



**CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
August 11, 2008
6:00 P.M.**

**AMENDED
AGENDA**

- I. CALL TO ORDER**
- II. INVOCATION:** *Assistant City Manager Max Tinsley*
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL** **QUORUM: YES X NO ___**
- V. APPROVAL OF MINUTES:** *July 28, 2008 Public Hearing Minutes
July 28, 2008 Regular City Council Meeting Minutes
July 29, 2008 Property Committee Meeting Minutes*

PRESENTATION:

SENIOR DEPARTMENT ADVISORY COMMITTEE APPOINTMENT: *One Vacancy*

APPROVAL OF THE AGENDA

- VI. GRANTING AUDIENCE TO THE PUBLIC:**
- VII. OLD BUSINESS:**
 - A. CITY COUNCIL SALARIES ORDINANCE AMENDMENT (Second Reading)....TAB "A"**
- VIII. NEW BUSINESS:**
 - A. GEORGIA MUNICIPAL ASSOCIATION LOAN:.....TAB "B"
*FY 09 General Fund Equipment***
 - B. RESOLUTION:.....TAB "C"
*St. Marys Convention and Visitors Bureau Authority Act***
 - C. RESOLUTION ESTABLISHING A WATER LOSS CONTROL PROGRAM....TAB "D"**
 - D. 2009 PROPOSED LARP LIST.....TAB "E"**

- E. **BUDGET ORDINANCE:** *Police Department*.....TAB “F”
- F. **ADVERTISING NEW ALCOHOL LICENSE PUBLIC HEARING:**.....TAB “G”
Kick Back Café, Inc.
- G. **FIVE-YEAR TAX HISTORY:** *2008 Millage Rate Advertisement*.....TAB “H”

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

A. PLANNING DIRECTOR’S REPORT.....TAB “T”

- 1. **SUBDIVISION – MINOR:** Vivian Hubbard, 128 Sandhill Rd., requests FINAL plat approval for a minor 2 lot subdivision on a parcel west of Sandhill Road. The property is 5.61 acres, zoned R-1, and known as tax parcel number 135 018.
- 2. **SPECIAL USE PERMIT:** William H. Spires, 703 Ann Street, requests a SPECIAL USE PERMIT to use part of his garage as a shop to maintain small golf carts and to charge batteries. The shop would be accessed from Dilworth Street. The property is zoned R-1. Tax Parcel #S31-05-002.
- 3. **ANNEXATION REQUEST:** Request of Brannen & Epsy’s Properties, Inc., 4771 Hwy 40 for annexation of a 0.6145 acre parcel known as Tax Map 122 10C from Camden County into the City of St. Marys. Parcel will be Zoned C-2 after annexation.
- 4. **SPECIAL USE PERMIT:** Request of RB Kings Bay Auto Sales, Inc., 4771 Highway 40 East for a SPECIAL USE PERMIT to place a used car lot at 296B Charlie Smith Sr. Highway. The property is zoned C-2. Tax Parcel #135 048A.

B. ETHICS COMMITTEE REPORT

C. PROPERTY COMMITTEE REPORT

- 1. GREENWAY PRESENTATION
- 2. DOWNTOWN MULTI-MEDIA CENTER

X. REPORT OF MAYOR:

- 1. AIRPORT UPDATE

XI REPORT OF CITY MANAGER:

XII. GRANTING AUDIENCE TO THE PUBLIC

XIII. EXECUTIVE SESSION: *Legal & (~~Personnel~~ Personnel (ADDED))*

XIV. ADJOURNMENT:

**CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
AUGUST 11, 2008
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 11, 2008 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor Rowland Eskridge
Councilmember Greg Bird
Councilmember William DeLoughy
Councilmember Deborah Hase
Councilmember Larry Johnson
Councilmember Chuck Trader
Councilmember Gull Weaver

CITY OFFICIALS PRESENT:

William Shanahan, City Manager
Max Tinsley, Asst. City Manager
Amanda Blackledge, City Attorney
Roger Weaver, Planning Director
Wiley King, Building Director
Tim Hatch, Police Chief
Roger Wooten, Asst. Police Chief
Bobby Marr, Public Works Director
Tom Lackner, Asst. Fire Chief
Jennifer Brown, Finance Director
Kim Dockery, Jr. Accountant
Alyce Thornhill, Economic Dev. Director
Janet Brinko, Tourism Director
Bilal Muhammad, City Marshal
Nicole Goebel, IT Assistant
Richard Riggle, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 6:00 p.m. Assistant City Manager Max Tinsley 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:

July 28, 2008 Public Hearing Minutes

Councilmember Weaver made a motion to approve the July 28, 2008 Public Hearing minutes as presented. Councilmember DeLoughy seconded the motion. Councilmember Hase made a

change to the amended motion on page 14 of the regular minutes, in the second paragraph by adding the word "Committee". Voting was unanimous in favor of the motion.

