

**CITY OF ST. MARYS, GEORGIA**  
**September 10, 2007**

**WORKSESSION**  
**“Water/Sewer Bond Financing”**  
**5:00 p.m.**

**PUBLIC HEARING**  
**“Millage Rate”**  
**5:30 p.m.**

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

**AMENDED**  
**AGENDA**

- I. **CALL TO ORDER**
- II. **INVOCATION:** *City Manager Bill Shanahan*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO**
- V. **APPROVAL OF MINUTES:** *August 27, 2007 Regular City Council Meeting Minutes*

**PRESENTATION:**

**ORANGE HALL FOUNDATION REPORT**  
**ST. MARYS AIRPORT AUTHORITY REPORT**

**APPROVAL OF THE AGENDA**

- VI. **GRANTING AUDIENCE TO THE PUBLIC:**
- VII. **OLD BUSINESS:** NONE
- VIII. **NEW BUSINESS:**
  - A. **2007 TAX MILLAGE RATE**.....TAB “A”
  - B. **DEPARTMENT OF TRANSPORTATION: Roadways Speed Ordinance**.....TAB “B”
  - C. **WASTE WATER EXPANSION BOND: Bank of America**.....TAB “C”
  - D. **BUDGET ORDINANCE AMENDMENT**.....TAB “D”  
*Fund Transfer from Building Dept. to IT Dept.*

**E. FORCE MAIN EMERGENCY REPAIRS (ADDED)**

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

**A. PLANNING DIRECTOR’S REPORT.....TAB “E”**

1. **WATER TAXI:** *Lease Postponed from 8/27/07 (REMOVED)*
2. **SUBDIVISION – MINOR:** Mike Fulford requests final approval for a minor two lot subdivision on a parcel along Riverview Drive. The parcel is zoned R-1, known as Tax Parcels 135A-01-054 and 135A-01-045A.
3. **REZONING:** The City of St. Marys, 418 Osborne Street requests the rezoning of a parcel at the corner of Bartlett Street and St. Marys Street, known as Tax Parcel S40-01-002 be rezoned from R-3 to C-1.
4. **SUBDIVISION –MINOR:** Request of Dean Gall, 200 Saniford Court, as represented by Privett & Associates for a two lot minor subdivision and lot line relocation of a parcel of land located along Bambi Lane (a private easement).

**B. PROPERTY COMMITTEE REPORT.....TAB “F”**

**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**  
**September 10, 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, September 10, 2007 in the Council Chamber at City Hall.

**PRESENT WERE:**

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

**ABSENT WERE:**

Councilmember Larry Johnson

**CITY OFFICIALS PRESENT:**

William Shanahan, City Manager  
Max Tinsley, Asst. City Manager  
Amanda Blackledge, City Attorney  
Roger Weaver, Planning Director  
Tim Hatch, Police Chief  
Bobby Marr, Public Works Director  
Alyce Thornhill, Economic Development Director  
Robby Horton, Fire Chief  
Jennifer Brown, Finance Director  
Marsha Hershberger, Asst. Finance Director  
Gene Rudy, IT Director  
Lt. Roger Wooten, Sergeant-At-Arms

**CALL TO ORDER**

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

**APPROVAL OF MINUTES:** *August 27, 2007 Regular City Council Meeting Minutes*

Councilmember Weaver made a motion to approve the minutes as presented. Councilmember Williams seconded the motion.

**FOR**

Councilmember Weaver  
Councilmember Blount  
Councilmember Lockhart  
Councilmember Williams

**ABSTAINED**

Councilmember DeLoughy

**PRESENTATION:**

**ORANGE HALL FOUNDATION REPORT:**

The Orange Hall report was postponed until the next Council Meeting.

