoughy  
Councilmember Greg Bird  
Councilmember Jim Gant  
Councilmember John Morrissey  
Councilmember Keith Post  
Councilmember Sidney Howell  
Councilmember Nancy Stasinis

**CITY OFFICIALS PRESENT:**

Steven S. Crowell, Jr., City Manager  
Roger Weaver, Planning Director  
Bobby Marr, Public Works Director  
Robby Horton, Fire Chief  
Jennifer Brown, Finance Director  
Donna Folsom, HR Director  
Artie Jones, III, Economic Dev. Director  
Angela Wigger, Tourism Director  
Marsha Hershberger, Asst. Finance Director  
Judy Armantrout, Library Manager  
Nicole Goebel, IT Assistant  
Shannon Brock, Sergeant-At-Arms

Mayor DeLoughy called the hearing to order at 5:30 p.m., and opened the floor to the Public for questions and/or comments.

**GRANTING AUDIENCE TO THE PUBLIC**

Jeremy Spencer, 165 Kristins Drive: Reduction of water/sewer debt plans.

Mayor DeLoughy responded that the City Manager is working on the study. Answers will be provided when the documentation with citizens input and data is completed.

Bob Nutter, 521 Moeckel Place: Questioned what SPLOST numbers were used for the budget and revenues generated to date. The Finance Director responded that numbers were from the current SPLOST and revenue information was not with her at this time.

Councilmember Gant stated the new digest was not in at this time so the budget would need to be revisited when it is received.

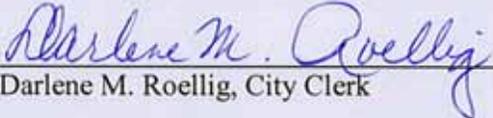
Chris Thurner, 202 West Bryant Street: Opposed to the fireworks budget because of the impact it would have on Kiwanis funding for the community projects.

Bob Nutter, 521 Moeckel Place: Questioned whether solid waste funds of \$1.2 million were based on the current rate of \$15.46. The Finance Director responded that it was on the current rate.

**ADJOURNMENT**

Mayor DeLoughy declared the Public Hearing closed at 5:39 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Darlene M. Roellig, City Clerk

**CITY COUNCIL MEETING**  
**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, May 7, 2012 in the Council Chamber at City Hall.

**PRESENT WERE:**

Mayor William DeLoughy  
Councilmember Greg Bird  
Councilmember Jim Gant  
Councilmember John Morrissey  
Councilmember Keith Post  
Councilmember Sidney Howell  
Councilmember Nancy Stasinis

**CITY OFFICIALS PRESENT:**

Steven S. Crowell, Jr., City Manager  
Gary Moore, City Attorney  
Roger Weaver, Planning Director  
Bobby Marr, Public Works Director  
Robby Horton, Fire Chief  
Jennifer Brown, Finance Director  
Donna Folsom, HR Director  
Artie Jones, III, Economic Dev. Director  
Angela Wigger, Tourism Director  
Marsha Hershberger, Asst. Finance Director  
Judy Armantrout, Library Manager  
Nicole Goebel, IT Assistant  
Shannon Brock, Sergeant-At-Arms

**CALL TO ORDER:**

Mayor DeLoughy called the City Council Meeting to order at 6:00 p.m. Councilmember Bird gave the invocation. Mayor DeLoughy led the audience in the pledge of allegiance. Council roll call indicated a quorum of council members present for the meeting.

**APPROVAL OF MINUTES:**

*April 16, 2012 Regular City Council Meeting Minutes*

Councilmember Stasinis made a motion to approve the April 16, 2012 regular City Council meeting minutes. Councilmember Howell seconded the motion. Voting was recorded as follows:

**FOR**

Councilmember Bird  
Councilmember Gant  
Councilmember Howell  
Councilmember Morrissey  
Councilmember Stasinis

**ABSTAINED**

Councilmember Post

April 26, 2012 Special Called City Council Meeting Minutes

Councilmember Stasinis made a motion to approve the April 26, 2012 special called City Council meeting minutes. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

**PRESENTATION:**

**HEART & SOUL TOUR:** *Recognition*

The Economic Development Director gave an overview of the Georgia Municipal Association and the Georgia Cities Foundation. A bus tour was held in April to show state agency heads, business leaders, downtown developers and philanthropists ways in which cities are revitalizing and capitalizing on their downtown. St. Marys had the distinct honor to participate in this year's tour as part of an overall effort to educate and inform state leaders on the importance of successful downtown development and its role in supporting overall economic development efforts. Approximately 50 people participated in the tour, with some joining the tour at particular stops along the way.

The local group who performed the song "St. Marys" during the Heart & Soul Tour was thanked and introduced to perform for us this evening during a slideshow of the tour. Loretta Hutchinson composed and sung "St. Marys" and is accompanied by Ronald McDowell and Leon Mack.