July 28, 2008 Regular City Council Meeting Minutes

Councilmember Weaver made a motion to approve the July 28, 2008 regular City Council meeting minutes with the Councilmember Hase's correction. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

July 29, 2008 Property Committee Meeting Minutes

Councilmember DeLoughy made a motion to approve the July 29, 2008 Property Committee meeting minutes. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

PRESENTATION:

SENIOR DEPARTMENT ADVISORY COMMITTEE APPOINTMENT

Mayor Eskridge stated that an appointment is needed to fill a vacancy on the committee. There are two people who have expressed an interest in serving on the committee.

Councilmember Hase made a motion to nominate Lawanna Hahn, who sent a letter noting her qualifications. Councilmember Weaver seconded the motion.

Councilmember Johnson made a motion to nominate Doug Vaught who has participated with the Sr. Center, as well as major activities and programs throughout the City for many years. Councilmember Weaver seconded the motion. Voting was recorded as follows:

Lawanna Hahn

Councilmember DeLoughy
Councilmember Hase
Councilmember Weaver

Doug Vaught

Councilmember Bird
Councilmember Johnson
Councilmember Trader
Mayor Eskridge

APPROVAL OF THE AGENDA

Mayor Eskridge recommended moving item "G" to be the first item discussed under New Business. Councilmember Bird made a motion to amend the agenda to reflect moving "G" in front of "A". Councilmember Johnson seconded the motion. Councilmember Hase requested the addition of the Convention and Visitors Bureau appointment because of the resignation of Matt Fulford, who was her appointee. Voting was unanimous in favor of the motion.

GRANTING AUDIENCE TO THE PUBLIC:

Doug Vaught, resident thanked the Mayor and Council for the new swing set at the park. He also commended Alyce Thornhill for doing an excellent job with the Saturday Market, and addressed the congestion of the area by requesting temporary signs to caution or slow traffic because of the electrical lines running across the road for the market's vendors.

Larry Call, resident addressed Council concerning the sale of City property on East Church Street to adjoining property owners and the adverse affect to his property by losing access to a garage. Mr. Call also expressed disappointment that the city has come after him with allegations of not having permits to build the garage or porch for which he has since provided copies.

Maria Willson, resident expressed concerns with the congestion and unsafe conditions on the roads leading to Mary Lee Clark Elementary School and Crayons. Ms. Wilcox requested an alternate route for traffic to access the area other than Colerain and Mickler, especially with the proposed construction of the bridge and evacuations.

Councilmember Weaver, the City Manager and Assistant City Manager discussed the logistics of opening Schoolhouse Road to the schools, extra measures that will be taken during construction and the undeveloped property/road to St. Marys Road.

Barbara Ryan, resident supports the quality of life in St. Marys and the expansion of multi-use paths to be shared by golf carts, bicycles and pedestrians.

Alex Kearns, head writer for Great Southern Publishers spoke in support of St. Marys being profiled as a golf cart community. She is frequently asked to mention this type of community for those selling points so it could be maximized as a powerful marketing tool though exposure and golf cart accessibility. The subject of alternate transportation is due to an uncertain economic future and is foremost in the public's mind. Ms. Currants respectfully asked representatives of City Hall to work to expand golf cart routes and accessibility.

Jeanie Shugart, resident announced the success of the first planning meeting for the Second Annual Wounded Warriors Day.

Walt Natzic, resident addressed Greenway's concern that the initiatives addressed by the Golf Cart Association be consistent with programs where grants could be obtained to build pathways. The Camden County Greenway Alliance has done considerable research and is planning on developing an Inter-Community Plan for interconnecting the isolated communities in Camden County to share pathways between golf carts, foot traffic, bicycles and certain motorized vehicles. This approach could be a proposed exception or change to the federal or state legislation regarding local motorized or non-motorized use for the implementation of trails and pathways under a Planned Community Revitalization Program. Information was distributed for Council review and a copy is attached as part of the minutes.

Tandree Hodge, resident expressed confusion why access to an eight foot path on Pt. Peter and back could not be allowed and why it conflicts with the Greenway proposal. Ms. Hodge recommended trying Mr. Tinsley's plan for a 6-month trial with the enforcement of the city's rules and permits.

