

**CITY OF ST. MARYS, GEORGIA
JUNE 11, 2007**

**“PUBLIC HEARING”
COMPREHENSIVE PLAN
COMMUNITY ASSESSMENT & PARTICIPATION PROGRAM
5:00 P.M.**

**“PUBLIC HEARING”
ALCOHOL ORDINANCE AMENDMENT
5:30 P.M.**

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

AMENDED AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION:** *Councilmember LJ Williams*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO ___**
- V. **APPROVAL OF MINUTES:** *May 29, 2007 Regular City Council Meeting Minutes
May 29, 2007 Public Hearing FY 08 Budget Minutes
June 6, 2007 Public Hearing FY 08 Budget Minutes
June 6, 2007 Special City Council Meeting Minutes*
- VI. **PRESENTATION:**
Library Board
Downtown Development Authority Report and TAD Resolution: Walt Natzic..TAB “A”
- VII. **GRANTING AUDIENCE TO THE PUBLIC:**
- VIII. **OLD BUSINESS:** *None*
- VIII. **NEW BUSINESS:**
 - A. **WEED STREET WWTP:** *Belt Filter Press.....TAB “B”*
 - B. **RESOLUTION:** *Bishop Circle Water Line.....TAB “C”*
 - C. **CANCELLATION OF JUNE 25TH CITY COUNCIL MEETING**
 - D. **BUDGET ORDINANCES:** *Various Departments.....TAB “D”*
 - E. **MEDICAL PLAN ORDINANCE.....TAB “E”**
 - F. **AQUATIC CENTER SECURITY SYSTEM.....TAB “F”**

- G. SCRUBBY BLUFF WWTP: Engineering Contract (ADDED).....TAB “G”
- H. CITY BUDGET FY 8: Ordinance (ADDED).....TAB “H”

IX. REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

- A. PLANNING DIRECTOR’S REPORT.....TAB “I”
 - 1. Subdivision – Roscoe Mullis requests a final six (6) lot subdivision for a 1.5 acre parcel on Tax Map S27-02-008.
 - 2. Tree Removal
 - 3. Alcohol Ordinance: Amendment (ADDED from Public Hearing)
- B. PERSONNEL COMMITTEE REPORT.....TAB “J”
 - 1. City Attorney’s Contract
- C. PROPERTY COMMITTEE REPORT.....TAB “K”
 - 1. Watson Property – Transfer of Two Lots to the City
 - 2. Church Street – Transfer of Property (ADDED)
- D. HISTORIC PRESERVATION COMMISSION: Vacancy.....TAB “L”

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**

June 11, 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, June 11, 2007 in the Council Chamber at City Hall.

PRESENT WERE:

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

CITY OFFICIALS PRESENT:

William Shanahan, City Manager
Gary A. Bacon, City Attorney
Max Tinsley, Planning Director
Roger Weaver, City Planner
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Robby Horton, Fire Chief
Marsha Hershberger, Staff Accountant
Sarah Lee, Purchasing Coordinator
Rindy Howell, Sr. Center Coordinator
Gene Rudy, IT Director
Lt. Roger Wooten, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 6:00 P.M. Councilman Williams 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:

*May 29, 2007 Regular City Council Meeting Minutes
May 29, 2007 Public Hearing FY 08 Budget Minutes
June 6, 2007 Public Hearing FY 08 Budget Minutes
June 6, 2007 Special City Council Meeting Minutes*

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

PRESENTATION:

St. Marys Library Board Report

William Blankenship, Chairman St. Marys Library Board of Trustees reported that the Library is healthy. The circulation continues to increase yearly along with the patronage and foot traffic. Two employees were hired this year, a senior citizen funded by the Federal Government and a part-time employee paid through the Department of Family & Children Services. The City is reviewing the contract to provide the architectural drawings needed to complete the building addition. Once it is approved, the construction and rehabilitation of the building will begin.

Councilmember DeLoughy recognized the Library staff for being the nicest and most helpful people.

Downtown Development Authority Report and TAD Resolution: *Walt Natzic*

Mr. Natzic researched and presented information on Georgia's Redevelopment Powers Law, Tax Allocation District (TAD) process, and Brownfield. He also urged voters of St. Marys and Camden County to vote "YES" in the upcoming referendum election to exercise Georgia's Redevelopment Powers Law by way of a Downtown Development Authority (DDA) resolution. A copy of the report and resolution is attached as part of the minutes.