**ST. MARYS AIRPORT AUTHORITY REPORT: *Dick Russell***

Mr. Dick Russell, Chairman of the Airport Authority, presented the report on the St. Marys Airport. Mr. Russell stated that since he gave his last report, which was about a year ago, a lot has changed with the airport. In 2003, the City entered into a study to possibly move the airport. Since 2003 until recently, the Airport Authority was working in a bare maintenance mode. The Authority was simply trying to keep the airport going, knowing that someday it may be moving. At end of last year, the Council voted to end the study to move the airport, and so the Authority is back in the mode to maintain and grow our airport. Unfortunately, during the period from 2003 to 2006, all federal grant funding was diverted so there was no money coming in to do any improvements. Mr. Russell continued that the Authority's immediate goals are to re-establish an Airport-FAA-GA DOT improvement program, which is a five (5) year capital improvement program. There are finances in the FAA funds, approximately \$300,000, which will be available to the Authority as time goes on. The Authority has also moved to retain an airport consultant/engineer. One of their first jobs will be is to help update the Airport Master Plan, which is several years out of date. Some changes have been made. One of those being that some land has been given to the Fire Department for use as a training field, which shows on the old Master Plan as hangar area. The FAA requires that changes be kept up-to-date.

Mr. Russell continued that the Airport Authority has completed their tree removal project which took several years. Plus, they have recently completed remarking the runway. Presently, the Authority is working to move the lighting on the runway to match the new markings. Some length has been gained on the runway by removing the trees, so now the Authority is trying to make everything match up. The goal is to keep the runways as clear as possible and as long as possible for the safety of all the people who are landing there. Also, the Authority has got to get increased hangar space at the airport. Unfortunately, land has not been able to be cleared in quite some time for possible hangar space. The FAA and GA DOT will not participate in building hangars, but they will help clear land Mr. Russell stated. He also mentioned that he has a letter from an individual who is interested in building nineteen (19) hangar units on the airport. Mr. Russell believes this is how the airport is going to get hangars—private investment. A lot of people who want hangars are interested in renting them, but the hangars are not available.

The Authority has extended runway 13-31 and plan to use it more than the runway that goes toward the base due to the security of the base. The plan is to install approach lighting on 13-31, so the runway can be used for instrument approach (IA). Mr. Russell continued that the Authority plans on doing runway refurbishment, with increased fencing and security around airport. He believes this will become more and more important in the future as the government starts looking at the security of smaller airports. Also, vehicle parking needs to be improved at the airport. Some of the Authority's long term goals include having a parallel taxiway to runway 04-22, as well as having a new terminal built. Mr. Russell thinks that a terminal can be built at

almost no cost through Georgia100. He thinks the funds will be available, because of the potential growth of the airport, as well as St. Marys. The growth is looking good enough for money to be invested into it. The program has already worked on two (2) or three (3) airports in the state. The Authority would also like to attract charter flights and businesses, such as flight schools. The airport is a good community asset and a selling factor. The Authority, though, would like it to have more pilot-friendly services, such as hangars available and affordable fuel.

Ultimately, Mr. Russell stated, the Airport Authority would like to be self supporting with the airport paying for itself. The Authority is not there yet, so help from the City in the near future will be needed. With that being said, Mr. Russell stated that with the five (5) year capital improvement plan, the City and the Authority will have to contribute \$10,000 to \$20,000 a year which is 5%, and 95% of the improvement plan will be paid by the government. The Authority would also like to keep good publicity of the airport going. Mr. Russell distributed a copy of the airport's financials for year, which has been attached as part of the minutes. During the year on the financials, there is a profit of \$12,000, though that may be misleading due to outstanding bills. The Authority, though, is paying for the projects. Plus, the Authority has money invested in cd's for future use if needed.

Mr. Russell concluded by thanking the Mayor, Council, City Manager and Staff, as well as Public Works. He also mentioned that positions opening up soon on Authority. Councilmember Blount asked about the lengths of the runways. Mr. Russell replied that 04-22 was lengthened approximately 211 feet, and 13-31 was shortened approximately 300 feet. The length lost on runways 13-31 could be gained back by the clearing of some tree. Councilmember Williams asked about the ILS runway, and about what percentage of planes used it. Mr. Russell commented that 13-31 is the ILS runway, and 04-22 is a GPS, and that a small percentage of planes used the ILS. That will be a job for new engineer, looking at ways to improve 13-31 and possibly make it the primary runway. ILS is important, especially if the Authority wants to attract charter flights, such as Day Jet. Some businesses like that will not operate at an airport that does not have instrument approach.

### **APPROVAL OF THE AGENDA**

The Mayor made a request to make the Planning Director's report the first item under "New Business".

