



CITY OF ST. MARYS, GEORGIA
August 20, 2012

PUBLIC HEARING
5:45 p.m.

NEW ALCOHOL LICENSES
“GREEN GOLF PARTNERS, LLC”
D/B/A OSPREY COVE GOLF COURSE, THE NEST AND THE COVE

CITY COUNCIL MEETING
6:00 p.m.

AMENDED
AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION:** *Councilmember Stasinis*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES NO**
- V. **APPROVAL OF MINUTES:** *August 6, 2012 Regular City Council Meeting Minutes*
- VI. **PRESENTATION:**
~~BOARD TERM EXPIRATION ANNOUNCEMENT~~ **APPOINTMENT**
1. **Camden County Board of Education-Sex Education Instructional Materials Review Committee (Shugart) Term Expiration 8/25/12**
- VII. **SET CONSENT AGENDA**
- VIII. **APPROVAL OF THE AGENDA**
- IX. **GRANTING AUDIENCE TO THE PUBLIC:**
- X. **OLD BUSINESS:**
A. **GREEN GOLF PARTNERS, LLC THREE NEW ALCOHOL LICENSES:** *Osprey Cove Golf Course, The Nest and The Cove.....TAB “A”*
Council consideration to approve Green Golf Partners’ Alcohol Licenses for the sale of beer, wine an spirituous liquor for on-premise consumption, with food

- B. **BAIT SHOP LEASE ADDENDUM:**TAB “B”
To approve the amended lease and authorize the Mayor to sign the addendum
- C. **SALE OF LIENS:** *Discussion*.....TAB “C”
To discuss the topic

XI. **NEW BUSINESS:**

- A. **UTILITIES ORDINANCE AMENDMENT:** *Chapter 98, Section 51*.....TAB “D”
To revise the current ordinance to allow customers the option of utilizing City water for their irrigation systems by connecting to their water service (on the customer side of the meter)
- B. **ADMINISTRATION ORDINANCE AMENDMENT:** *Chapter 2*.....TAB “E”
To establish an Open Records Ordinance to comply with the Georgia Open Records Law O.C.G.A. §50-18-70
- C. **ORANGE HALL BID AWARD:** *Exterior Repair & Painting*.....TAB “F”
To approve a contract with Coastal Construction in the base bid amount of \$188,408 and change order alternative #1 for historic shutters in the amount of \$71,560
- D. **CITY HALL BID AWARD:** *Exterior Repair & Painting*.....TAB “G”
To approve a contract with Coastal Construction, Inc. in the base amount of \$42,780
- E. **2012 MILLAGE RATE:**TAB “H”
To approve advertisement of the millage rate
- F. **WASTEWATER TREATMENT PLANTS EFFICIENCY STUDY:**TAB “I”
To authorize Port City Design Group to perform an efficiency analysis of the Point Peter Wastewater Treatment Plant and Scrubby Bluff Wastewater Treatment Plant for the amount of \$14,800
- G. **SEPTEMBER 3RD CITY COUNCIL MEETING:** *Reschedule or Cancel*.....TAB “J”
To discuss whether to cancel or reschedule the meeting due to Labor Day holiday and vacations
- H. **LOCAL OPTION SALES TAX NEGOTIATIONS:** *Discussion*.....TAB “K”
- I. **TASK FORCE:** *Councilmember Bird (ADDED)*
To look at cost saving measure for the City

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

- A. **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:

XVI. ADJOURNMENT:

CITY OF ST. MARYS, GEORGIA
August 20, 2012
5:45 p.m.

PUBLIC HEARING
GREEN GOLF PARTNERS, LLC NEW ALCOHOL LICENSES
D/B/A OSPREY COVE GOLF COURSE, THE NEST AND THE COVE

MINUTES

The Mayor and Council for the City of St. Marys, Georgia met to conduct a public hearing on Monday, August 20, 2012 in the Council Chamber at City Hall.

PRESENT WERE:

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

CITY OFFICIALS PRESENT:

Steven S. Crowell, City Manager
Roger Weaver, Planning Director
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Robby Horton, Fire Chief

Mayor DeLoughy called the public hearing to order at 5:45 p.m. for "Green Golf Partners, LLC" D/B/A Osprey Cove Golf Course, The Nest and The Cove alcohol license applications. The floor was opened to the public for questions and/or comments.

