



CITY OF ST. MARYS, GEORGIA
October 21, 2013

CODE ENFORCEMENT, REDEVELOPMENT POWERS ACT
& EXIT 1 (Gateway Entrances) WORK SESSION
5:00 P.M.

CITY COUNCIL MEETING
6:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION:** *Councilmember Jim Gant*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES___ NO___**
- V. **APPROVAL OF MINUTES:** *October 7, 2013 Public Hearing Meeting Minutes*
October 7, 2013 Regular City Council Meeting Minutes
- VI. **PRESENTATIONS:**
UNIVERSITY OF GEORGIA (UGA) CLIMATE ADAPTABILITY STUDY (SEA LEVEL GRANT): *Kim Spratt*
DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL REPORT: *Gary Straight*
ST. MARYS DEVELOPMENT AUTHORITY (IDA) ANNUAL REPORT: *Robert Divine*
BOARD APPOINTMENT (VACANCY):
Development Authority of St. Marys (IDA) (June Fischer)
- VII. **SET CONSENT AGENDA**
- VIII. **APPROVAL OF THE AGENDA**
- IX. **GRANTING AUDIENCE TO THE PUBLIC**
- X. **OLD BUSINESS:**
 - A. **ICMA FIRE & POLICE CONSOLIDATION COMMITTEE MEETING UPDATE:**
Councilmember John Morrissey

XI. NEW BUSINESS:

- A. **OAK GROVE CEMETERY REQUEST FOR CAPITAL IMPROVEMENT FUNDS:** *Kay Westberry*
- B. **HOSPITAL AUTHORITY COMMITTEE CREATION TO PROPOSE NAME REVISION/CHARTER REVIEW/LEGISLATURE PRESENTATION:** *Councilmember Jim Gant*
- C. **ECONOMIC DEVELOPMENT DIRECTOR POSITION VACANCY DISCUSSION:** *Steven S. Crowell, Jr.*
- D. **ST. MARYS ENTERPRISE ZONE ADOPTION:** *Artie Jones, III*
- E. **FIVE YEAR SHORT TERM WORK PROGRAM DATE REQUEST:** *Roger Weaver*
Request date to hold a Public Hearing on the Five Year Short Term Work Program to comply with the Georgia Planning Act of 1989
- F. **BUDGET ORDINANCE-TOURISM SCHOLARSHIP FUNDS:** *Jennifer Brown*
To record scholarship funds in the amount of \$397.00 received from the Georgia Association of Convention & Visitors Bureau (GACVB) and amend the FY2014 Budget
- G. **MARTHA & JEFF EWELL WATER BILL ADJUSTMENT REQUEST:** *Jennifer Brown*
Water bill account adjustment request in the amount of \$174.74
- H. **MARY ALFORD WATER BILL ADJUSTMENT REQUEST:** *Jennifer Brown*
Water bill account adjustment request in the amount of \$874.62

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

- A. **CITY CALENDAR:** *City Clerk*

XIII. REPORT OF MAYOR

XIV. GRANTING AUDIENCE TO THE PUBLIC

MAYOR AND COUNCIL COMMENTS

CITY MANAGER'S COMMENTS

XV. EXECUTIVE SESSION

XVI. ADJOURNMENT

This is a tentative agenda and is subject to change. Please check with City Hall prior to the Meeting for any revisions.

CITY COUNCIL MEETING
October 21, 2013
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, October 21, 2013 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor William T. DeLoughy
Councilmember Jim Gant
Councilmember Sidney Howell
Councilmember John Morrissey
Councilmember Keith Post

ABSENT:

Councilmember Nancy Stasinis

CITY OFFICIALS PRESENT:

Steven S. Crowell, City Manager
Jennifer Brown, Finance Director
Donna Folsom, Human Resources Director
Artie Jones, III Economic Development Director
Bobby Marr, Public Works Director
Roger Weaver, Planning Director
Robbie Horton, Fire Chief
Timothy Hatch, Police Chief

CALL TO ORDER:

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

APPROVAL OF MINUTES: *October 7, Public Hearing Minutes*

Councilmember Post made a motion to approve the October 7, 2013 Public Hearing City Council meeting minutes. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

October 7, 2013 Regular City Council Meeting Minutes

Councilmember Post made a motion to approve the October 7, 2013 Regular City Council meeting minutes. Councilmember Howell seconded the motion. Councilmember Gant moved for discussion on the St. Marys Airport Fencing Discussion minutes on page 4-5. Councilmember Gant stated his understanding was that no funds would be expensed toward the fence until the Joint Land Use Study (JLUS) came out in November. Councilmember Morrissey mentioned that Mr. Frank Drane spoke about the fence and that clarification would be needed.