Councilmember Blount made a motion to move item "A" under Reports of Authorities, Boards, Commissions & Committees to "New Business". Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

Councilmember Weaver made a motion to approve the amended agenda. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

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

**Tom Turner:** Mr. Turner asked if hangars at the airport create any tax revenue for the City or the County. Mayor Eskridge and Councilmember Blount stated that if it is on City property, any money earned would go to the Airport Authority. Council members continued by saying that the

really the only thing that is earned is ad valorem tax. The City Manager, Bill Shanahan, added that sometimes individuals have built the hangars and after some time, the structures become the property of the Authority. Councilmember Blount stated that individual investment, such as Mr. Shanahan described, or the Airport Authority building the hangars and renting them were both possibilities for the Authority earning funds.

**Sandy Feller:** Mr. Feller commented on the funding for water and sewer growth. The City would be going out to get this funding, and he asked that the Council have Bank of America, or whoever is chosen, to put aside bonds that the citizens could buy if they chose to. It would be a good opportunity for people in the community to invest and get a good return, especially with no taxes being paid on them. He hopes that the Mayor and Council consider instructing the bank to block out some money for that.

**Cookie Johnson:** Mrs. Johnson praised Public Works for their great work around the community. She went on to say that she has been fielding Councilmember Johnson's e-mails and taking calls while he is in Athens, GA. She stated she received four (4) calls regarding the land in Riverview, which individuals want to put two (2) little houses on. Mrs. Johnson asked if the City is really that money hungry, that they want to destroy a neighborhood for something like this.

#### **OLD BUSINESS:**

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

#### **NEW BUSINESS:**

##### **(A.) PLANNING DIRECTOR'S REPORT:** *Roger Weaver*

1. **WATER TAXI:** *Lease (Postponed from 8/27/07)*
2. **SUBDIVISION – MINOR:** Mike Fulford requests final approval for a minor two lot subdivision on a parcel along Riverview Drive. The parcel is zoned R-1, known as Tax Parcels 135A-01-054 and 135A-01-045A.

Roger Weaver, the Planning Director, stated it is the recommendation of the Planning Commission for the approval of a minor (2) lot subdivision by Mr. Mike Fulford at 1215 Burrell Blvd in St. Marys, GA. The Planning Commission reviewed the new application, which is different from the previous one. The application is in compliance with the zoning ordinance and the Committee recommends approval. Councilmember Blount stated he would like to get the tapes pulled by the City Clerk, so that he can review the original process that was considered before. He stated he has a good overview, but would like clarification on some of the finer points. Councilmember Blount added that he believes it was in July 2005 when the matter first came before Council. Mr. Weaver reminded Council that this was a brand new application. Councilmember Blount stated he understood, but that the matter is involving the same individuals. He also added that he would like to review the original tapes from the Planning Commission meetings to

review as well. A gentleman from the audience wanted to make it clear that the application is for 1800 sq. foot homes.

Councilmember Blount made a motion to postpone this item until the September 24<sup>th</sup> Council Meeting to allow time to review the tapes of previous meetings concerning this issue. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

- 3. REZONING:** The City of St. Marys, 418 Osborne Street requests the rezoning of a parcel at the corner of Bartlett Street and St. Marys Street, known as Tax Parcel S40-01-002 be rezoned from R-3 to C-1.

Mr. Weaver stated that this item is concerning the rezoning of a parcel of property in St. Marys along St. Marys Rd. (parcel # S40-01-002). It is being asked for it to be rezoned from R-3 to C-1. This is the site of the proposed Multiuse Facility for the City of St. Marys. The use of this property is permitted under R-3; it was also permitted under C-1. The reasoning for the rezoning change is to open up another funding stream which would not be available if the zoning is R-3. The funding is simply more available for the C-1 zoning, and the parcel borders an existing C-1 district. There was even a public hearing held on the topic. This change would not create R-3 spot zoning, because there is still adequate property under R-3 in the area, such as the cemetery and the condominium units on other side of property. The Planning Commission recommends that this be approved in order to increase the funding stream for the project, adding that the use of the property does not change.