Mayor DeLoughy presented letters of appreciation to the participants in the 2012 Georgia Heart & Soul Tour and commended everyone for their steadfast support. The participants in the Tour were as follows:

Loretta Hutchinson	Barbara Ryan
Ronald McDowell	Leon Mack
Chris Thurner	Allan Smith

**JOINT PROCLAMATION HABITAT FOR HUMANITY NATIONAL WOMEN BUILD WEEK**

Mayor DeLoughy declared "May 5-13, 2012 Women Build Week" on behalf of the leaders of the City of St. Marys, City of Kingsland, City of Woodbine, Camden County Board of Commissioners and Habitat for Humanity of Camden County. He also proclaimed that the leaders of our community commended this observance during the week of May 5-13, 2012 to the citizens of Camden County.

**ORANGE HALL FOUNDATION ANNUAL REPORT:** *Conn Cole, Chairman*

Mr. Cole presented the annual reporting on the Mission of the Foundation; membership changes; friends, partnerships and marketing; Fundraisers and grants; webpage and social media; furniture

database; house structure; Georgia Trust designation; ghost hunting interests and future repairs. A copy of the report is attached as part of the official minutes.

**HOSPITAL AUTHORITY ANNUAL REPORT:** *Frank Frasca, Chairman*

Mr. Frasca presented a report on the changes made at the Senior Center which included window tinting; lighting replacement; installation of a water pump for the pond; Automated External Defibrillator (AED); 250 foot concrete walking path and a room divider. The Hospital Authority supports activities such as the Senior Prom; Christmas luncheon; daily lunches and a two year exercise program for a healthy lifestyle. Future plans for seniors include a Ti-chi program, possible air conditioner replacement, contributions for Camden House funding and library contributions. Mr. Frasca presented the City with a check for \$25,000 for senior lunches.

Councilmember Gant met with Mr. Frasca to explore new ideas to help more seniors in different ways and suggested meeting with the Hospital Authority. Councilmember Howell expressed his appreciation for the donation of the AED and Cardiopulmonary Resuscitation (CPR) training at the Senior Center.

**SET CONSENT AGENDA (\*):**

Councilmember Gant moved to approve the consent agenda items A, B, C, D, F, and I. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

**APPROVAL OF THE AGENDA:**

Councilmember Bird moved to approve the agenda as presented. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

**GRANTING AUDIENCE TO THE PUBLIC:**

Alex Kearns, 902 Ann Street: Thanked City staff for the flag installation; removal of derelict vessels; the River Watch Committee; 2012 recycling figures were 31.1 tons and suspension of Miocene Holdings LLC's plans.

Joe Lucent, 821 Riverview Drive: Alcohol license grandfathering of future business.

Jeff Stanford, 509 Osborne Street: Ten year anniversary of the effort to relocate the St. Marys Airport.

Barbara Ryan, 711 Mildred Street: Shared resource for the Film Alliance for film and television projects, announced Royal Pains airing on June 6<sup>th</sup>, Love Town in August and Eye of the Hurricane Memorial Day weekend at Theatre by the Trax.

Rick Frey, 506 Bailey Street: Invited the public to attend the fundraiser to benefit Carrey Casey and Joe Proffit after their house fire at Theatre by the Trax on Friday, May 11<sup>th</sup>.

**OLD BUSINESS:**

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

**NEW BUSINESS:**

**A. ST. MARYS DOWNTOWN MERCHANTS: *Arts & Music Stroll***

Council consideration to approve a one-day event for temporary open container alcohol sales

Councilmember Gant moved to approve the St. Marys Downtown Merchant's Arts & Music Stroll event as presented. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

**B. DILAPIDATED STRUCTURE ORDINANCE:**

Approval of the ordinance for the demolition and removal of the structure located on Finley Street, tax parcel S26-02-001

Councilmember Gant moved to approve the Dilapidated Structure Ordinance as presented. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

**C. PAUPERS CEMETERY:**

To authorize volunteers to clean, maintain, and install markers, paths and other landscape features as appropriate in what has been traditionally known as the Paupers Cemetery

Councilmember Gant moved to approve the Paupers Cemetery proposal as presented. Councilmember Post seconded the motion. Council discussed volunteers signing liability waivers. Voting was unanimous in favor of the motion.

**D. FIRST BAPTIST CHURCH ST. MARYS: *Request Right-of-Way Authorization***

Council consideration to build a canopy roof that will encroach over City property

Councilmember Gant moved to approve the right-of way request for the First Baptist Church St. Marys. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

**E. SCHEDULE A BUDGET WORK SESSION:**

To discuss changes to the proposed FY 2013 Budget

Councilmember Stasinis made a motion to schedule the Budget Work Session on May 14<sup>th</sup> at 4-6 p.m. Councilmember Gant seconded the motion. Voting was unanimous in favor of the motion.