Mr. Crowell (City Manager) stated that the Airport Authority was in the process of hiring a consultant engineer for normal operating projects. Mr. Crowell stated he would contact the Airport Authority for clarification to ensure they understand that no funds be expensed toward the fence. Mr. Crowell gave a brief overview of the pre-application process and stated documents would most likely be submitted to City Council the second meeting in November. Voting was unanimous in favor of the motion.

PRESENTATIONS:

UNIVERSITY OF GEORGIA (UGA) CLIMATE ADAPTABILITY STUDY (SEA LEVEL GRANT):

Kim Spratt

Kim Spratt stated she is a representative of the Sea Level Grant at the University of Georgia Marine Extension. Ms. Spratt thanked the Mayor and City Council for their vision in planning and preparing for future coastal hazards. Ms. Spratt stated the National Oceanic and Atmospheric Administration (NOAA) awarded a \$200,000 grant which the majority will be utilized here in St. Marys. Ms. Spratt extended an invitation to the Mayor, City Council, and stakeholders to attend a reception on Thursday, November 14, 2013 7:00 p.m. at Riverview Hotel. Ms. Spratt stated the reception will be held by the St. Marys Earth Keepers and the City of St. Marys.

The Mayor and Council thanked Ms. Spratt. Councilmember Morrissey thanked Ms. Alex Kearns and others for their assistance and requested information on the length of the grant. Ms. Spratt stated the entire project will take two years and will be specific to St. Marys.

DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL REPORT: Gary Straight

Mr. Straight thanked Mr. Jim Lomis for his four years of service on the authority and wished Mr. Artie Jones, III good luck in his future endeavors. Mr. Straight gave a brief overview of the projects that the DDA is working on. Mr. Straight also briefly commented on the Redevelopment Powers Act and the St. Marys Enterprise Zone. The annual report is on file in the City Clerk's Office.

ST. MARYS DEVELOPMENT AUTHORITY (IDA) ANNUAL REPORT: Robert Divine

Mr. Divine commented that the Development Authority of St. Marys (IDA) was redefining the mission of the authority. Mr. Divine gave a brief overview of their mission, resources, goals and business incubators. Councilmember Morrissey stated the Mayor and Council would like to thank the members on the board. The annual report is on file in the City Clerk's Office.

BOARD APPOINTMENT (VACANCY):

Development Authority of St. Marys (IDA) (June Fischer)

Mayor DeLoughy announced the names of the candidates for the Development Authority of St. Marys (IDA). Voting was recorded as follows to appoint for the Development Authority of St. Marys (IDA):

Jeremy Jacobs:

FOR
Councilmember Gant
Councilmember Post

OPPOSED
Councilmember Howell
Councilmember Morrissey

Sean D. Myers:

FOR
Councilmember Howell
Councilmember Morrissey
Mayor DeLoughy

OPPOSED
Councilmember Gant
Councilmember Post

Mayor DeLoughy broke the tie and voted for Mr. Sean D. Myers. Councilmember Post made a motion to appoint Mr. Sean D. Myers to the Development Authority of St. Marys (IDA). Councilmember Gant seconded the motion. Voting was unanimous in favor of the motion.

SET CONSENT AGENDA (*):

Councilmember Post made a motion to approve the consent agenda as New Business F.
Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

APPROVAL OF THE AGENDA:

Councilmember Gant made a motion approve the agenda. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

GRANTING AUDIENCE TO THE PUBLIC:

Rita Adams, 152 Douglas Drive: Ms. Adams asked for an explanation of a business incubator. Mr. Crowell (City Manager) gave a brief synopsis of a business incubator.

Alex Kearns, 902 Ann Street: Ms. Kearns announced the electronic recycling and shredding event being held on Saturday, November 2, 2013 from 10:00 a.m. – 4:00 p.m. at the St. Marys Aquatic Center in St. Marys. Ms. Kearns stated paint and old tube televisions will not be accepted.