Councilmember Blount asked what the pros and cons of rezoning were. Mr. Weaver stated the funding stream opens up from its use as commercial instead of residential. With the underlying zoning, the use of the property as a Multiuse Facility still has the same design, parking, etc. Some organizations will not fund something if the zoning is not consistent with what they perceive the use of structure to be. Councilmember Blount stated the City did not want to give the appearance that this is being done to accommodate the City without any forethought, and to avoid the appearance of spot zoning. It was reiterated that this would not cause spot zoning. Council members briefly discussed the Chelsea Place and Brandon Property in reference to the zoning of those properties.

Councilmember Blount made a motion to approve the rezoning from R-3 to C-1 on parcel #S40-01-002. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

- 4. SUBDIVISION –MINOR:** Request of Dean Gall, 200 Saniford Court, as represented by Privett & Associates for a two lot minor subdivision and lot line relocation of a parcel of land located along Bambi Lane (a private easement).

Minor of (2) lot subdivision and lot line revision in City of St. Marys for property off of Bambi Drive, which is off of Colerain Rd. The lot runs parallel to parcels 120A-011B

and 121A-011A. Dean Gall has a piece of property out there and recently proposed this to the Planning Commission in February. The Planning Commission put conditions on it that it had to be approved by the Camden County Health Department, because sewer is not available. Between February and the Planning Commission meeting, it took that long for the Corp of Engineers and the Health Department to satisfy the requirements for an on-lot septic system. All requirements for the City of St. Marys, as far as size of the lot and things like that, were taken care of. It is off of a private easement and therefore, the subdivision is now within the requirements as the Health Department signed off on the mylar. Councilmember Blount asked about the exact location of this property. Mr. Weaver stated it is between Agape Church and Colerain Oaks Trailer Park, on a dirt road. Mr. Weaver added that Mr. Gall already has two lots out there, and has this big lot he is subdividing into two (2) smaller ones.

Councilmember Weaver made a motion to approve the (2) lots minor subdivision and line relocation of a parcel of land located along Bambi Lane. Councilmember Lockhart seconded the motion. Voting was unanimous in favor of the motion.

**A. 2007 TAX MILLAGE RATE**

City Manager, Bill Shanahan, stated that approval is needed to set the 2007 millage rate at 5.6%. Based on the fact that over this budgeting process, the City went through the Goals & Objectives where the Department Heads and he presented on upcoming challenges to the City and got direction from Mayor and Council. Also, there had been several public hearings held. The City Manager recommends approval at that proposed rate.

Councilmember Blount took a moment to explain the tax increases this may or may not be. The rollback rate, meaning the calculation of the City's millage rate based on new growth and reassessed property without having any backdoor tax increase or any other increase, is 5.625%. This reflects the additional monies from the new growth, which is about \$366,000, and is additional revenues over the last year. To further illustrate it, based on last year's rate at 6.7%, the taxes on a house valued at \$150,000 taxes were \$402. This year, at 5.6%, the taxes would be \$336, which is a decrease of \$66. If your property was reassessed, and the value of the home went from \$150,000 to \$175,000, this year the taxes will be \$392. This is still \$10.00 less than the prior year. Even if it was reassessed at \$200,000, which is a 33% increase, the taxes will go up \$46 based on the 2007 rate from the 2006 rate. Councilmember Blount continued by saying that there has been a lot of conversation regarding the tax rate, and the City even had a public hearing on it. He remarked that he had previously stated he would not vote for any rate with a back door increase. The rollback millage rate would be 5.625%, and the City is at 5.6% which means it is a reduction.

Councilmember DeLoughy then commented that it is a fiscally responsible tax rate. The City does not need to get into the habit of jumping taxes around. This would mean that the taxes look good this year, than next year, the City would have to increase it to compensate. He added he thought it has pretty much been on course, and is about the lowest millage rate the City has had in at least five (5) years. If you were lucky and your house did not increase, you are better off. If it increased 20%, then you will break about even. If it increased more than 25%, it will cost a

few dollars more. Overall, the general tax is not being increased Councilmember DeLoughy stated. Councilmember Williams also added that he agrees. With all the public hearings and such, he feels the City did a great job with the taxes. Councilmember Blount then stated that growth is coming, at least in the tax digest, but not necessarily with the people. However, there are a lot of issues to deal with within the City, such as infrastructure. If the Council sits here and ignores that entirely, at some point in time the City is going to pay for it all at one time. He stated that the City is fortunate this year to have a net reduction.