**F. BUDGET ORDINANCE: *Fi Fa Fees***

To transfer funds to cover Fi Fa recording fees

Councilmember Gant moved to approve the Budget Ordinance for the Fi Fa fees as presented. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

**G. GEORGIA MUNICIPAL ASSOCIATION: Election**

To elect the 2012-2013 GMA District 12 Officers

Councilmember Stasinis made a motion to nominate Mr. Fowler. Councilmember Gant seconded the motion. Voting was unanimous in favor of the motion. Recorded as follows:

Councilmember Bird moved to appoint the whole slate. Councilmember Gant seconded the motion. Voting was recorded as follows:

**FOR**

Councilmember Bird  
Councilmember Gant  
Councilmember Howell  
Councilmember Morrissey  
Councilmember Stasinis

**ABSTAINED**

Councilmember Post

**H. 2012 GMA ANNUAL CONVENTION: Voting Delegate, Flag Bearer & Door Prize**

Council consideration to appoint a voting delegate, designate a flag bearer, and to discuss donating a door prize for the Georgia Municipal Association annual convention in Savannah

Councilmember Morrissey moved to appoint Keith Post as the voting delegate and flag bearer. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

**I. JOINT RESOLUTION: Department of Labor Career Center**

In support of the physical presence and operation of the Georgia DOL Kings Bay Career Center in Camden County

Councilmember Gant moved to approve the Joint Resolution in support of the Department of Labor Career Center as presented. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

**J. CITY PROPERTY AT MILLER STREET: Discussion**

Consideration of a request by adjacent property owners to individually purchase parts of the Miller Street Park and Paper Street. Property owners would expend funds to provide the necessary survey drawing, appraisals, deed preparation and recording, and other items related to the request once the land lock issue is resolved.

Councilmember Howell made a motion to approve the request by adjacent property owners to individually purchase parts of the Miller Street Park and Paper Street. Councilmember Bird seconded the motion. The City Attorney pointed out that there were many formalities in the law when it comes to abandoning or divesting ourselves of property. Part of the requirements could be that the person who gave or sold the property to the City could have the property back or repurchase the property. It can be a complicated process before

achieving this request. Council discussed changing the motion to include the attorney's response; access to the property; best use to increase values; tax collection and donor feedback. Voting was unanimous in favor of the motion.

**K. GAINES DAVIS SUBDIVISION AREA SANITARY SEWER PROJECT:**

Council clarification/decisions on the project

The following are items that Council discussed to make policy decisions on (ordinance changes) or provide clarification/direction to Staff.

General

1. It has been discussed by City Council to allow residents to connect at the 2000 capital recovery rate which was \$1500 for sewer.

- After reviewing City Council Meeting minutes, a record of any vote setting the rates at the time of annexation has not been located.
- The current Capital Recovery Fee for Sewer is \$7,110.

Councilmember Gant made a motion that the Sewer Capital Recovery Fee for the Spur 40 Annexed Area will be set at the rate at the time of annexation. Councilmember Bird seconded the motion. Councilmember Post asked whether there was an issue with him voting since he resides in the subdivision. The City Attorney stated that there was not a problem with voting since Mr. Post was not getting any gain that was not available to anybody else. Voting was unanimous in favor of the motion.

2. When sewer becomes available, the residents that have not connected to the City water must also connect to the City water. Water service has been available to most residents since before the area was annexed. Will the Capital Recovery fees for water be retroactive for the residents who have not connected to City water or will they be granted a discount price or will they have to pay the current rate?

- The 2000 Capital Recovery Fee for water was \$750.
- The current Capital Recovery Fee for water is \$2,190.

Councilmember Bird moved to have the recovery fees for water at the 2000 level for the Gaines Davis subdivision in the amount of \$750. Councilmember Stasinis seconded the motion. Council discussed the number of potential customers connecting to sewer and water; increasing the water fee to \$1,500 to pay down the debt; history of the annexation and water and septic investments. Voting was unanimous in favor of the motion.

3. If the residents are given the 2000 Water Capital Recovery Rate, will the City allow residents who have already connected to city water, and paid the then current rate, be allowed to use the difference from the rate they have paid and the 2000 Capital Recovery Rate (\$750) be applied to the Sewer Capital Recovery Rate (\$1500)?

Councilmember Bird moved that those people who did pay to come on board were able to apply the difference from the 2000 fee towards the sewer. Councilmember Gant seconded the motion. Voting was unanimous in favor of the motion.

4. Will the City Council extend the mandatory connection time limit (currently 60 or 90 days referenced in City Ordinances) and set a new deadline date?
- o 6 months? 1 year?