Mayor Eskridge and Councilmember's discussed the differences between the Redevelopment Powers Law referendum, a Tax Allocation District (TAD), and Brownfield.

"AMENDED AGENDA"

**Councilmember Blount made a motion to approve the agenda as written.
Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.**

GRANTING AUDIENCE TO THE PUBLIC:

Roger Rillo, resident addressed a 2006 plan where Durango was awarded approximately \$165,000 for assessment of the contamination and who Mr. Natzic represents, the DDA. Information should have been provided to the public on Redevelopment Powers Act (law), eminent domain, clauses and contractual agreements between the Redevelopment Agency (once named) and contractors without coming to the City or the lowest bidder.

Councilmember's responded that there were no contracts and a committee could not be appointed or negotiate a contract until Council has the authority under the Redevelopment Act.

Diane McCoy, Board Member Downtown Development Authority objected to Mr. Rillo indicating that the DDA has taken a policy position on the issue. In the resolution that was presented, the DDA's position is to educate the people. The DDA has not been asked by this council to do anything with the TAD.

Jay Lassiter, Owner of IDS Alarm spoke about their bid being \$250 higher than the others on installation of the Aquatic Center alarm system. IDS Alarm has provided service to the City for 15 years without any problems with invoices or warranties. Their two-year unconditional warranty is given to all customers, which protects against lighting or floods by water. Many other services are provided free of charge instead of charging a service charge.

Dave Schmitz, resident stated that the citizens have a big decision to make regarding the referendum election on June 19, 2007. He further stated that critical decisions will be made based on fiction, not facts. He thanked everyone for explaining all the facts and numbers.

Rebecca Whitacre, Advocate for St. Marys Senior Citizens commented on the topic of concern at the last meeting regarding whether it was worth it or not to have a Sr. Center in St. Marys. Mrs. Whitacre responded "yes", it is quite worth the money for Sr. Citizens recreation, to socialize and for many it is the only hot meal eaten once a day. As a daily volunteer, she has close ties with the seniors. Plus, her father attends daily so she has learned that some are alone, widowed, highly decorated military veterans and wounded in combat veterans. To most, the Center is their family unit and the only time they interact with others. Mrs. Whitacre further commented that on a regular basis, weekly attendance is 16 to 18 people, depending on the activities planned. In closing, Mrs. Whitacre urged Council to consider the importance of the City's Sr. Citizens and Sr. Center when making budget decisions.

Mayor Eskridge stated that both he and the City Manager are working on obtaining more funds for the Sr. Center.

Peter Speck, resident urged Council to reconsider increasing the staff level for patrolman at the St. Marys Police Department, which was cut from the budget. He opposes reorganization because he has never seen this level of service, competence, dedication and ability to act decisively when a situation presents itself anywhere he has lived. Living close to Cumberland Oaks, he observes much activity going on in the open field. Thanks to Chief Hatch a very high police profile has been kept in the area. Everyone is aware of the homicides and many assaults in the area. The City is growing and people are finding a laidback lifestyle and pleasant community, lower cost of living, good schools and a good record of first responders with police, fire and EMS.

Councilmember DeLoughy stated that a number of open positions remain unfilled because the Police Chief is having difficulty filling those positions. The Police Chief confirmed Councilmember DeLoughy's statement and added that the department is experiencing recruiting issues. The City Manager stated that they were also looking into a possible reorganization of the Department.

OLD BUSINESS:

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

NEW BUSINESS:

A. WEED STREET WWTP: *Belt Filter Press*

The City Manager and Public Works Department recommended approval of a belt filter press from McNeil for a monthly rental in the amount of \$6,500/month plus a \$2,500 setup fee. Currently, the Weed Street WWTP is permitted for 700,000 gallons per day. However, the effective treatment capacity of the plant is only around 500,000 gallons per day. It is the Department's belief that if the solids are under control at the plant, the additional permitted capacity can be achieved without having to spend the money to upgrade the plant process or obtain a temporary plant. The City should know within a couple months, how much capacity can be achieved with this option.