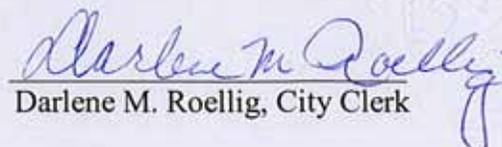
GRANTING AUDIENCE TO THE PUBLIC:

There were no comments from the public.

ADJOURNMENT:

Mayor DeLoughy declared the public hearing closed at 5:48 p.m.

Respectfully submitted,


Darlene M. Roellig, City Clerk

CITY COUNCIL MEETING
August 20, 2012
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, August 20, 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, City Manager
Roger Weaver, Planning Director
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Robby Horton, Fire Chief
Jennifer Brown, Finance Director
Donna Folsom, HR Director
Artie Jones, Economic Dev. Director
Marsha Hershberger, Asst. Finance Director

CALL TO ORDER:

Mayor DeLoughy called the City Council Meeting to order at 6:00 p.m. Councilmember Stasinis 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: *August 6, 2012 Regular City Council Meeting Minutes*

Councilmember Gant moved to approve the August 6, 2012 regular City Council meeting minutes. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

PRESENTATION:

BOARD TERM EXPIRATION ANNOUNCEMENT APPOINTMENT

2. Camden County Board of Education-Sex Education Instructional Materials Review Committee (Shugart) Term Expiration 8/25/12

Councilmember Bird made a motion to reappoint Ms. Verna "Jeanie" Shugart. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

SET CONSENT AGENDA (*):

Councilmember Bird moved to approve the consent agenda as Old Business A, and New Business A, B and E. Councilmember Stasinis 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 Gant seconded the motion. Voting was unanimous in favor of the motion.

GRANTING AUDIENCE TO THE PUBLIC:

The Police Chief recognized Officer's Shelia Ramos, Rick Leska, Aaron Campbell and Mike Cox for their assistance with saving citizens lives at several incidents this week.

There were no comments from the public.

OLD BUSINESS:

A. GREEN GOLF PARTNERS, LLC THREE NEW ALCOHOL LICENSES (*): *Osprey Cove Golf Course, The Nest and The Cove*

Council consideration to approve Green Golf Partners' Alcohol Licenses for the sale of beer, wine and spirituous liquor for on-premise consumption, with food

Councilmember Bird moved to approve Green Golf Partners' Alcohol Licenses for Osprey Cove Golf Course, The Nest and The Cove. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

B. BAIT SHOP LEASE ADDENDUM:

To approve the amended lease and authorize the Mayor to sign the addendum to reduce the rent to \$250 per month

Councilmember Post made a motion postpone allowing the City Manager to have staff look into the terms of the lease to make sure that we are complying with the lease regarding what is selling out of the Bait Shop; and conforming to the intent of the lease with the tenant and not against code. Councilmember Bird seconded the motion. Council discussed not being aware of prepared food being sold when the lease stated concessions and compliance with health codes. Voting was unanimous in favor of the motion.

C. SALE OF LIENS: *Discussion*

To discuss the topic

The Finance Director presented information about the City of Kingsland and Camden County on their collections procedures for property taxes. City of Kingsland files property tax liens, sends out delinquent notices but does not participate in lien or tax sales.

Camden County files liens and sends out delinquent notices. Once a property has 2+ years of taxes owed, the County will implement tax sales, not a lien sale. The County uses

Government Tax Solutions (GTS) to administer the tax sale and fees are added to the cost of the sale. According to the Tax Commissioner, tax sales have been very successful in collecting delinquent taxes. The County has been able to make agreements with the property owner before it goes to tax sale, to implement payment plans to collect the taxes.

It is possible for the City to send out letters to property owners before the property goes to tax sale to implement payment plans to collect taxes, if the letters are drafted by the City Attorney for compliance.