Per the City of St. Marys Code of Ordinances:

**Sec. 98-80. - Toilet facilities—Connection to sewer required when available.**

The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, is hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this article, within **90 days** after date of official notice to do so, provided that the public sewer is within 200 feet (30.5 meters) of the property line.

**Sec. 98-104. - Abandonment upon connection to public sewer.**

At such time as a public sewer becomes available to a property served by a private wastewater disposal system, as provided in section, a direct connection shall be made to the public sewer within **60 days** in compliance with this article, and any septic tanks, cesspools and similar private wastewater disposal facilities shall be cleaned of sludge and filled with suitable material.

Councilmember Gant moved to extend the mandatory connection time limit to 1 year, once the sewer system is available. Councilmember Morrissey seconded the motion. Councilmember Bird amended the motion to 2 years. The amended motion died for lack of seconded. Council discussed the time limit. Voting was recorded as follows:

**FOR**

Councilmember Gant  
Councilmember Howell  
Councilmember Morrissey  
Councilmember Post  
Councilmember Stasinis

**ABSTAINED**

Councilmember Bird

5. Will the City Council extend the payment plan (for the Capital Recover Fee) past the 60 months?
- o With 60 monthly payments the residents would have to pay \$25 more a month on their water and sewer bill for the Sewer Capital Recover Rate (\$1500).

**Sec. 98-52. - Special capital recovery fee.**

The city offers an extended payment plan for the capital recovery fee for up to five years for single-family residences of the then existing capital recovery fee. In order to

qualify for the special capital recovery fee, the consumer must provide a copy of the legal description of the property. A lien will be placed on the property until the capital recovery fee is paid in full. Only one special capital recovery fee per family is allowed. The account must stay in the name of the person that applied for the tap until said tap is paid in full. This capital recovery fee will be added to the customer's water bill on a monthly basis up to 60 months. Upon application for this capital recovery fee, the customer must make an initial payment for meter equipment, first month's capital recovery fees, a \$100.00 security deposit and a nonrefundable \$35.00 service turn on fee. There will be a lien placed on the property until the capital recovery fee has been paid in full.

Councilmember Morrissey made a motion for the Capital Recovery payment plan "B" seven years (84 months). Councilmember Gant seconded the motion. Council discussed the payment plan being typical for an amortization schedule. Voting was unanimous in favor of the motion.

6. Will the City Council incorporate the abandonment of the septic tanks and the installation of the service connection to the home into the project (include a line item in the bid documents)?
  - o To include these items would increase the project cost approximately \$500,000.00. Also, to include these items into the project would entail working on private property. To perform work on private property the City would need construction easements from each property owner.

The City Attorney stated that work on private property is a gratuity, and illegal under state law.

Councilmember Stasinis made a motion that the City does not incorporate the abandonment of the septic tanks and service connections. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

7. Will the City Council go ahead and start on the areas where easements are not required? (Phasing of the project).
  - o Currently Public Works does not have verbal confirmation for the Lift Station Site on Hollywood Lane (Village Oaks Trailer Park), and the easements between Magnolia Street and Hightower Street. If the City wishes to pursue phasing the project, Service Areas "C", "D" and "E" can be released for final design, permitting and construction without any easements. These Service Areas will provide sewer to approximately 97 lots out of the 152 lots of the project area.

Councilmember Gant moved to authorize the phasing of the total project by service areas if the necessary easements are unable to be acquired. Councilmember Morrissey seconded the motion. Council discussed increasing the cost, work around zones when easements were not acquired and part of the design piece. Following much discussion, Councilmember Gant made a motion to table the issue until staff provides additional

information on phasing. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

8. The engineering design contract from Thomas and Hutton Engineering Company would be taken to City Council for a formal vote once obtained.

When will the City start construction?

- At this time, Council only has approved funding for the conceptual re-design.
  - Estimated Timeline once Council approved funding to continue.
    - Design - 6 months for engineering and design.
    - Permitting - 2 months.
    - Bidding, award and execution of a contract. – 2 months.
  - Construction - 20 months.

Councilmember Gant moved to authorize staff to proceed with the engineering design of the gravity sewer system for the Spur 40 Annexed Area. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

9. Questions from the Trailer Park owners are listed below:

Trailer Park (Hollywood Lane)

- A. How will the capital recovery fees be assessed for this area? (Individual units?)
  - Currently each unit has an individual water meter but multiple trailers per septic tank. Capital Recovery Fees are based on the number and size of the water meters.
- B. Is the City going to install the main, manholes, and services on the site?
  - Generally that typically will fall to the property owner for commercial property with the City providing sewer to the site (property line).
- C. Who is going to maintain the system on the trailer park site?
  - Generally the sanitary sewer and water system on commercial property is the responsibility of the property owner to maintain and repair.

Council discussed the property owners being responsible for commercial property with the City providing sewer to the site (property line).