The City Manager stated that staff was tasked to look into the issue; meet with the Greenway representatives to provide a map to identify their proposed project and identify where golf carts could legally ride. Once a map is received, grants will be researched to aid in the implementation of the paths.

Councilmember Bird stated that he and the Mayor did a test run from the intersection of Highway 40 and Pt. Peter to the end. It took six minutes to make the straight run and nine minutes going through the industrial park portion of the path. A problem they experienced going through the industrial park is eliminating some of the pedestrian access to the path. One pedestrian on a skate board was encountered, so the golf carts slowed down but did not need to leave the path to make room. A golf cart is 3 ½ feet wide and the path is 8 feet wide, this left the pedestrian with 4 ½ feet of path.

The Mayor and Councilmember's discussed the intent of sending the issue to public safety at the last meeting was for everyone to have an opportunity to test the path. Councilmember Hase asked Mayor Eskridge for his recommendation. Mayor Eskridge recommended a 6-month trial. Councilmember Bird moved to put it on a 6-month trial. Councilmember Hase seconded the motion. Councilmember's discussed creating a city plan, the potential risks to grant money and liability.

The City Attorney stated that in order to reduce the liability of the city and before golf carts are allowed on the sidewalk, to make sure the appropriate signage is put up designating it as a multi-use path, rules are implemented and current ordinances are altered or amended with a separate resolution adopted. She also recommended putting notices up on Pt. Peter prior to that happening. Ultimately, we are looking at another council meeting before anyone could actually use it, but it could be approved now and implemented later with proper signage, before use is allowed.

Councilmember Bird amended the motion to include the safety procedures that Max Tinsley had in his proposal and to include the recommendations from the City's Attorney on signage to where it is done appropriately. Councilmember Hase seconded the motion. Voting was unanimous in favor of the motion.

Dave Schmitz, resident referenced an article in the paper from one of the golf cart proponents where they were willing to police themselves. He has yet to see 10 – 13 year olds running around in cars because parents do not let them do so. But, they are seen all the time on golf carts because parents are letting them. In order to enhance the golf cart community concept, more adults need to be seen driving them, instead of kids.

The City Manager stated that if they are seen by the Police Department they will be stopped and cited.

Jo Beth Bird, St. Marys Middle School Principal requested the status on the light at Martha Drive and requested temporary caution lights or school zone lights/sign for dismissals.

Councilmember Weaver asked Ms. Bird whether handouts could be distributed to parents about the bump going onto the road and who to contact.

The Public Works Director stated that a traffic study is required before the speed limit is changed as a school zone with flashing lights. The City Manager stated that letters were sent to the

county regarding the traffic light on Martha Drive and their financial support. Since there was a change in commissioners, they have withdrawn their support. Mayor Eskridge recommended following up on this issue.

Councilmember Weaver made a motion to look at a flashing light, crosswalks and whatever else is necessary to make Martha Drive safer for the students; and to move forward with a traffic study. Councilmember Trader seconded the motion. Voting was unanimous in favor of the motion.

OLD BUSINESS:

A. CITY COUNCIL SALARIES ORDINANCE AMENDMENT (Second Reading)

The City Manager recommended approval of an increase in compensation paid to the mayor and city council effective January 2010. At the last meeting, the Mayor and Council recommended an increase per month from \$500 to \$750 for council members and \$700 to \$950 for the mayor. In accordance with Home Rule Powers Section 36-35-4 (3), a notice of intent has been duly advertised for three consecutive weeks, immediately preceding the adoption of the ordinance tonight.

Councilmember Trader made a motion to approve. Councilmember Johnson seconded the motion. Voting was recorded as follows:

YAY

Councilmember Bird
Councilmember DeLoughy
Councilmember Hase
Councilmember Johnson
Councilmember Trader

NAY

Councilmember Weaver

NEW BUSINESS:

G. FIVE-YEAR TAX HISTORY: 2008 Millage Rate Advertisement

The City Manager recommended postponement until the next meeting in order to schedule a budget workshop with the Mayor and Council to review for recommendations.

Councilmember Weaver made a motion to postpone advertisement of the five-year tax history on the 2008 millage rate. Councilmember DeLoughy seconded the motion. A Budget Workshop was scheduled on Monday, August 18, 2008 at 4:00 p.m. in the Council Chamber at City Hall, and is open to the public. Voting was unanimous in favor of the motion.

A. GEORGIA MUNICIPAL ASSOCIATION LOAN: FY 09 General Fund Equipment

The City Manager recommended postponement based on the fact that the loan is also part of the budget being reviewed during the workshop.

Councilmember Weaver made a motion to postpone until the next meeting. Councilmember Bird seconded the motion. Voting was unanimous in favor of the motion.