Council discussed companies purchasing arrear tax liens; companies paying an additional 10% fee for the property to receive a tax deed; property owners out of the area; look into selling of liens with the county, how many years they have been selling liens, average number of property sales annually, how many are resolved before sales and the City's financial impact on delinquent liens and number of properties annually. Commissioner Blount offered to speak with the Tax Commissioner regarding coordinating efforts on tax liens.

Following much discussion, no official action was taken at this time.

NEW BUSINESS:

A. UTILITIES ORDINANCE AMENDMENT (*): *Chapter 98, Section 51*

To revise the current ordinance to allow customers the option of utilizing City water for their irrigation systems by connecting to their water service (on the customer side of the meter)

Councilmember Bird moved to approve the amendment to the Utilities Ordinance to allow customers the option of utilizing City water for their irrigation systems by connecting to their water service on the customer side of the meter. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

B. ADMINISTRATION ORDINANCE AMENDMENT (*): *Chapter 2*

To establish an Open Records Ordinance to comply with the Georgia Open Records Law O.C.G.A. §50-18-70

Councilmember Bird moved to approve amended Administration Ordinance to comply with the Georgia Open Records Law. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

C. ORANGE HALL BID AWARD: *Exterior Repair & Painting*

To approve a contract with Coastal Construction in the base bid amount of \$188,408 and change order alternative #1 for historic shutters in the amount of \$71,560

The Planning Director presented the bid scope of work for the project including removal of the lead based paint and repair of any damaged or rotted wood, repainting as well as gutters/downspouts, and other related work. Alternate #1 scope of work is for operable historic shutters, hinges and shutter dogs. Work on the rear porches, stairs and related

walls/windows is not included as part of this project due to the need for structural repairs to the porch and stairs which are beyond the scope of this project. Review of the bids/proposals indicates that Coastal Construction, Inc. of St. Marys was the lowest responsive bidder. It is recommended to add the alternative at another time. Funds for the project will be from Special Purpose Local Option Sales Tax (SPLOST) VI.

Councilmember Post made a motion to approve Coastal Construction in the amount of \$188,408 for the work as outlined for Orange Hall and postpone the decision on shutters. Councilmember Morrissey seconded the motion for discussion. Council discussed the prices were valid without the shutters; the original painting estimate being higher; stabilization of the back of the building and costs; postponing the project because it is now three components; rebid as whole package to get a better deal and past issues still prevalent.

Councilmember Bird amended the motion to postpone and rebid as a total package for paint removal/repainting, porch repairs and shutters at Orange Hall. Councilmember Howell seconded the amended motion. Council discussed prior repairs; the possibility of a nonprofit taking ownership of the building; current preservation of this historical landmark; an email received on restoration and preservation of Orange Hall for the community; lack of bids; restoration in phases and the state bid contract. Following much discussion, voting was recorded as follows:

FOR
Councilmember Bird
Councilmember Howell

OPPOSED
Councilmember Gant
Councilmember Morrissey
Councilmember Post
Councilmember Stasinis

A vote was taken on the original motion on the floor, and voting was recorded as follows:

FOR
Councilmember Bird
Councilmember Gant
Councilmember Morrissey
Councilmember Post
Councilmember Stasinis

OPPOSED
Councilmember Howell

Councilmember Post made a motion to task the Planning Director with coming back to Council with a proposal for work on the rear of the house stairs and related work and for the front stairs. Councilmember Morrissey seconded the motion. Council discussed extensive repairs depending on Special Local Purpose Option Sales Tax (SLPOST) VI funding, the Historic Structure Report; better pricing for a whole project and earlier shutter photographic clarification from historic records. Voting was recorded as follows:

FOR
Councilmember Bird
Councilmember Gant
Councilmember Morrissey
Councilmember Post
Councilmember Stasinis

OPPOSED
Councilmember Howell

D. CITY HALL BID AWARD: *Exterior Repair & Painting*

To approve a contract with Coastal Construction, Inc. in the base amount of \$42,780

The Planning Director presented the bid scope of work for the project including repair of any damaged or rotted wood, removal of loose paint, repainting and other related work.

Councilmember Stasinis moved to approve the contract with Coastal Construction in the amount of \$42,780. Councilmember Gant seconded the motion. Council discussed no apparent problems with the roof, a preventative maintenance program, Department of Labor building being a separate project, and Gilman Paper Company's donation of green paint for the initial building color. Voting was unanimous in favor of the motion.