Mayor Eskridge stated that we had a water bond presentation by Bank of America. The City is looking at a \$40,000,000 bond to put new water and sewer in the City of St. Marys, which is not to be taken lightly. Councilmember Blount added that no one can realize any kind of growth until the sewer issue is resolved. The projected annual debt service for the bond is at little over \$3 million. Councilmember DeLoughy wanted to point out that these are separate issues than the taxes. Councilmember Blount added that the monies still have to be available to service that debt.

Councilmember Weaver made a motion to approve the presentation of the 5.6 mills for the year 2007. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

**B. DEPARTMENT OF TRANSPORTATION: *Roadways Speed Ordinance***

The City Manager stated the purpose is to recommend to Council that the City of St. Marys adopts the Georgia Department of Transportation list of Roadways for Speed Limits as a part of the City of St. Marys Ordinances. The Georgia DOT updates their list of speed limits for streets and roads within the State every few years. To legally enforce posted speed limits by the use of speed detection devices, the City of St. Marys must adopt the GA DOT revised *List of Roadways* for the City of St. Marys as part of our ordinances. One of the good things is it shows Kings Bay Rd. at 45 mph, and the City Manager recommends approval.

Councilmember Lockhart made a motion to approve the Roadway Speed Ordinance. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

**C. WASTE WATER EXPANSION BOND: *Bank of America***

City Manager stated the purpose is to determine which bonding path the Council wants to pursue to initiate the bonding process to receive the required funding to complete the 1.8 and 4.0 MGD waste water treatment expansions to our Point Peter plant. Our current waste water treatment capacity is not enough to supply current or future growth. We are currently expanding our Point Peter plant to 1.8 MGD at a cost of \$16,000,000. We are also permitting the expansion of the Point Peter plant to 4.0 MGD at a cost of \$24,000,000. To receive the \$40,000,000 funding, a bank loan or bond must be acquired. The potential financing paths were presented to Council at the work session prior to the regular meeting. Council must direct staff to pursue the funding for these projects using one of the three options presented by Bank of America. It will take 45 to 90 days to complete the processes depending upon the path chosen. The recommendation would be

the 20 year variable rate with swap bond option at 4.24%. The Bank of America presentation has been attached as part of the minutes.

Councilmember Blount made a motion to approve the wastewater expansion bond with Bank of America at 20 years variable rate with bond swap at 4.24%. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

**D. BUDGET ORDINANCE AMENDMENT: *Fund Transfer from Building Dept. to IT Dept.***

The City Manager stated the purpose is to transfer salary funds from the Building Department into the IT Department. Council approved the hiring of a new building inspector starting July 2007. Due to the lack of waste water, our housing starts have slowed and so the building department does not require the new inspector until January 2008. Council approved an IT assistant starting in January 2008. The IT workload is a lot higher than thought it would be, and that department is getting pushed further behind. We would like to take money that was originally there for the building inspector, which is approximately the same salary as the IT assistant, and switch it so IT does not get further behind. The City Manager recommends approval, because it is desperately needed.

Councilmember Blount said he understood what was being said and he does not doubt it, but he has is it seems as if it is some sort of crisis. The City just got through the budget. The City has an opportunity to save money in the Building Department. He continued that a lot of individuals are poised to start developing. If the Council does this, he feels in six (6) to eight (8) months the City will be behind the curve on the building inspecting side simply because of the time it takes to train someone. Councilmember Blount then asked if the City has any other options as to where the funds could come from besides from the Building Department.

The City Manager stated he spoke to Wiley King, the Building Director, and he does not expect any major growth until the April or May time frame when the 1.8 MGD upgrade to the Point Peter WWTP is finished. The department would be hiring someone in January, which would give them the time needed to train. With the IT assistant, when the budget was originally being put together, the IT Department had requested an assistant in July. The assistant was needed then, and we knew it was needed. Because the budget had to be at a certain place in order for it to be approved, the hiring of the IT assistant was postponed until January of 2008.