B. RESOLUTION: St. Marys Convention and Visitors Bureau Authority Act

The City Manager stated that the purpose is to introduce local legislation to amend HB No. 839 (2003), which created the St. Marys Convention and Visitors Bureau Authority. The proposal is to expand upon the membership, appointment terms and reporting years to allow continuity of projects and training. Changes to the CVB By-Laws were recommended by the State CVB to make the composition of membership easier to change as the City grows and changes. The City Manager recommended approval to the proposed changes verbally recommended by the State CVB.

Councilmember Weaver made a motion to approve the amendments to the St. Marys Convention and Visitors Bureau Authority Act and resolution. Councilmember Hase seconded the motion. The Mayor, Council Members and the Assistant City Manager discussed the membership composition, appointment process, term limit and designees. Voting was unanimous in favor of the motion.

C. RESOLUTION ESTABLISHING A WATER LOSS CONTROL PROGRAM

The City Manager recommended approval to pass a Resolution enacting the Water Loss Control Program to comply with EPD Special Condition #18 of the City Groundwater Permit #020-0002. As part of a groundwater permit issued by Department of Natural Resources - Environmental Protection Division, the City is required to adopt and implement a Water Loss Control Program to help prevent loss of water in the city's system. The losses are cataloged in two sections: **apparent losses** due to meter inaccuracies or unauthorized consumption and **real losses** due to leakage at water service lines, breaks or leakage on mains and hydrants/laterals or at storage facilities.

Councilmember Weaver made a motion to approve the resolution establishing a Water Loss Control Program. Councilmember Trader seconded the motion. Councilmember Trader asked the Public Works Director to comment on the reporting over the last couple months on the significant loss trend for water being billing verses being pumped, and would this violate EPD standards. The Public Works Director stated that it is better to look at the trend over a long period of time. Over the last twelve months, the city's loss was 11.67% with 10% reduced water losses. The whole point of the plan is to be within the 10% range. Voting was unanimous in favor of the motion.

D. 2009 PROPOSED LARP LIST

The City Manager and Public Works Department recommended approval of the proposed 2009 LARP list. LARP (Local Assistance Road Program) is a state government program designed to assist County and City Governments in maintaining and improving their local road system.

Councilmember Hase made a motion to approve the 2009 proposed LARP list. Councilmember DeLoughy seconded the motion. Councilmember DeLoughy questioned the 20 foot width of some streets and whether 2 ½ miles is the maximum paving amount. The Public Works Director stated that street could not be widened only repaved and the paving allowance was five miles but over the last two years the city received a little over a mile. Voting was unanimous in favor of the motion.

E. BUDGET ORDINANCE: Police Department

The City Manager recommended approval to record funds in the amount of \$1,056.33 received to cover damages to a police vehicle involved in an accident in April. The Police Department will use the funds to pay for repairs.

Councilmember Trader made a motion to approve the budget ordinance as presented. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

F. ADVERTISING NEW ALCOHOL LICENSE PUBLIC HEARING: Kick Back Café, Inc.

The City Manager stated that the City Clerk requests approval to advertise for a public hearing for a spirituous liquor license. Mr. Atrash has made application to add spirituous liquor to the current beer and wine license for on-premises consumption with food located at 103 City Smitty Drive. Both the City Manager and City Clerk recommended approval to advertise for the public hearing on August 25, 2008 at 5:45 p.m. in the Council Chamber at City Hall.

Councilmember Bird made a motion to approve the advertising for the public hearing on August 25, 2008 at 5:45 p.m. Councilmember Johnson seconded the motion. Councilmember Hase stated that adding hard liquor with belly dancing would be problematic; and that she had received complaints from citizens. When the license was initially approved, Council did not know the type of entertainment that was going to be introduced. Plus, due to the fact the establishment is between two family oriented businesses that do not close promptly at 5:00 p.m. but remain open to 8:00 or 9:00 at night and there were already complaints, Councilmember Hase is opposed to adding hard liquor to the license. This would be more problematic for the Police Department as well as some citizens. Voting was recorded as follows:

FOR

Councilmember Bird
Councilmember DeLoughy
Councilmember Johnson
Councilmember Trader
Councilmember Weaver

OPPOSED

Councilmember Hase

G. FIVE-YEAR TAX HISTORY: 2008 Millage Rate Advertisement (Moved to First Order of New Business)

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR'S REPORT

1. **SUBDIVISION – MINOR:** Vivian Hubbard, 128 Sandhill Rd., requests FINAL plat approval for a minor 2 lot subdivision on a parcel west of Sandhill Road. The property is 5.61 acres, zoned R-1, and known as tax parcel number 135 018. The Planning Director stated that the lots were being divided equally to be given to Ms. Hubbard's grandchildren. The Planning Commission recommended approval.