Larry White, 102 Sylvia's Court: Mr. White commented on the deadline to submit documents pertaining to a name change for the Hospital Authority.

Robert Nutter, 502 Moeckel: Mr. Nutter announced the new location for voting in downtown St. Marys will be held at St. Marys Elementary School not Union Hall.

OLD BUSINESS:

1. CODE ENFORCEMENT, REDEVELOPMENT POWERS ACT & EXIT 1 (GATEWAY ENTRANCES):

Councilmember Jim Gant

Councilmember Gant made a motion to move forward with pursuing the addition of Code Enforcement personnel at the City, holding a Redevelopment Powers Act Work Session on Monday, November 4, 2013 at 4:30 p.m. with Mr. Ken Bleakly and the data for Exit 1 and Gateway Entrances to the City as mentioned in the Work Session. Councilmember Morrissey seconded the motion. Voting was recorded as follows:

<u>FOR</u>	<u>ABSTAINED</u>
Councilmember Gant	Councilmember Post
Councilmember Howell	
Councilmember Morrissey	

Mayor's Comment: Mayor DeLoughy stated he received an e-mail that Mr. James Stein sent to the Kings Bay Naval Base. Mayor DeLoughy gave a brief overview of the e-mail and read an excerpt:

“Today there was another act of vandalism at the airport. The Authority realizes the airport has been killed by the City. The Navy has been complaining for two years that it is a security threat but does nothing other than complain.” Mayor DeLoughy stated he felt the comments were out of order. Mayor DeLoughy read another excerpt from the e-mail:

“City has advised the Authority to do what they can to secure the airport and has requested the Authority to participate in the application for the \$500,000 for fencing.”

Mayor DeLoughy stated that is incorrect and is not true. Mayor DeLoughy also noted that the e-mail references 5 million dollars the City will pay the Federal Aviation and Administration (FAA). Mayor DeLoughy stated that is referring to the airport property value in excess of 5

million dollars. Mayor DeLoughy commented on the process and regulations the FAA required if the City sells the airport. Mayor DeLoughy commented that the proceeds must go toward the development of an airport in this area. Mayor DeLoughy read another excerpt:

“The concerns of the Navy and Security issues is a major concern and the fact that those concerns have been given to the City for the past few years with no action on the part of the City to address the same is of major concern.”

Mayor DeLoughy stated the public should be aware that comments in the e-mail are incorrect. Mayor DeLoughy stated he worked on this issue for ten years and requested information from the Airport Authority as to who authorized the sending of this e-mail. Councilmember Morrissey stated that the Mayor, City Council and citizens of St. Marys support the military, their mission and Kings Bay Naval Base. Councilmember Morrissey commented that City Council is working on resolving the problem.

Councilmember Gant stated the e-mail was unfortunate and hopes the Airport Authority will address the issue. Councilmember Gant commented that the issue is between two Federal Government agencies. Councilmember Gant stated the United States Navy due to security concerns wants the airport closed and the FAA would like an airport in the area. Mr. Gant stated he hopes the two agencies are able to resolve the issue. Mayor DeLoughy stated he spoke with the Captain of Kings Bay Naval Base to express his concerns and disappointment over the tone and false accusations of the e-mail. Councilmember Howell stated that the letter from the FAA does not address fencing but instead mentions trees, runway and lights. The e-mail is on file in the City Clerk's Office.

A. ICMA FIRE & POLICE CONSOLIDATION COMMITTEE MEETING UPDATE: *Councilmember John Morrissey*

Councilmember Morrissey gave a brief overview of the meeting he attended on Fire Consolidation (Camden County, Kingsland and St. Marys) with Councilmember Gant and the City Manager. Councilmember Morrissey stated that an agreement was made to move forward with the first step towards functional consolidation. Mr. Morrissey stated that ICMA was tasked to submit planning documents to address how the phases could be implemented. Mr. Morrissey commented that ICMA will return on November 14, 2013 with a recommendation. Councilmember Morrissey stated that the City will move cautiously and will ensure the public is informed and invited to any presentations.

Councilmember Morrissey commented that the Police Report was submitted but a presentation date was not selected for ICMA to return. Councilmember Morrissey stated once a date is set the public will be invited to attend. Mr. Crowell gave several dates (November 13th, 20th, and December 5th) and commented that any documents finalized will be presented to City Council. Councilmember Gant stated that November 20th would be good.