Councilmember DeLoughy stated from a practical point-of-view, the City is three (3) months into this particular cycle. An IT assistant can be hired for three (3) months, because the entire six (6) months is not needed. The building inspector could be hired at the same time. The City Manager reiterated that the Department Head stated that he did not need a person until January, but the building inspector could be hired in October if it becomes necessary. Councilmember DeLoughy added that if the City had the need it could be done. Councilmember Williams then asked if in hiring a building inspector, is the City looking for one that is already trained or one that has to be trained. The City Manager replied that they will probably be expected to have some training, as well as knowledge of construction and building. The Assistant City Manager, Max Tinsley, added that the biggest thing to understand is the City has seven (7) positions in Public Works still to be filled, six (6) in the Police Department, and the Assistant Planner still

open. The City has excess salary money to hire an IT person and a building inspector if it is necessary.

The City Manager added that Gene Rudy, the IT Director, is working a lot more than eight (8) hours a day. Councilmember Blount replied that he did not want to weaken the building inspector area, but there are additional options or alternatives, such as what Mr. Tinsley pointed out. If the City has an opportunity to rearrange funds without putting another department at risk, than he would rather do that. The City Manager added that no one can use salaries to buy equipment or anything else, even at the end of the year. Councilmember Weaver asked if the budget ordinance presented to Council is for six (6) months. The Finance Director, Jennifer Brown, stated that it is not for 6 months. She had calculated how many pay periods there would be once someone is hired. At the most, it would probably be about four (4) months.

Councilmember Blount made a motion to approve the budget ordinance to fund transfer from Building Department to the IT Department for 3 months. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

#### **E. FORCE MAIN EMERGENCY REPAIRS (ADDED)**

The City Manager stated that the purpose is to declare the Scrubby Bluff Force Main project an emergency thereby eliminating the normal bidding time frames to expedite the replacement of the pipe line. This pipeline will need to be replaced in order to avoid potential sewer spills which could pose a threat to the environment. Over the last year or so, this 3900 foot section of pipeline has needed numerous repairs. It appears that the pressures inside the pipe during operation through this section of pipeline are too great for the existing pipe to handle. In an effort to mitigate the potential for a reoccurring spill, it is the Public Works Departments recommendation that approximately 3900 feet of pipeline be replaced with a thicker walled pipe, either C900 PVC or HDPE. Currently, all wastewater flows have been diverted to the Point Peter and Weed Street Plants. Until this force main is replaced, flows at these plants may be over permitted capacities. The City has no choice because with the leakage that is occurring, the City could have a major spill if it is not done this way.

Councilmember Blount stated that this goes back to what plagued the City with this plat from day one—the engineering. He stated that he cannot help but think that the City may have some recourse. Council members replied that the company had gone bankrupt. The City Manager added that the pipes are one year and nine (9) months old. Councilmember DeLoughy stated that the City installed the pipes which were recommended by the engineers. The engineers were relied on, and apparently that was not right based on the amount of pressure and handling the work load. He added that he thinks the City would have recourse against the engineers if they are still around. Councilmember Blount added that they had liability insurance at that point in time. Councilmember DeLoughy added that if the item is approved, it can be added that the City Attorney check on any possible recourse. Councilmember Blount reiterated that he realized the firm is out of business, but they had liability insurance. He then asked how much the project will cost.

The Public Works Director, Bobby Marr, stated it would be a couple hundred thousand to replace that section of pipeline and replace it all the way to the lift station. The City Manager added that it was roughly \$200,000 to \$400,000. Those pipes only had a warranty for one (1) year. Councilmember Blount replied that they are supposed to have a life of twenty (20) years. He added that he believes the City may have recourse against the manufacturer, as well as the engineering firm. Councilmember Williams asked what is down there now and what are you replacing it with. Mr. Marr replied that the pipe in the ground now is SDR21, rated 200 PSI. The pipe they are proposing is C900, which is a heavier duty pipe with the same pressure rating, but a lot thicker pipe. Pipe is coming out of the joints so Public Works would restrain every joint through the line. Mr. Marr added that these are 250 horsepower pumps, pumping 300 feet of head through this pipeline. Councilmember Blount then asked whose recommendation it was to go with this type of pipe. Mr. Marr stated that this was the recommendation of Public Works and he feels confident about it. Councilmember Williams stated that he is worried about from there on, the other pipes that are down there. Mr. Marr stated the only section the City has had trouble with is this section that is being looked at. Pressure lessens the farther down the pipe. Councilmember DeLoughy asked if there was a way to review the pipes that are still in the ground. Councilmember Blount said maybe the City Attorney can tie it in to her legal work regarding contingency if any similar issues arise in the future.