Councilmember Weaver made a motion to approve the minor subdivision for Vivian Hubbard on Sandhill Road. Councilmember Trader seconded the motion. Voting was unanimous in favor of the motion.

2. **SPECIAL USE PERMIT:** William H. Spires, 703 Ann Street, requests a SPECIAL USE PERMIT to use part of his garage as a shop to maintain small golf carts and to charge batteries. The shop would be accessed from Dilworth Street. The property is zoned R-1, Tax Parcel #S31-05-002. The Planning Director stated that the Planning Commission denied the applicants request on the bases that a business should not be in a residential zone. The denial triggers an automatic referral to Council for review.

Mr. Spires addressed Council regarding plans for the home business and future expansion, if successful. Currently, a privacy fence and sound enclosure was installed to prevent neighbors from seeing and hearing the golf carts. The garage will be accessible from Dilworth and insulated for noise control. Many residents are concerned about property values decreasing but the extra measures are being taken as to not affect other property. It would be more of an improvement than the 30 foot travel trailer and three vehicles parked on the front lawn when tenants occupied the residence or other rentals being neglected by landlords on Ann Street. The business would be an asset to the community by providing maintenance and extending the life of golf cart batteries through reconditioning.

The Mayor and Council discussed battery explosions, hazardous material storage, and other mechanical businesses in the area.

Michael Gibbs, neighbor stated that another reason the Planning Commission denied the permit was because the area is growing and another business along with the lawn mower business will be a reversal of the area. Mr. Gibbs spoke in opposition to the business because it will bring down property values and create a high volume of traffic on Dilworth because of the low driving speed of golf carts. The noise level will not allow neighbors to enjoy their residential backyards. He also expressed concerns about the possibility of tow truck traffic and a sign identifying the business, which will detract interest in the area.

Monica Gibbs, neighbor spoke about the tremendous amount of money that was put into their house on Ann Street but the existing houses on Ann Street are not being policed by landlords, which already has an adverse affect on the area. Only a high volume of golf carts will make money and when the business grows larger it should already be in a commercial area that will allow that growth. With the real estate market being in the condition is it presently; this business will not increase property values, but lower them.

Michelle Donini-Bellisle, resident and commercial business owner on Dilworth spoke in support of the business. Ms. Bellisle urged Council to approve the special use permit.

Councilmember Hase moved that the business be allowed for discussion. Councilmember Weaver seconded the motion for discussion. Councilmember Hase asked whether a sign would be put up. Mr. Spires replied that only a 2 foot by 2 foot sign is permissible for home occupancy and it will be put on the Dilworth side of the garage. Councilmember Hase drove by to look at the location. There is a privacy fence and access from the back that is a perfect place to have golf cart batteries recharged. Councilmember Hase amended the motion to say that all the golf carts have to be within the closed privacy fence in the back on Dilworth. Councilmember Weaver seconded the amended motion.

Councilmember Trader expressed concerns seeing businesses developed in residential areas. With the long term efforts in trying to keep the city beautified and developed, there is a lot of money with real estate developments, he is not sure it is the right decision in which he could support. There are other areas that are economical.

Councilmember Bird commented that so many businesses are closing in St. Marys and there is so much commercial properties that are experiencing the same thing as the Gibb's are experiencing with the devaluation in property. Even with the devaluation of property, commercial property is still quite expensive. There should not be any more stumbling blocks in a community that businesses are going out of. As long as Mr. Spires follows the rules, Council has the leverage to be able to remove the permit if they are not followed. Councilmember Weaver clarified the rules that golf carts are to be kept out of the front area.

Following much discussion, Councilmember Hase withdrew the motion. Councilmember Weaver seconded withdrawn motion.

Councilmember Trader made a motion to defer this until the next meeting so Council could have the opportunity to look at the property in a little more detail to make sure Council is comfortable that it will not negatively impact the neighbors. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

3. **ANNEXATION REQUEST:** Request of Brannen & Epsy's Properties, Inc., 4771 Hwy 40 for annexation of a 0.6145 acre parcel known as Tax Map 122 10C from Camden County into the City of St. Marys. Parcel will be Zoned C-2 after annexation. The Planning Director stated that the property is behind the existing business which he already owns and uses as part of the business.

Councilmember Weaver made a motion to approve the annexation request. Councilmember Trader seconded the motion. Voting was unanimous in favor of the motion.