Councilmember Gant moved to take it to the property line. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

Trailer Park (Hightower Street)

- A. How will the capital recovery fees be assessed for this area? (Individual units?)

- Currently, these units are serviced by well and septic tanks. Capital Recovery Fees are based on the number and size of the water meters. According to a new State law, after July 1, 2012, all new units must be individually metered. In other words, no new master meters (serving more than one unit such as apartment complexes) can be set. Existing master meters would be grandfathered in. Therefore, after July 1, 2012, individual meters will be needed for each trailer.
- B. Is the property owner going to be responsible for design and installation?
- Generally that typically will fall to the property owner for commercial property with the City providing sewer to the site (property line).
- C. Why is the Trailer Park on Hollywood Lane designed and not the one on Hightower Street?
- Thomas and Hutton included the trailer park on Hollywood Lane into the design when the City was applying for a CDBG grant (2010). The City was not awarded a CDBG grant for this project area.

No official action was taken at this time.

**L. CITY ATTORNEY'S LEGAL SERVICES CONTRACT:**

To approve the recommended contract modifications as presented. Council discussed the proposed changes in the contract and legal expenses with the City Attorney.

Councilmember Stasinis made a motion to approve the new Contract based on Exhibit "A". Councilmember Post seconded the motion. Voting was recorded as follows:

**FOR**

Councilmember Gant  
Councilmember Howell  
Councilmember Morrissey  
Councilmember Post  
Councilmember Stasinis

**OPPOSED**

Councilmember Bird

**M. CHARTER AMENDMENT: Contracting Procedures**

To amend the Charter "Home Rules" in conflict with the legal services contract to remove the requirement to review all contracts. To advertise the Charter amendment as presented.

Councilmember Bird move to advertise the Charter amendment as required. Councilmember Post seconded the motion. Council discussed approval limits on standard contracts drafted by staff. Voting was unanimous in favor of the motion.

**N. ADMINISTRATION ORDINANCE AMENDMENTS: Parliamentarian & Rules Governing... Ordinances**

To amend sections 2-41 and 2-50 in conflict with the legal services contract.

Councilmember Bird moved to amend the parliamentary procedures and appoint the City Manager or City Clerk to be tasked to serve as Parliamentarian. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

**O. CONSIDERATION TO AWARD THE SOLID WASTE CONTRACT TO MARK DUNNING INDUSTRIES (MDI): Councilmember Bird (ADDED)**

Councilmember Bird discussed the process parameters between Advanced and MDI on the lowest bid and cost reductions.

Councilmember Bird made a motion to award the Solid Waste Contract to Mark Dunning Industries (MDI). Councilmember Howell seconded the motion. Council discussed the notice of award; the negotiation process; competitive bidding; qualifications; services and legal repercussions.

The City Attorney stated that the City received a letter by an attorney for Mark Dunning Industries stating their protest of the bid award to Advanced and potential litigation. Discussing the process of the award made at the last meeting ought to be avoided. Reviewing the process, the three bidders Mark Dunning Industries, Advanced and Republic were invited to come in and have a session to negotiate with the staff review committee. They were asked specifically, as part of the process, to provide an amendment to their bid on providing services, and taking out the disposal fee. Advanced and Mark Dunning Industries both came in to change their bids. At that time, Advanced made an additional proposal of extending the lower rate to the remaining part of the term of their existing contract. Both parties were heard from at the last meeting and the award was made to Advanced. It is correct that it was done, no one said anything about changing bids at that point. The contract was sent out, he approved the contract as to form prior to execution as it says on the contract, the Mayor signed the contract, it was sent to Advanced who signed the contract and returned it to the City with the necessary bonds, insurance and proof. At this point, there is a contract with Advanced. The only way the City could award the contract to Mark Dunning Industries would be to breach the contract with Advanced. If the City breaches the contract, you are liable with damages for potentially having done so.

Council discussed the differences between proposals and bids in the state procurement processes; their criteria; providing a copy of the last motion to go out for bid and invitation for bid criteria. The City Attorney pointed out the letter received from Mark Dunning Industries indicated violations of Code Section Title 36, Chapter 91. Their complaint is that they have not had the opportunity to be included in the bidding process in the same way that Advanced did, which is not consistent with the facts. Title 36, Chapter 91 is the state public works contracting legislation. This was not a public works contract. It was a different kind of contract so none of those provisions apply.