Councilmember Blount made a motion to approve the emergency force main, as well as to direct the City Attorney to find out if the City has recourse against anyone. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

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

**A. PLANNING DIRECTOR'S REPORT** (*Moved to Item A under New Business*)

**B. PROPERTY COMMITTEE REPORT:** *Councilmember Lockhart*

The Property and Building Committee met on September 5<sup>th</sup> at 5:00 pm in Council Chambers. A copy of the minutes are attached.

### **1. St. Marys Library Plaque**

The first item on the agenda was a presentation which had been held at a prior Council meeting regarding Mr. Tom Cyphers requesting to put a plaque on the St. Marys Library. This plaque is in recognition of the District Governor of the Rotary Club, Bill Blankenship, and the current District Governor. They have dedicated many years to the literature program of Camden County. The Committee spent a great deal of time discussing putting monuments on public buildings, and we agreed to recommend to Council that we allow them to install this plaque on an appropriate marker of some type in the front yard next to the flag pole at the St. Marys Library. This way, if and when the expansion of the library comes, the plaque can be picked up and moved to a new site without infringing on the building complex itself. The Committee would also like to recommend that the office of the City Manager create some policy or guidelines to handle future plaques. You can clearly see that this could cause issues in the future, with anyone that wanted to put some sort of plaque on City Property. The City should have a policy

in place which reflects what can and cannot be done. Councilmember DeLoughy added that the City should look into having an area set aside that these types of plaques could be placed—a general place such as a park or a room.

Councilmember Lockhart made a motion to approve the placement of the plaque to recognize District Governor Bill Blankenship and current District Governor Richard Higher Jr. be put in spot adjacent to the City flag pole at the Public Library. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

## **2. Water Taxi**

Councilmember Lockhart stated that the Committee spent some time looking over the lease which has been prepared by the City and submitted to Mr. McCarthy. It is regarding the leasing of the fishing pier for limited times during the day to dock his tour boat to and from Fernandina. There were some questions on there the Committee felt Mr. McCarthy needed to address personally, so this item was postponed until September 24<sup>th</sup> Council Meeting.

## **3. Bait Shop**

Councilmember Lockhart stated that the Committee has been asked by the present lease owner about the possibility of putting heat and air conditioning in this building. When this building was built several years ago, there was no air conditioning and no heat added for winter operation or summer operation. The Committee had an estimate of \$3500 for a unit with a ten (10) year warranty, and over \$2000 for a unit without that much of a warranty. The Committee did not have a current copy of the lease in hand, so we did not know who was paying the electric bill on this building or all the other ramifications tied to it. This item was postponed until a later time. The Committee did not actually set a time. Every member has since received a copy of the current lease. Hopefully sometime in the next two or three weeks the Committee will be able to review the item again, and make a decision. No action is required at this time.

## **4. Alcohol Use**

Councilmember Lockhart stated that there has been considerable public input since the recent fishing tournament. It has been remarked that there was not a level playing field regarding the sale of alcohol beverages in the downtown area these kinds of festivals. The Committee discussed this at great length, and since the Tourism Department brought this forward to us, our recommendation was to have the St. Marys Tourism Department present us a sample of the kind of ordinance they have in mind. This should include what this ordinance would do and the ways it would provide alcohol coverage for the various events. The Committee had a great deal of discussion about the time frames, and that was one of our concerns. The Committee did not think it wise to have someone selling beer at 8:00 am and quit at midnight. There needs to be definite time frames or time periods, so that it can be controlled. The Committee turned it back to the Tourism Department to present a package for review and then we will go from there.