E. 2012 MILLAGE RATE (*):

To approve advertisement of the millage rate

Councilmember Bird moved to approve advertisement of the 2012 millage rate. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

F. WASTEWATER TREATMENT PLANTS EFFICIENCY STUDY:

To authorize Port City Design Group to perform an efficiency analysis of the Point Peter Wastewater Treatment Plant and Scrubby Bluff Wastewater Treatment Plant for the amount of \$14,800

The Public Works Director reported that the Wastewater Plants were not operating at full capacity. Pt. Peter has capacity to run 4.0 million gallons per day (MGD) but is approximately running at 1.6 MGD. Scrubby Bluff capacity is 500,000 MGD but running at 200,000 to 300,000 MGD. The Department is trying to find new ways to reduce costs, and one of those ways is to perform an efficiency analysis to provide operational savings, which would exceed the cost of the analysis. Funding for this project would come initially from the budgeted amount for the utility rate study but would be offset through the anticipated operational savings generated.

Councilmember Morrissey made a motion to move on proceeding with the efficiency analysis of Point Peter and Scrubby Bluff Wastewater Treatment Plants. Councilmember Post seconded the motion. Council discussed possible one time, annual and investing savings; potential flow from Weed Street's lift station; and the impact from the lift station on the other plants.

Councilmember Bird amended the motion to include in the Pt. Peter Plant study the new configuration from the Weed Street Plant data assimilated into the analysis. Councilmember Stasinis seconded the amended motion. Council discussed accuracy of the study with the additional flow and types of study. Voting was unanimous in favor of the motion.

G. SEPTEMBER 3RD CITY COUNCIL MEETING: *Reschedule or Cancel*

To discuss whether to cancel or reschedule the meeting due to Labor Day holiday and vacations

Councilmember Bird moved to cancel the meeting. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

H. LOCAL OPTION SALES TAX NEGOTIATIONS: *Discussion*

Mayor DeLoughy reported that there was a very productive meeting this morning. The cities initially proposed a 60/40 split on the LOST with the cities receiving 60% and Camden County 40%. After much discussion, hard work and time spent in negotiations, he was proud to say everyone came together, which is a good example of our working relationship. The County has come back with a proposal of 54% for the cities and 46% for their share, which will be phased in on a 1% basis per year.

Councilmember Morrissey moved to approve the LOST at 54% for the cities and 46% for the county. Councilmember Post seconded the motion. Council discussed the increase of 4% from the current 50/50% share formula and the number of other entities in LOST mediations. Voting was unanimous in favor of the motion.

I. TASK FORCE: *Councilmember Bird (ADDED)*

To look at cost saving measure for the City

Councilmember Bird addressed the \$1.4 million sewer bond looming to increase in the next couple years. During the initial phase, St. Marys was experiencing rapid growth, and then it came to a sudden stop like the rest of the county. The City does not have options on cost saving measures for the bond issue, which led to the Bond Study. There are ways to solve the problem without increasing rates or taxes. St. Marys has the best millage rate of any town on the east coast of Georgia. Councilmember Bird suggested a task force comprised of council members and the community to realistically put everything on the table to see how the issue could be dealt with and to be more efficient as a community in providing services for our constituents. The task force would keep the public informed in a disciplined manner and explore options so it does not appear that City Council is doing nothing in the next two years until the bond comes due. They would also identify where the money would come from besides the consultant's study or getting it through our citizens.

Councilmember Bird made a motion to create a taskforce to determine its structure, scope, form and members for the purpose of examining how the City could become more efficient as it moves into the future. Councilmember Morrissey seconded the motion. Council discussed future SPLOST VII negotiations; proposal with structure, scope, goals and

members of the task force; duplication and results of studies and strategic planning workshop and steps already taken to save money.

The City Manager reported that the consultant has started their work and a lot of information has been provided. The plan was to have a meeting with Council and the public to explain our system, the problem, the timing and the dollars, models that go along with the different options that are coming. Obtain and put together input from everyone on options and possible solutions. Take the options and solutions then come back with the various ideas and a cost benefit analysis with each particular option, which includes finances. One of the options was to do an efficiency study.