Councilmember Blount made a motion to approve the belt filter press for Weed Street Wastewater Treatment Plant. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

B. RESOLUTION: *Bishop Circle Water Line*

The City Manager and Public Works Department recommended approval of a resolution establishing the Bishop Circle Water Line Renovation Project. Currently, Bishop Street/Circle is being served with a two inch water line. The line has reached the end of its design life and is currently experiencing problems with flow due to corrosion and calcium buildup on the interior of the pipe. Additionally, there is no fire protection service for the area because of the size of the line. Due to the condition of the existing pipe, the entire length should be replaced with a six inch line to serve the domestic use and fire protection. In order to accelerate this project, City employees will be utilized to complete the construction of this project with the exception of the paving portion of the project. Paving would be funded by SPLOST, with the remaining costs of materials funded through the departments existing budget line in capital improvements for water line extensions. If this project were contracted out, two months would be lost to design drawings and advertising for bids, in which time the project could already be completed by City forces.

Councilmember Weaver made a motion to approve the replacement of the water line on Bishop Circle. Councilmember's discussed the number of water lines that were experiencing the same problems and identifying those water lines. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

C. CANCELLATION OF JUNE 25TH CITY COUNCIL MEETING

Mayor Eskridge stated that the June 25th Council meeting needs to be canceled because Council will be attending the GMA Conference in Savannah.

Councilman Blount made a motion to cancel the June 25, 2007 City Council meeting. Councilman Johnson seconded the motion. Voting was unanimous if favor of the motion.

D. BUDGET ORDINANCES: *Various Departments*

The City Manager stated that the FY2007 budget amendment is to redistribute funds in various department expenditures to cover overages.

1. Increase Airport budget for study paid by the Federal Aviation Administration (FAA).
2. Increase Court Fees paid by fines.
3. Increase Legal Expense to cover Attorney fees.
4. Increase Salaries/Overtime for coverage of the Senior Center in the absence of the Director.
5. Increase Debt Service payment for loan on the Senior Van.
6. Increase Solid Waste to cover overages in Landfill Fees

Councilmember Blount made a motion to approve changes in the expenses for the various departments in Fiscal Year 2007. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

E. MEDICAL PLAN ORDINANCE

The City Manager and Human Resource Director recommend approval to change medical plans from Georgia Municipal Association (GMA) PPO 90/80 (300) to GMA PPO 80/60 (500). Georgia Municipal Association's PPO 90/80 (300) plan renewal rate would increase to \$374 monthly for employee, \$502 monthly for dependents and \$876 monthly for family coverage. This would have resulted in a monthly increase of \$112.75 to employees for family coverage and a monthly increase of \$48.45 for single coverage. The majority of the City's employees simply cannot afford an increase of this size. With a few changes to the plan design, the Human Resource Department was able to maintain costs at the current rates, with employee deductions remaining the same. Some of these changes include the deductible going from \$300-individual and \$900-family to \$500-individual and \$1500-family, office co-pays increasing from \$20 to \$30 and inpatient services will no longer be paid at 90% after the deductible, but will be paid at 80% after the deductible. On the other hand, if this change is not approved, \$200,000 will need to be added to the budget to cover the increase with the majority of the funds coming from the employees and a matching amount from the City.

Councilmember Weaver made a motion to approve the Medical Plan ordinance. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

F. AQUATIC CENTER SECURITY SYSTEM

The City Manager stated there were many phone calls questioning the way the bid process was done last month. Last week, the Finance Department advertised a bid and followed the bid process in accordance with the City's ordinance for the lowest responsible bid. The City Manager and Finance Department recommended awarding the contract to Brewer Technology in the amount of \$4,237.20, based on the references, bid

AQUATIC CENTER SECURITY SYSTEM (CON'T.)

costs and internal review. Funding of the project would come from Contingency because it is not a budgeted item.

The bid results were as follows:

Vendor	Amount
Kite and Key Wiring	\$4,200.00
Brewer Technology Solutions	\$4,237.20
IDS Alarm	\$4,450.00
ADT	\$6,363.02

Councilmember Williams made a motion for discussion. Councilmember Johnson seconded the motion. Following much discussion concerning the price difference and patronizing businesses in Camden County (Keep It In Camden-KIIC), Councilmember Williams withdrew the motion and Councilmember Johnson withdrew the second.