4. **SPECIAL USE PERMIT:** Request of RB Kings Bay Auto Sales, Inc., 4771 Highway 40 East for a SPECIAL USE PERMIT to place a used car lot at 296B Charlie Smith Sr. Highway. The property is zoned C-2. Tax Parcel #135 048A. The Planning Director stated that the lot is on James Jewelers property. The Planning Commission reviewed it and recommended approval with the condition that the owners' go 150 feet from the north property line, which is actually the edge of the existing gravel parking area. The owner has agreed to landscape the front of the property.

Councilmember Bird made a motion to approve the special use permit with the condition that the owners go 150 feet from the north property line, which is actually the edge of the existing gravel parking area. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

CVB APPOINTMENT: Vacancy (ADDED)

Councilmember Hase stated that due to the fact that her appointee Matt Fulford contacted her because he could no longer serve, she appoints Hal Weather who has agreed to serve on the CVB Authority. Councilmember Bird called a point of order because when the appointment was made by Councilmember Hase during the first of the year, lots were drawn and she made her appointment. There were two of us that were the last ones, leaving no appointments for either of us to make. Either we go back to the lot system again or the people in the last place that did not get an opportunity to appoint someone might be more appropriate. Councilmember Hase stated that she read the current Act and it did not provide what to do. Councilmember Weaver stated that the Act provided for someone to step down but not for a resignation, other than the way it was done originally to replace that person by the same person who appointed them. Councilmember's continued discussions on the appointment system and how changing the Act would affect the appointments.

B. ETHICS COMMITTEE REPORT

Councilmember Weaver stated that another meeting was scheduled on Wednesday, August 13, 2008 at 5:00 to continue working on procedures.

C. PROPERTY COMMITTEE REPORT

Councilmember Weaver presented the Property Committee meeting report from July 29, 2008.

1. GREENWAY PRESENTATION

Terry Landreth gave a visual presentation of the proposed greenway trail system for Camden County.

2. DOWNTOWN MULTI-MEDIA CENTER

The bid was received for construction of the building at close to \$4.0 million.

Councilmember DeLoughy made a motion to look for alternatives to the current plan that would be more affordable. Councilmember Bird seconded the motion. Councilmember Bird commented that the bid did not include the seating and large ticket items, which could easily be another million. While he appreciates all the hard work that has gone into the multi-use facility, the Committee cannot see the City building it when the budget needs to be tightened. Councilmember Trader stated that the county is building a facility and St. Marys is expanding the library. The City needs to better utilize the properties they have as opposed to the overhead of another facility. Voting was unanimous in favor of the motion.

3. EAST CHURCH STREET ALLEYWAY

Councilmember Weaver stated that the East Church Street alleyway update was presented by Councilmember Bird and no action was taken.

Councilmember Bird stated the he has visited with both parties on more than one occasion. This alleyway has been there for many years. The north end of the alleyway has been deeded to the adjoining property owners, which left the south end open. The south end could not be given to adjacent property owners because of sewer lines running under the alleyway. Now there are some problems from deeding the front portion (north end). Mr. Call cannot ingress or egress his garage. Both Messer's Peterman and Call have old garages and when they were built, did not have the same set-backs as today, which is close to the City property line.

Councilmember Bird made a motion that the City clean-up the City's property so both the Call's and Peterman's can use their garages. Councilmember Johnson seconded the motion.

Councilmembers discussed trees on City property and not setting precedence. Councilmember DeLoughy stated that the Committee recommended allowing the property owners to remove the pine tree by a licensed professional at the property owner's expense and meet all the requirements for a City Project. Following much discussion, Councilmember Bird restated the motion that Public Works would look at it and see what was necessary to make the ingress and egress to garages possible from the City's alleyway.

Voting was recorded as follows:

YAY

Councilmember Bird
Councilmember Johnson

NAY

Councilmember DeLoughy
Councilmember Hase
Councilmember Trader
Councilmember Weaver

Councilmember Johnson recommended that Public Works look at the property and provide a recommendation to Council.

REPORT OF MAYOR:

A vacancy on the Camden County Board of Health was announced. All interested parties were asked to provide their name, address and experience to the City Clerk. The appointment would be made at the next Council meeting. The requirements for the position are for either a citizen or licensed nurse interested in promoting Public Health.

July 29, 2008 – Attended the Ethics Committee and Property Committee meetings

July 31, 2008 – Attended a meeting at the Regional Development Center (RDC) in Brunswick to review the new By-Laws for the Coastal Regional Development Center (CRDC), effective July 1, 2009.

August 1, 2008 - Attended the retirement of Captain Volonino on Base.