Council discussed service contracts being solicited by Request for Proposals (RFP); disservice to staff; requirements for bids; best selections, and cost savings. The City Manager stated that Council had the opportunity at the last meeting to accept any one,

whether it was a proposal or bid. Advanced was chosen because it saves money over the long run. The process did not lead to a particular decision. Council continued to discuss the process, MDI's missed opportunity after Advanced extended the lower rate and a flaw in the process. Following much discussion, Councilmember Stasinis called the "question". Councilmember Post seconded the motion. Voting was recorded as follows:

<b>FOR</b>	<b>OPPOSED</b>
Councilmember Gant	Councilmember Bird
Councilmember Morrissey	Councilmember Howell
Councilmember Post	
Councilmember Stasinis	

Voting was recorded on the motion as follows:

<b>FOR</b>	<b>OPPOSED</b>
Councilmember Bird	Councilmember Gant
Councilmember Howell	Councilmember Morrissey
	Councilmember Post
	Councilmember Stasinis

**P. SOLID WASTE FEES:**

Consideration of a rate reduction to customers receiving solid waste services.

Councilmember Bird moved to approve to reduce rates to \$14.35 residential and \$11.48 for seniors. Councilmember Howell seconded the motion. Council discussed the reduction in rates versus current rates; disposal costs; administrative costs; selling the Gilman waterfront property; funding sources to reduce and offset the use of fund equity and assisting with the bond payment tsunami. Councilmember Bird stated for the record, this recommendation came from Staff to give the discount to the people. Council continued to discuss staff recommendations, long term benefit to citizens and making the best decisions. Following much discussion, voting was recorded as follows:

<b>FOR</b>	<b>OPPOSED</b>
Councilmember Bird	Councilmember Gant
Councilmember Howell	Councilmember Morrissey
	Councilmember Post
	Councilmember Stasinis

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

**A. PLANNING DIRECTOR'S REPORT:**

- 1. REVERSE SUBDIVISION** – Christopher & Valerie Ryan, 24 Heron Court, St. Marys, GA 31558 & Pamela Spelding, 193 Cedar Hill Drive, St. Marys, GA 31558 is requesting approval for a three lot to two lot minor final plat, located at 175 Cedar Hill Drive known as Parcel number 122E-138, 122E-139 & 122E-140. The property is zoned PD R-1.

Councilmember Howell made a motion to approve the reverse subdivision from three lots to two lots. Councilmember Bird seconded the motion. Voting was unanimous in favor of the motion.

2. **MINOR SUBDIVISION** – Donald Pierce, 110 W. Bryant Street, St. Marys, GA 31558 is requesting approval for a one lot to two-minor final plat, located at 203 E. Bryant Street known as Parcel number S41-04-005. The property is zoned R-1.

Councilmember Morrissey made a motion to approve the minor subdivision from one lot to two-minor final plat. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

3. **MINOR SUBDIVISION** - Elese Stover, PO Box 5245, St. Marys, GA 31558 is requesting approval for a three lot minor subdivision of parcel 135-094 located in Moeckel Place of Shadowlawn Subdivision. The property is zoned R-1.

Councilmember Bird moved to approve the three lot minor subdivision. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

4. **REZONING** – The City of St. Marys, 418 Osborne Street, St. Marys, GA 31558 is requesting approval to rezone parcel S41-12-001 from the present PD R-1 zoning to C-1. This property is located at the St Marys Intracoastal Gateway Property on East St. Marys and Ready Streets also known as 100 Ready Street

Councilmember Morrissey moved to approve the rezoning to C-1. Councilmember Bird seconded the motion. Voting was unanimous in favor of the motion.

**B. CITY CALENDAR:** *City Clerk*

The City Clerk announced the upcoming events, activities and meetings for the second and third weeks in May.

**REPORT OF MAYOR:**

- Attended the Washington Fly-In where discussion were held on automatic budget cuts on the first of the year; taxes; Navy Admiral Benedict's concerns regarding parachutes landing on the base and Admiral French expressed concerns regarding the relocation of the St. Marys Airport
- Addition of the letter from Captain O'Neill regarding the airport into the official record.
- Attended Career Day for "If I were Mayor" program
- Thanked Roger Weaver, Phil Jones and everyone who helped with the boat clean up on Saturday. Mr. Jones thanked the City for their contributions of Public Works employee's assistance and dumpsters.
- Met with Representative Spencer, Steve Crowell and Artie Jones, III regarding a resolution of a location for the Department of Labor
- St. Marys' Softball Game versus Kingsland to benefit the Miracle Field on June 30th
- Announced the fundraiser on Friday at the Theatre by the Trax at 8:00 p.m.

**GRANTING AUDIENCE TO THE PUBLIC:**

Kay Sullivan, 835 Devon Drive: Spoke in support of the Gaines Davis hookup rates, the City Attorney's fees and water/sewer refunds

Jeremy Spencer, 165 Kristins Drive: Non-urgency of fund equity when the Gilman boathouse was purchased

Dick Russell, Wright Street: Attorney's contract and sewer rates at the time of annexation

**MAYOR AND COUNCIL COMMENTS:**

Councilmember Gant requested that the City Manager and Roger look into a problem with tractor trailers in residential yards and bring it back to Council.