Councilmember Blount made a motion to award the contract to IDS Alarm System and amending the budget ordinance to the corrective amount of \$4,450.00. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

G. SCRUBBY BLUFF WWTP: Engineering Contract (ADDED)

The City Manager stated that a selection panel met to review engineering firm qualifications for design and construction administration of the Scrubby Bluff Waste Water Treatment Plant 6 MGD upgrade. The six firms interviewed for engineering services is as follows:

1. BP Barger and Associates
2. Hussey, Gay, Bell and DeYoung, Inc.
3. Prime Engineering
4. Thomas and Hutton Engineering company, Inc.
5. Saussy Engineering
6. Jordan, Jones and Goulding, Inc.

The firms were rated after each interview, with all firms exhibiting strong points in some area, and only a few points separating them. At the conclusion of the interviews, two firms stood out above the others. These were BP Barger and Associates, Inc. and Jordan, Jones and Goulding, Inc. (JJ&G). The City Manager concurred with the consensus of the panel to recommend Jordan, Jones and Goulding, Inc. for the Scrubby Bluff WWTP upgrade project.

Councilmember Johnson made a motion to award Jordan, Jones and Goulding, Inc. (JJ&G) the Scrubby Bluff WWTP upgrade project. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

H. CITY BUDGET FY 08: Ordinance (ADDED)

The City Manager read the Fiscal Year 2008 Budget Ordinance. Councilmember Weaver made a motion to approve the FY 08 City Budget. Councilmember DeLoughy seconded the motion.

Councilmember Johnson stated that before finalizing the budget, Council is a little remiss in not including the antennae trailer in the police budget that would serve all departments and made a recommendation to include it in the next budget. Councilmember Blount commented that for many years if there is a need for something that was not budgeted, money is usually found in other areas and the item could be worked in during the course of the year. Councilmember Johnson also questioned the proposed mileage rate. Councilmember DeLoughy response to the mileage question was that the mileage rate was worked on and discussed at the budget meetings. Based on the budget numbers, the mileage rate could be held and possibly decrease even if adjusted for inflation. The City could anticipate a 9 to 14% increase in actual growth, which would cover any increase in ad valorem.

Mayor Eskridge stated that the topic of the County not revaluing properties came up for discussion during the budget meetings. If the digest is based on the new values, the mileage rate could be lowered to where the taxes would be no more than what was paid this year.

The City Attorney proposed the following changes to the Utility Ordinance to clarify Senior Citizens:

Section 98-54: Citizens of St. Marys 65 years or older will receive a 20% discount on the services to the residence where they reside.

Section 98-55: Citizens of St. Marys 65 years or older, with a household income of \$20,000.00 or less, will receive a 25% discount on the services to the residence where they reside.

Following much discussion, Councilmember Weaver amended the motion to change the word "base to based" in Section 98-55 and to reflect an increase in income to \$30,000.00. Councilmember Blount seconded the amended motion for discussion. Following further discussion, Councilmember Weaver withdrew the amendment to the motion and Councilmember Blount withdrew the motion to second the amendment. Voting was unanimous in favor of the motion to approve the FY 08 City Budget.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR'S REPORT

1. **Subdivision** – Roscoe Mullis requests a final six (6) lot subdivision for a 1.5 acre parcel on Tax Map S27-02-008.
The Planning Director stated that the Planning Commission recommends approval of the six (6) lot subdivision bounded by Nancy Drive and Borrell Boulevard known as Borrell Park. He further stated that Mr. Mullis has been notified and agrees that wastewater would not be available until the 4.0 upgrade is completed.

Councilmember Weaver made a motion to approve the six (6) lot subdivision. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

2. **Tree Removal**

The Planning Director presented bid information for the Oak Grove Cemetery tree removal project that was completed on May 31, 2007, with the following bids received:

Godwin's Tree Service	\$20,000.00
Bill Bulfer Tree Service	\$24,500.00
RWS Tree Service	\$37,000.00

The Building and Planning Departments recommended awarding Bill Bulfer Tree Service the contract to remove the trees. A copy of the Department's recommendation letter is attached as part of the minutes.

Councilmember Blount made a motion to award the Tree Removal contract to Bill Bulfer Tree Service in the amount of \$24,500.00. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

3. **Alcohol Ordinance Amendment**

The Planning Director stated that the ordinance change would decrease the distance requirements in the C1 District for restaurants.