August 6, 2008 – Visit with James Stacey and attended the City of Kingsland's 100th Birthday

Mayor Eskridge read the calendar of events, activities and meetings up until the next Council meeting.

AIRPORT UPDATE

Mayor Eskridge read excerpts from the transcript of a recording of the Sea Island Company meeting regarding the airport issue on July 23, 2008. A copy of the meeting manuscript are attached as part of the minutes.

Councilmember DeLoughy commented that what Mr. Gilbert was proposing is a 501 C4 Corporation, which would be a non-profit corporation getting together to sponsor funding of the airport. He would bring in large developers, stakeholders, the cities, county and Joint Development Authority (JDA) and even the Public Service Authority (PSA) if they have a stake in the county. Sea Island is waiting for the City to give them the go ahead to take it to the next step. Mayor Eskridge stated that Mr. Gilbert was very cordial and willing to work with getting these groups together to build a new airport. There is no way the City could do it without costing the citizens of St. Marys' money. Councilmember's agreed that the resolution gives the City authority to move forward with discussions to contact the groups and get funding for the

appraisals. The City Manager stated that he will contact Sea Island, Department of Transportation (DOT) and Federal Aviation Administration (FAA) to schedule meetings regarding grants, the appraisals and putting together a group. Councilmember Hase questioned whether the appraisals could be included in the FAA Grant money since \$500,000 was already spent on the project.

REPORT OF CITY MANAGER:

- Putting together a team to analyze City Departments to identify waste to ensure all of the departments are being run as efficiently as possible.
- Met with Atlantic Coast Consulting, Inc. to discuss the Spur 40 to downtown water main extension.
- Met with Department Heads after the Fourth of July celebration to discuss problems with facilities, communication, missing children, loss of property and having a golf cart available at the command post for police responses to “police emergencies”.
- Attended the City of Kingsland’s Centennial Birthday. It was a wonderful program, they did a great job.
- There is a possibility of manual water meters being phased out within the next five years for radio meters. Staff is evaluating a pilot program that offers discounts on the purchase of new meters, if the City agrees to showcase the equipment program to other governments. A recommendation will be presented to the Mayor and Council if there is actual savings and if it is beneficial to the City.
- Identified eight properties in St. Marys for a possible hotel and set up conference calls with other government agencies that dealt with hotel. When the information is compiled it will be brought to the Property Committee for review for a recommendation to Council.
- Attended the Military Community Council meeting on the base. They have a DVD of the USS Georgia Commissioning Ceremony that could be shown in the park downtown.
- Working on an update to the Community Resource Study book for the Washington DC Fly-In

Mayor Eskridge made a recommendation to Council to put a freeze on hiring any new employees. If a position needs to be filled, it will be brought to Council for approval. The City Manager stated that all new positions, and any that become vacant or are vacant must be brought before the mayor and council to identify why the position needs to be hired at this time.

Councilmember Bird moved to place a moratorium on hiring. Councilmember Hase seconded the motion for discussion. Councilmember Hase amended the motion to state except for public safety or in particular the Police Department. Councilmember Weaver seconded the amended motion.

Councilmember Trader stated that he did not think the term “waste” should be used when analyzing the departments, it could be replaced with “becoming more efficient and streamlined”. Following much discussion, voting was unanimous in favor of the motion.

Mayor Eskridge expressed concerns about bringing a new hotel downtown. The City needs to take care of what we have and support existing local businesses. There are many businesses

barely keeping their doors open and if there are no tourists coming into town for extended stays, some of those businesses will be closing.

GRANTING AUDIENCE TO THE PUBLIC

Tom Cyphers, resident stated that all banks require an application fee for an appraisal up front. When there is a joint venture partner there should be financial conditions of the business if they want to be a stakeholder. Mr. Cyphers is opposed to making deals with a hotel or business to give away City owned property and allowing a hotel on the waterfront, which could happen with four votes of the Council.

Sandy Feller, resident recommended adding two golf carts to the Police Department budget for the Auxiliary's use, spoke about an active partner for the airport being a repeat of the county's bond issue and a proposed hotel for the McDonnell property that is now a park. Mr. Feller is in opposition of any waterfront property for a hotel.

Councilmember Hase responded to questions regarding the history of the airport's relocation and excerpts from the manuscript from the Mayors report on the Sea Island meeting. As Mayor, she called the owner of Sea Island, Bill Jones, to speak with him about a proposed site. Mr. Jones set up a meeting with Mr. Gilbert. The airport was never intended to be Sea Island's airport; it was only a rumor by those who did not want to see the airport moved. Sea Island would be one beneficiary of the airport and they were gracious enough, at her request, to donate land, which would equate to the City's portion of the FAA's requirements towards the grant money to relocate and rebuild an airport. The airport would remain the City of St. Marys' Airport until this body decided otherwise.