Councilmember Morrissey commented on CPR/AED training with Stewart and the impact on schools. He asked the City Manager where the AED's were in City buildings.

**CITY MANAGER'S COMMENTS:**

- A suggestion was made to consider adjusting/increasing per diem rates for Washington DC. Do you want staff to look at it? Mayor DeLoughy stated it could be considered.
- Major Wooten retired, which leaves a vacancy in the Police Department. The Department would like to reduce/reclassify the position to a lieutenant's position, which saves money and a structure change. Does it need to come back to Council? The savings are over \$50,000. Mayor DeLoughy stated that with nodding of heads it did not need to come to Council.

**EXECUTIVE SESSION: *Pending Litigation (ADDED)***

"Executive Session" was not necessary at this time.

**ADJOURNMENT:**

Councilmember Bird moved for adjournment. Councilmember Howell seconded the motion. Mayor DeLoughy declared the meeting adjourned at 8:59 p.m.

Respectfully submitted,

  
Darlene M. Roellig, City Clerk

# Orange Hall Foundation Annual Report 05/07/12

Conn Cole, President

**Mission Statement of Orange Hall Foundation:** “To protect Orange Hall, to advocate for her preservation and restoration, to generate community enthusiasm for her unique value, and to develop her into a first-class Historic House Museum consistent with her origins and her placement on the National Register of Historic Places.”

The Foundation Board has gone through some minor changes this past year with old members going off the Board and new members coming on. Our current board is working hard to uphold our mission statement and looking to the future to improve Orange Hall structurally as well as marketability.

## Board Committee Updates:

- **Friends/Partnerships & Marketing:** Our promotional brochure, which includes a Donor Recognition program for annual and one-time donors, is almost complete. We will place the brochure at locations throughout the county and all welcome centers.
- **Fundraising & Grants:** We are collaborating with the Sub Museum and the DDA to host a “Welcome to Your Backyard BBQ” fundraiser in conjunction with Hay Days on October 20<sup>th</sup>. We are currently working with DNR and Coastal Regional Commission to find potential grants that would benefit and assist with the repairs and improvements needed at Orange Hall.
- **Webpage & Social Media:** Orange Hall webpage is up and running and frequently updated. We also have a Facebook page that supporters can “like” and follow our events and updates.
- **Furniture:** A database has been created with photos that document all of the furniture and furnishings in the house. They are now working on a way to mark or tag these items.
- **House Structure:** Committee is working closely with Roger Weaver to uphold the historical integrity of the house while addressing the critical safety items that need repair.

The Georgia Trust named Orange Hall as one of Georgia’s Top Ten Places in Peril. This designation will help bring statewide attention to the house by reaching groups and individuals we normally would not be able to reach. Although this designation does not provide funds for restoration, it will be an important fact that can be included in grant applications for historic preservation and repairs that could give us a unique edge over other applicants.

Local and regional “ghost hunting” groups continue to be interested in the house along with other buildings and areas in St. Marys. One such group has a show on the Jacksonville station CW 17, “Local Haunts”, which previously featured Orange Hall, has filmed a follow-up episode to air soon. The Spirit of 1812 group used the grounds of Orange Hall on February 18, 2012 to commemorate the War of 1812 in St. Marys/Camden County. Love Town producers filmed one of the “date nights” at Orange Hall, which will hopefully make the final cut and highlight Orange Hall.

We want to thank the Council for designating funds to help paint the exterior of the house. Roger Weaver is currently working on getting estimates from painting companies with historical structure experience. We are working with GA Power on an exterior lighting plan for the house and grounds. There will be no cost to the city for the equipment or installation and maintenance will be the responsibility of GA Power. Once we have the plan from GA Power we will present it to Roger Weaver.

On behalf of the Orange Hall Foundation Board of Directors, I thank you for your time and continued support for Orange Hall. We look forward to working with the City of St. Marys in these tough economic times and continuing our partnership in maintaining the integrity and beauty of Orange Hall. We invite you to visit and tour Orange Hall the next opportunity you have and visit our website at [www.orangehall.org](http://www.orangehall.org)



**DEPARTMENT OF THE NAVY**

NAVAL SUBMARINE BASE  
1063 USS TENNESSEE AVENUE  
KINGS BAY, GEORGIA 31547-2606

IN REPLY REFER TO:

5720

Ser CM/0625

APR 26 2012

Mayor Bill DeLoughy  
City of Saint Marys  
418 Osborne Street  
Saint Marys, GA 31558

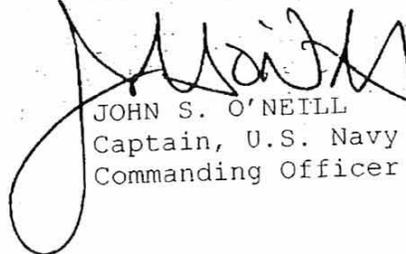
Dear Mayor DeLoughy:

As commanding officer of Naval Submarine Base, Kings Bay, I take this opportunity to restate the Navy's position on the Saint Marys Airport, and to inquire as to the current status of its proposed relocation.