Councilmember Weaver made a motion to approve the amendment to the Alcohol ordinance. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

B. PERSONNEL COMMITTEE REPORT (MOVED TO EXECUTIVE SESSION)

1. **City Attorney's Contract**

C. PROPERTY COMMITTEE REPORT

1. Watson Property – *Transfer of Two Lots to the City*

Councilmember Lockhart stated that a quit-claim deed was sent to the City from Mr. Watson who owns property in North River Marshes. He has two lots that he would like to quit-claim to the City. The Committee could not find any obvious reasons why he wants to transfer the property, other than there being a 20 foot drain easement in the middle, a Georgia Power easement and two-thirds is covered in marsh grass. There is no reason to accept the property since it is of no use to the City. The Committee recommends sending a letter to Mr. Watson notifying him of the committee's recommendation to deed the property to the adjoining owners along with the quit-claim by certified mail.

2. Church Street – *Transfer of Property (ADDED)*

Councilmember Lockhart stated that the Committee discussed a 20-foot wide, 116 feet deep alley on Church Street. In the past, the City used it to pick up garbage. The Committee recommends deeding the property to the adjoining property owners because it is of no use to the City any longer. Property owners will assume all costs associated with the transfer and legal fees.

Councilmember Lockhart made a motion to send the deed back with the Committee's recommendation and to approve the transfer of City property located on Church Street to the a joining property owner's. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

D. HISTORIC PRESERVATION COMMISSION: Vacancy

Mayor Eskridge stated that there is a vacancy on the Historic Preservation Commission and three letters of recommendation were received.

Voting was recorded as follows:

Rob West: No votes.

*George Beaver: Councilmember's Blount, DeLoughy, Johnson, Lockhart, Weaver and Williams

Kay Westberry: Not applicable due to unanimous vote.

REPORT OF MAYOR:

- May 29, 2007 – Attended the Water and Sewer Committee meeting, Budget Hearing and City Council meeting
- June 1, 2007 – Attended a ribbon cutting ceremony at United First Credit Union
- June 4, 2007 – Met with Tim McDonnell regarding property, the Garden Club was presented with a Proclamation and attended the TAD workshop.
- June 8, 2007 – Presented a certificate to Tom Nesbitt from the Daughters of the Revolution for his accomplishments in renovating his property on Osborne Street.

REPORT OF CITY MANAGER:

- The Human Resources department received a grant from the Georgia Municipal Association (GMA) Employee Benefit System Health Promotion Grant in the amount of \$5,000.
- Point Peter Wastewater Treatment Plant – Haskell has started on the construction of the plant upgrades. Approval was received from the Environmental Protection Division (EPD) to begin vibro-compaction soil stabilization under the structures. The draft permit has been advertised, so EPD should be developing the final discharge permit. Once this is completed, approval on the remainder of the plant should be forthcoming from EPD. JJ&G is ready to submit the DDR, EID and antidegradation study to the EPD for the 4.0 plant construction at Point Peter.
- SPLOST paving projects – Funds will be used for the Bartlett Street parking lot, Meeting Street boat ramp and the traffic signals on Kings Bay Road and St. Marys Road. The contract for the traffic signals has been awarded to MetroPower, Inc. MetroPower has submitted all shop drawings to the Department of Transportation (DOT) for approval. Once approved, the contractor will complete the project in 90-days.
- Orange Hall – Southeast Georgia Electrical is working on the electrical renovation of the building.
- Mill Creek Drainage Study – Clay was hauled in to mix with the existing road base. However, prior to getting the clay mixed, over five (5) inches of rain fell making the clay topping impassable. The contractor was commended for responding so quickly to the City's calls and opening the roads. Their plan is to get the clay mixed within the next couple days so this problem does not happen again. The projected project completion date is August 2007.

GRANTING AUDIENCE TO THE PUBLIC:

Dinky Harvey, resident questioned whether dead trees or live trees were being removed from the cemetery.

The Planning Director responded that the state arborist identified the trees which need to be removed because they are either dead or dying.

EXECUTIVE SESSION: *Personnel & Legal*

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

The Mayor and Council adjourned to executive session at 8:09 p.m., returning at 8:20 p.m. with Mayor Eskridge calling the Council meeting back to order.

PERSONNEL

No official action was taken at this time

LEGAL

There were no legal issues at this time.

ADJOURNMENT:

Councilmember Blount made a motion for adjournment. Councilmember Williams seconded the motion. Mayor Eskridge declared the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Darlene M. Roellig, City Clerk