Councilmember Gant stated for clarification that operational and functional consolidation would address dispatching the nearest fire service to the address (eliminating overlap), training and reviewing address discrepancies. Mayor DeLoughy stated that Camden County requested these studies. Mayor DeLoughy gave a brief overview of his experience with consolidation and proposed savings. Mayor DeLoughy expressed his support of functional consolidation but also addressed his concerns with full consolidation.

NEW BUSINESS:

A. OAK GROVE CEMETERY REQUEST FOR CAPITAL IMPROVEMENT FUNDS: *Kay Westberry*

Kay Westberry gave a brief overview of the Oak Grove Cemetery Request for Capital Improvement Funds.

Councilmember Gant made a motion to approve the Oak Grove Cemetery Capital Improvement Funds request to increase their budget by \$3,100. Councilmember Post seconded the motion. Councilmember Post stated that the contractor was supposed to provide their own equipment. Mr. Crowell commented that the lawnmower would go back to Public Works. Mr. Morrissey asked if there was a thirty day notice required regarding trees. Mr. Crowell stated the City would address the issue. The Finance Director gave an overview of moving the \$5,000 listed under stone work in the budget. Voting was unanimous in favor of the motion.

B. HOSPITAL AUTHORITY COMMITTEE CREATION TO PROPOSE NAME REVISION/ CHARTER REVIEW/LEGISLATURE PRESENTATION: *Councilmember Jim Gant*

Councilmember Jim Gant stated the name of the Hospital Authority should be changed to reflect what it is in the City. Councilmember Gant stated the name should be changed to St. Marys Senior Citizen Authority. Councilmember Gant stated broadening of the charter would allow the allocation of funds to all senior citizens; which will be determined by the authority.

Councilmember Gant made a motion for Councilmember Stasinis, Steve Crowell (City Manager) and Gary Moore (City Attorney) to meet with members of the Hospital Authority to create documentation for presentation to legislators in Atlanta, Georgia for revision of the name and broadening of their charter. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

C. ECONOMIC DEVELOPMENT DIRECTOR POSITION VACANCY DISCUSSION: *Steven S. Crowell, Jr.*

Councilmember Morrissey made a motion to start discussions with the Joint Development Authority (JDA) to understand the services, intent and detailed scope of services they would provide in Economic Development for St. Marys. Councilmember Howell seconded the motion. Councilmember Gant moved for discussion and stated it is important for the City to be adequately served. Councilmember Howell stated a Councilmember and citizen currently serve on the Joint Development Authority. Councilmember Morrissey questioned how the City will function during the time that discussions and determinations are being made.

Councilmember Post amended the motion to have Mayor DeLoughy, City Manager (Steve Crowell), and Gary Straight (chairman of Downtown Development Authority) meet with the Joint Development Authority (JDA) to start discussions on the intent, services and detailed scope of services they would provide in Economic Development for St. Marys. Voting was unanimous in favor of the motion.

D. ST. MARYS ENTERPRISE ZONE ADOPTION/ORDINANCE: *Artie Jones, III*

Artie Jones, III gave a brief overview of the requirements, timeline, qualifications, tax abatements and timeline for the St. Marys Enterprise Zone.

Councilmember Morrissey made a motion to adopt the St. Marys Enterprise Zone as presented. Councilmember Gant seconded the motion. Councilmember Morrissey moved for discussion and commented that St. Marys Enterprise Zone is a vital key to attracting businesses to St. Marys. Councilmember Morrissey also stated that the Redevelopment Powers Act is another tool the City can use in attracting businesses. Councilmember Post

requested additional information on the requirement that referenced five jobs and if there is a stipulation to keep those jobs. Mr. Jones stated that if the five job requirement is not maintained the business can be charged the local taxes. Voting was unanimous in favor of the motion.

- E. FIVE YEAR SHORT TERM WORK PROGRAM DATE REQUEST: *Roger Weaver***
Request date to hold a Public Hearing on the Five Year Short Term Work Program to comply with the Georgia Planning Act of 1989

Councilmember Post requested the deadline for submittal. The Planning Director stated it must be submitted before the end of 2013. Councilmember Morrissey requested additional information on the asterisks next to the projects. Mr. Weaver stated the projects are suggestions. Mr. Weaver gave a brief overview of the projects and color coded items.