### **REPORT OF MAYOR:**

- **August 28<sup>th</sup>:** The City Manager, Assistant City Manager, and he met with the new Base Commander on the possibility of the City claiming land for the purposes of water/sewer and for extending Colerain Rd. The Colerain Rd. land use was approved by the Base Commander, but sewer area is still being studied. The City has not heard from them regarding that.
- **August 30<sup>th</sup>:** Meeting with the City Manager and Dick Russell dealing with the airport.
- **August 31<sup>st</sup>:** Several Council members and he went to a luncheon with Governor Perdue, which was sponsored in part by the Camden Partnership.
- **September 6<sup>th</sup>:** Meeting at the Economic Development Building with the Department of Community Affairs Commissioner Mike Beatty, where there were presentations.
- **September 7<sup>th</sup>:** Dedication by PSA for Edwin Davis press box at the football field.
- **September 10<sup>th</sup>:** Councilmember Lockhart, Councilmember Williams, and he went to Magnolia Manor to give a proclamation for National Assisted Living Week which is this week. Also had meetings regarding water/sewer bonds and a public hearing regarding the millage rate.

The Mayor stated that many weeks back the Council heard a presentation some ladies regarding Wounded Warriors Day. It is still an ongoing item, and there is an Organizational Meeting set for September 14<sup>th</sup> to discuss the event. He received a letter, which he sent out about 100 letters, from the office of Governor Perdue. There is a possibility the Governor might be at the Wounded Warriors event on November 10<sup>th</sup>. They make his plans 30 days in advance, and it is over 30 days away, so the event might get on his agenda. This Saturday (September 15<sup>th</sup>) is a Starry Nights event in the park. Also the bids for the sidewalk paving on Palmetto Street is scheduled for September 20<sup>th</sup> at 2:00 pm.

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

- The City of St. Marys will now offer rebroadcasting of Council meetings online at the City website ([www.ci.st-marys.ga.us](http://www.ci.st-marys.ga.us)). With high speed internet access, anyone can view video from council meetings 24 hours a day/7 days a week. It takes time to download, but you simply have to follow the links from the homepage and enjoy. Today's meeting will be available on September 12<sup>th</sup> after 2:00 pm. In the near future, Podcasts will be available, which will allow you to synchronize with an Apple Video IPOD player.

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

**Tom Turner:** Mr. Turner stated he did not get a chance to come to the water bond meeting. He is nervous when he sees variable interest. He would like to re-emphasize, especially with the Scrubby Bluff WWTP, that the City identify and check into loans from the Department of Agriculture. The loans have low interest loans and grants, though they take a while awhile to acquire. It would save the City money. On the water pipes, he recommended to check the type of pipe. There may be a defect in the pipes themselves, and municipalities in GA and FL may have had similar problems with the same type of pipe. There may even be class-action suites

regarding them. As for the IT assistant and building inspector, Mr. Turner continued, he asked if it would be possible to contract out for positions. It takes time to train, and there may be individuals in the community, such as retired individuals, that could do it the job when there is bulk work. Plus, they would be qualified and trained. He added that now is the time to plan to expand personnel to maintain the demand of an expanding City. Mayor Eskridge added that regarding the variable rate, once the papers were signed for the bond, the City can fix it at 4.24%. Mr. Turner stood up a few moments later after Mr. Feller spoke, and added a comment regarding impact fees. He knows the City of Kingsland changed their ordinance to include sidewalks—interconnecting sidewalks into existing ones for easier transportation. He asked if the Planning Department in St. Marys has looking into that. Mr. Weaver stated that the new subdivision ordinance does address that.

**Sandy Feller:** Mr. Feller asked that in view of all capital projects, if the City was still studying impact fees and if so, what is the time frame on their implementation. He felt it was becoming urgent for their implementation. The City Manager stated that construction fees have been implemented, and the impact fees have to wait for the Comprehensive Plan to be finished, since that is what they are based on. Once the Comprehensive Plan is done, the City can move forward in that area.

**EXECUTIVE SESSION:** *Legal*

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

The Mayor and Council adjourned to executive session at 7:31 p.m., returning at 7:37 p.m. with Mayor Eskridge calling the Council meeting back to order.

**LEGAL**

No actions were taken at this time.

**ADJOURNMENT:**

Councilmember Blount made a motion for adjournment. Councilmember Weaver seconded the motion. Mayor Eskridge declared the meeting adjourned at 7:37 p.m.

Respectfully submitted,

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Nicole Goebel, Deputy Clerk