The Saint Marys Airport remains a concern to Submarine Base Kings Bay for both safety and security reasons. Aviation accidents that occurred within one-half mile of the base in April of 2007 and April of 2008 concern me not only for the safety of the base and its workforce, but also for the safety of the local community including neighborhoods and nearby schools. Within the past two and a half years, five parachutists jumping from aircraft operated by the local skydiving business have landed on the base. As noted in the enclosed letter, my predecessor, as well as those before him, expressed the Navy's concerns regarding the airport and the desire to have it relocated. The ultimate relocation of the airport remains a priority for me, as well. Additionally, the pending Department of Defense Office of Economic Adjustment sponsored Joint Land Use Study will provide suitable forum for the discussion of this, and other compatible-use issues in a neutral environment that includes all stakeholders.

The city of Saint Marys and the entire Camden County region provide tremendous support to Submarine Base Kings Bay and its ships, service members, civilian employees and families. We are truly grateful for that support and recognize that Camden County is a special place to live and work. I am committed to maintaining our strong cooperative relationship. Thank you again for your support.

Sincerely,



JOHN S. O'NEILL  
Captain, U.S. Navy  
Commanding Officer



DEPARTMENT OF THE NAVY

NAVAL SUBMARINE BASE  
1062 USS TENNESSEE AVENUE  
KINGS BAY, GEORGIA 31547-2808

IN REPLY REFER TO:

5500

Ser CM/ *DS40*

MAY 5 2008

Mayor Rowland Eskridge  
Office of the Mayor  
City of Saint Marys  
418 Osborne Street  
Saint Marys, GA 31558

Dear Mayor Eskridge:

I am writing in response to your letter of April 2, 2008, and to express my continued support for the relocation of the Saint Marys Airport due to safety concerns. Although the Navy supports the relocation of the airport, no funding is available for such an initiative and I am advised that the prospects of the Navy supporting a legislative initiative for relocation are remote.

A 1985 study by the Strategic Systems Programs (SSP) used a threshold model developed by Sandia National Laboratories and accepted by the Nuclear Regulatory Commission (NRC) for risk analysis of airports near nuclear power plants. Based on statistical data involving 27 municipal airports, every accident occurred less than three miles from the airport except one. Only one occurred greater than five miles from the airport.

The 1985 SSP study concluded the probability of an accident occurring less than three miles from Saint Marys Airport was greater than the threshold model used by Sandia and the NRC allows. Types of accidents analyzed in the study included engine failure on take off or approach.

This probability was illustrated by the plane incidents of April 14, 2007 and April 5, 2008. The first occurred within one-half mile of SUBASE and the second directly in front of the Franklin Gate entry control point. Both incidents were attributed to engine failure while on approach to the airport.

The study also took into consideration the number of annual operations at the airport. In 1985 the airport recorded 9,000 operations or 24 flights per day and the study predicted by 1995 the traffic would increase to around 11,200 per year. According to 2007 data provided by the airport, an average of 36 flights per day or 13,140 flights annually are documented, far more than

the study predicted. Lengthening the runway and the addition of night operations or the addition of new missions based at the airport will increase the amount of traffic at the airport, increasing the probability of an aircraft accident.

Four alternatives were proposed in the SSP study: (1) restrict runway 4-22 traffic patterns and airspace, (2) close runway 4-22 and build a new runway 16-34, (3) close runway 4-22 and redevelop runway 13-31, or (4) relocate St. Marys airport. The study assumed that most of the cost of relocation, if adopted by the city in 1985, would have been borne through use of the Community Impact Assistance funds provided by the federal government. All options were rejected by the city and the funds are no longer available.

The closure and relocation of the airport will enhance the ability of SUBASE and Strategic Weapons Facility, Atlantic to carry out their missions. With relocation, the probability of an accidental crash is greatly reduced.

SUBASE continues to support the findings of the 1985 Strategic Systems Programs and the 2005 Reynolds, Smith and Hills, Inc. studies in their conclusions of the benefits to Camden County and the cities of St. Marys, Woodbine and Kingsland in relocating the airport. In SUBASE's view, relocating the airport is a win-win situation for all.

Sincerely,



W. E. STEVENS  
Captain, U.S. Navy  
Commanding Officer

Copy to:  
Commander, Navy Region Southeast  
Commander, Submarine Force, US Atlantic Fleet  
Director, Strategic Systems Programs  
Governor Sonny Perdue  
Representative Jack Kingston  
Senator Johnny Isakson  
Senator Saxby Chambliss