City Council set the Public Hearing on the Five Year Short Term Work Program for Monday, November 18, 2013 at 4:00 p.m.

- F. BUDGET ORDINANCE-TOURISM SCHOLARSHIP FUNDS (*): *Jennifer Brown***
To record scholarship funds in the amount of \$397.00 received from the Georgia Association of Convention & Visitors Bureau (GACVB) and amend the FY2014 Budget

Councilmember Post made a motion to approve the Budget Ordinance for Tourism Scholarship Funds received from Georgia Association of Convention & Visitors Bureau in the amount of \$397.00. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

- G. MARTHA & JEFF EWELL WATER BILL ADJUSTMENT REQUEST: *Jennifer Brown***
Water bill account adjustment request in the amount of \$174.74

Councilmember Post asked if there was an issue with the water meter. The Finance Director stated the water meter was reviewed.

Councilmember Post made a motion to deny the water bill account adjustment request in the amount of \$174.74 from Martha & Jeff Ewell. Councilmember Morrissey seconded the motion. Councilmember Gant moved for discussion and asked if a payment plan was available. The Finance Director stated a payment plan is available. Councilmember Howell stated that he was concerned about the hydrant being utilized. Voting was unanimous in favor of the motion.

- H. MARY ALFORD WATER BILL ADJUSTMENT REQUEST: *Jennifer Brown***
Water bill account adjustment request in the amount of \$874.62

Councilmember Post made a motion to deny the water bill account adjustment request in the amount of \$874.62 from Mary Alford. Councilmember Gant seconded the motion. Councilmember Morrissey moved for discussion and stated he thought Ms. Alford was seeking a payment plan. The Finance Director stated that a payment plan is available. Councilmember Post asked the Public Works Director if there is a way to monitor or detect if a hydrant was utilized. The Public Works Director commented that someone would need to visually witness it. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

- A. CITY CALENDAR: City Clerk**

The City Clerk announced upcoming events, activities and meetings up to November 4, 2013.

REPORT OF MAYOR:

Mayor DeLoughy commented on the great time he had on the railroad ride and the Scarecrow Stroll in downtown St. Marys. Mayor DeLoughy commented on the funeral he attended for Sergeant Christopher Snyder. Police Chief Hatch announced that an account in the name of Susan Snyder had been created at Navy Federal Credit Union. Chief Hatch also noted that he was unsure if the family would remain in the area.

GRANTING AUDIENCE TO THE PUBLIC:

Larry White, 102 Sylvia's Court: Mr. White commented on the 2013 Taste of Camden County and the Haunted History Tour.

Kathy White, 102 Sylvia's Court: Mrs. White commented on the publicity of the Scarecrow Stroll.

Mayor DeLoughy commented on the candidate forum taking place at the Eagles in St. Marys on Tuesday.

MAYOR AND COUNCIL COMMENTS:

Councilmember Morrissey commented on the good food and numerous businesses that participated in the 2013 Taste of Camden. Councilmember Morrissey encouraged people to attend next year on the wonderful event. Councilmember Post announced the upcoming Annual World War II Memorial event taking place in St. Marys October 30th – November 2nd. Councilmember Post commented that the World War II Veterans are getting older and less will be attending this year. Councilmember Post stated that the ceremony will take place on Friday, November 1, 2013 on Kings Bay Naval Base and that the Eagles would be sponsoring a low country boil for the World War II Veterans. Councilmember Morrissey stated that Early Voting is taking place in Woodbine and that voting in downtown St. Marys will be at St. Marys Elementary School instead of Union Hall.

CITY MANAGER'S COMMENTS:

The City Manager gave a brief overview of City projects which are listed on the City website at www.stmarysga.gov.

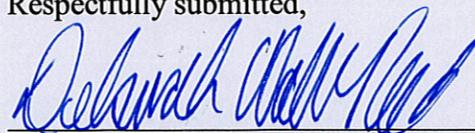
EXECUTIVE SESSION:

There was no "Executive Session" at this time.

ADJOURNMENT:

Councilmember Howell made a motion for adjournment. Councilmember Post seconded the motion. Mayor DeLoughy declared the meeting adjourned at 7:59 p.m.

Respectfully submitted,



Deborah Walker-Reed, City Clerk