Councilmember Bird questioned whether the Council asked Ms. Hase to pursue the issue. Councilmember Hase responded that they did by resolution that was passed by this body, all of the cities and the county to have the Mayor go forward and pursue the relocation.

Jeanie Shugart, resident questioned the reason why the cities and county gave Ms. Hase the resolution to move the airport, was it not before 9/11 and what will the city do with the land.

Councilmember Hase responded that it was during the 2002-2003 time frames and what will be done with the land is still to be determined but she has a plan.

Jeff Stanford, Fixed Base Operator St. Marys Airport gave a brief summary of the St. Marys Airport's history, studies performed, risks posed to the Base, its closure, reopening, proposed relocation and costs.

Councilmember Bird questioned Mr. Stanford about his contributions as primary speaker for the White Paper Study. Mr. Stanford responded that he was not the primary on the Airport Relocation Study and the FAA has required criteria the engineers must follow.

Councilmember Hase clarified a statement she made earlier by stating she has a recommendation to this body of how to proceed with the airport property and who could be the one to decide how it should be developed. She did not have an actual development plan.

EXECUTIVE SESSION: Legal & (~~Personnel~~ Personnel (ADDED)

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

The Mayor and Council adjourned to executive session at 9:04 p.m., returning at 9:16 p.m. with Mayor Eskridge calling the Council meeting back to order.

Mayor Eskridge directed a question to the City Attorney about Councilmember Hase contacting the chairman of another authority about assuming the responsibilities for managing the airport other than the Airport Authority. Does she have the right to do that without this Council giving her permission to talk to another authority about it?

The City Attorney responded that preferably she would appreciate the time to research some things to confirm she is correct.

Councilmember Hase suggested that the City Attorney not waste her time because what the Mayor said is incorrect. It has been her intention, which others would have come up with eventually, that sometime in the future council would decide what group of people would market, develop and look for ideas for the current airport property if it relocates or shuts down. There is a certain group of people that she thought would do that, not to manage the airport but to market and develop the airport property - the Industrial Development Authority or commonly known as the Development Authority of St. Marys. They used to own part of that land, which the City took for runway extension. Councilmember Hase called three members over the weekend to see if they would be conducive to the idea before bringing it to City Council in executive session. Why wait five or ten years? Because it is not something you do overnight. The three people she contacted said absolutely.

Mayor Eskridge stated that it was not the way it was explained to him. Councilmember Hase called to speak with the chairman of the Industrial Development Authority to ask if the Authority would be willing to take over the airport in case it left St. Marys, to go somewhere else and manage the airport when it moved to the new location.

Councilmember Hase asked who was the chairman. Mayor Eskridge stated that the Chairman is Herbert Rowland. Councilmember Hase stated she did speak with Herbert but never mentioned managing the airport. It was the property, developing the property as she spoke about earlier. They were the most logical people to starting a marketing plan.

Mayor Eskridge asked whether Councilmember Hase had the authority, from this council, to start talking about that.

Councilmember Hase stated that is a good question. Just how much authority does one councilmemeber have? She never gave them the authority to do it, only asked if they would be interested. As an elected official she could ask just about anybody anything she wants to ask.

The City Attorney stated she would do preliminary research on this issue and put out a memo. If a Councilmember has a specific legal question that she is not able to answer in one meeting, send an email or memo so it is in writing and she will prepare a memo to all council to address the issue.

Councilmember Hase commented that she did not know why councilmember's cannot go out and have conversations with people and that she never instructed them to do anything, she does not have the authority to do that.

Mayor Eskridge stated that he will make a list of the people Councilmember Hase has contacted without regard to this authority in reference to a number of other items that he has asked her repeatedly not to get involved in. But, she still thinks she is the Mayor and tries to act as if she is the Mayor, when she is not. She treats the people of the City of St. Marys as though she is still the Mayor. That is his responsibility and she has been told repeatedly but continues to go off on wild goose chases and do what she wants to do, when she wants to do it.

Councilmember Hase responded that he is making incorrect statements and it is not the first time. Mayor Eskridge stated he was not making incorrect statements.

ADJOURNMENT:

Councilmember DeLoughy made a motion for adjournment. Councilmember Trader seconded the motion. Mayor Eskridge declared the meeting adjourned at 9:21 p.m.

Respectfully submitted,

Darlene M. Roellig, City Clerk