Council continued discussions on identifying solutions not outside groups, adding to the motion to bring to back to council with the scope, form and members and not interfering with staff time when data has already been provided to the consultant.

Following much discussion, voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. CITY CALENDAR: *City Clerk*

The City Clerk announced the upcoming events, activities and meetings for the last two weeks in August.

REPORT OF MAYOR:

Mayor DeLoughy reported that a complaint was received from an employee, which has been deferred to our city attorney.

REPORT OF MAYOR PRO TEM:

- Mayor Pro Tem John Morrissey reported that the premier of Lovetown USA was on Sunday, August 19th on OWN, and the second episode will air on August 26th at 10:00 p.m. The quality of the filming was exceptional, and Artie Jones III was the funniest person on the show.
- The Fire and Police Chiefs were thanked for their response, exceptional work and cooperation with state and county agencies on the yacht fire incident.
- There was an activity with Jumpers on the less restricted area of the base that made national and local news coverage.
- LOST negotiations were significant for the municipalities and county to work with everyone to come up with solutions to help all citizens. It was a good piece of cooperative work that they could be proud of.
- There were issues with the waterfront dock repairs but they have been resolved.

GRANTING AUDIENCE TO THE PUBLIC:

There were no comments from the public

MAYOR AND COUNCIL COMMENTS:

Councilmember Gant stated that staff and council were issued a challenged by TDS Telecom for the 2012 Breast Cancer Luncheon to auction off a prepared, served dinner during the silent auction. The City Clerk would coordinate the auctioned item.

Councilmember Bird commented that St. Marys is a tourist destination. Some tourists come to town for the skydiving. The incident that took place on the base was briefed before jumping. The newspapers did a great job reporting. There was some confusion about a baseball field being in St. Marys but it was on the base. When skydivers come out of a plane they wear special suits. They had a policy before where it was not required that they have identification on them. When the jumper landed on the Navy base it proved to be an inconvenience. Once their Driver's license was presented to the Navy, they were dismissed and released. Ms. Kloess has instituted changes that require all skydivers to carry identification when jumping and wind changes for winds aloft to prevent incidents of off field landings. These are our tourists who come to St. Marys from out-of-state that have bucket lists of things to do, which is see to the whole costal area. Ms. Kloess discussed issues with the Federal Aviation (FAA) Administration (FAA) and policy has been changed to move forward with keeping off field landings to an absolute minimum. We want to make sure that our tourists who come to town have a great trip and be safe whether coming out of an airplane or out on boats in the harbor. Those are risks that need to be kept to a minimum.

Councilmember Post thanked the Fire Chief's efforts with the structure fires this week. He also thanked the Public Works Director for pressure washing the front of the St. Marys Submarine Museum. On Saturday, August 18th it is chief selectee season with 32 new chief petty officers being frocked next month. They painted the front of the museum and serenaded all the tourists getting on the ferry and in the restaurants downtown.

CITY MANAGER'S COMMENTS:

- Chief Horton was thanked for sitting in for him on a very busy week, the management team and all the employees for pitching in.
- Attended two days of the first sessions for Leadership Camden, which was an enjoyable opportunity to learn about different parts of Camden County.
- Employee issues and utility consultant update

The Public Works Director reported that construction has started on the boat ramp dock. Opening is anticipated this weekend weather permitting. The pavilion ramp will be removed tomorrow for repairs to be made in Jacksonville. The City's parts of the repairs are close to being completed but there are still structural repairs needed.

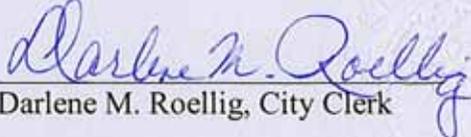
EXECUTIVE SESSION: *None*

There was no "Executive Session" at this time.

ADJOURNMENT:

Councilmember Bird made a motion/moved for adjournment. Councilmember Stasinis seconded the motion. Mayor DeLoughy declared the meeting adjourned at 7:49 p.m.

Respectfully submitted,


Darlene M. Roellig, City Clerk