



## CITY OF ST. MARYS, GEORGIA

December 16, 2013

### CITY COUNCIL MEETING

6:00 P.M.

### AMENDED AGENDA

**I. CALL TO ORDER**

**II. INVOCATION:** *Councilmember Keith Post*

**III. PLEDGE OF ALLEGIANCE**

**IV. ROLL CALL**

**QUORUM: YES \_\_\_ NO \_\_\_**

**V. APPROVAL OF MINUTES:** *December 2, 2013 Public Hearing Meeting Minutes  
December 2, 2013 Regular City Council Meeting  
Minutes*

**VI. PRESENTATIONS:**

**CITY COUNCIL RECOGNITION OF SERVICE:**

*Mayor William T. DeLoughy, Councilmember Keith Post and Councilmember Sidney Howell*

**BOARD ANNOUNCEMENT (VACANCY):** *(Added)*

*St. Marys Airport Authority (Frank Drane)*

**BOARD ANNOUNCEMENTS (TERM EXPIRATIONS):**

- 1. Board of Ethics (Verdell Griffin, Doug Cooper, Dick Russell, Gull Weaver & Elaine Powierski)*
- 2. Camden County Health Board (William Sloan)*
- 3. Historic Preservation (Christopher D. Thurner & James Stacey)*
- 4. Oak Grove Cemetery Authority (Caroline Frasca)*
- 5. Planning Commission (Arlene Norris & Larry Johnson)*
- 6. Senior Advisory Committee (Barbara Lundin)*
- 7. St. Marys Airport Authority (Howard H. Davis, III & Jay Stanford)*
- 8. Tree Board (Jim Greer & Jerry Lockhart)*

**BOARD APPOINTMENT (VACANCY):**

*Historic Preservation (Rosemary Rillo)*

**ST. MARYS INTRACOASTAL GATEWAY COMMITTEE ANNUAL REPORT:** *Jim Gant*

**VII. SET CONSENT AGENDA**

**VIII. APPROVAL OF THE AGENDA**

**IX. GRANTING AUDIENCE TO THE PUBLIC**

**X. OLD BUSINESS:**

- A. **ICMA POLICE CONSOLIDATION UPDATE:** ..... TAB “A”  
*Councilmember John Morrissey*
- B. **PARKING ORDINANCE AMENDMENT FOR TRUCKS IN RESIDENTIAL ZONES:**  
*Roger Weaver..... TAB “B”*  
*Request amendment to regulate parking of trucks in residential zones*
- C. **MARITIME HERITAGE DISTRICT OVERLAY FEASIBILITY REPORT ADOPTION:**  
*Roger Weaver ..... TAB “C”*  
*Request adoption of the Feasibility Report for the proposed Maritime Heritage District Overlay*

**XI. NEW BUSINESS:**

- A. **2014 ALCOHOL LICENSE RENEWALS:** ..... TAB “D”  
*To approve the Alcohol License renewals for 2014*
- B. **2014 HOLIDAY SCHEDULE:** *Donna Folsom* ..... TAB “E”  
*To approve the Holiday Schedule for 2014*
- C. **1<sup>ST</sup> QUARTER TOWN HALL MEETING:** *(Added)* ..... TAB “F”  
*To schedule the 1<sup>st</sup> Quarter Town Hall Meeting for Thursday, January 9, 2014 at 6:00 p.m.*
- D. **COMPENSATION CONSIDERATION FOR CITY MANAGER:** ..... TAB “G”  
*Mayor DeLoughy*
- E. **ST. MARYS 457 PENSION PLANS AMENDMENT REQUEST:** *Steve Crowell ..* TAB “H”
- F. **HOWARD GILMAN MEMORIAL PARK AUTHORIZATION FOR SALE OF ITEMS/TICKETS CLARIFICATION:** *Steve Crowell* ..... TAB “I”  
*Clarification requested for authorization allowing sale of items and/or the sale of tickets at Howard Gilman Memorial Park*
- G. **NEW AIRPORT CAPITAL IMPROVEMENT PLAN (CIP) (2015-2019):** ..... TAB “J”  
*Steve Crowell-Consideration of Capital Improvement Plan for the new St. Marys airport*
- H. **EMPLOYEE COMPENSATION BUDGET ORDINANCE AMENDMENT:** ..... TAB “K”  
*Jennifer Brown*

**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 OF ST. MARYS, GEORGIA**  
**December 2, 2013**  
**5:45 p.m.**

**PUBLIC HEARING**

**NEW ALCOHOL LICENSE FOR D.C. SMITH ENTERPRISES, INC. D/B/A BOTTOMZ UP SALOON**  
**NEW ALCOHOL LICENSE FOR KENNETH KELLY D/B/A CHAMPS SPORTS BAR**

**MINUTES**

The Mayor and Council for the City of St. Marys, Georgia met to conduct a public hearing on Monday, December 2, 2013 in the Council Chamber at City Hall.

**PRESENT WERE:**

Mayor William T. DeLoughy  
Councilmember Jim Gant  
Councilmember Sidney Howell  
Councilmember John F. Morrissey  
Councilmember Robert L. Nutter  
Councilmember Keith Post  
Councilmember Nancy Stasinis

**CITY OFFICIALS PRESENT:**

Steven S. Crowell, City Manager  
Jennifer Brown, Finance Director  
Marsha Klecan, Assistant Finance Director  
Donna Folsom, Human Resources Director  
Bobby Marr, Public Works Director  
Timothy Hatch, Police Chief  
Roger Weaver, Planning Director  
Robby Horton, Fire Chief  
Eugene Rudy, IT Manager

Mayor DeLoughy called the public hearing to order at 5:48 p.m. for Bottomz Up Saloon and Champs Sports Bar new alcohol license applications. The floor was opened to the public for questions and/or comments.

**GRANTING AUDIENCE TO THE PUBLIC:**

Larry White, 102 Sylvia's Court: Mr. White requested the location of Bottomz Up Saloon.

**ADJOURNMENT:**

Mayor DeLoughy declared the public hearing closed at 5:49 p.m.

Respectfully submitted,

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Deborah Walker-Reed, City Clerk

**CITY COUNCIL MEETING**  
**December 2, 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, December 2, 2013 in the Council Chamber at City Hall.

**PRESENT WERE:**

Mayor William T. DeLoughy  
Councilmember Jim Gant  
Councilmember Sidney Howell  
Councilmember John F. Morrissey  
Councilmember Robert L. Nutter  
Councilmember Keith Post  
Councilmember Nancy Stasinis

**CITY OFFICIALS PRESENT:**

Steven S. Crowell, City Manager  
Jennifer Brown, Finance Director  
Marsha Klecan, Assistant Finance Director  
Donna Folsom, Human Resources Director  
Bobby Marr, Public Works Director  
Timothy Hatch, Police Chief  
Roger Weaver, Planning Director  
Robby Horton, Fire Chief  
Eugene Rudy, IT Manager

**CALL TO ORDER:**

Mayor DeLoughy called the City Council Meeting to order at 6:01 p.m. Councilmember Nutter 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:** *November 18, Public Hearing Minutes (Five Year Short Term Work Program)*

Councilmember Gant moved to approve the November 18, 2013 Public Hearing Minutes on the Five Year Short Term Work Program. Councilmember Stasinis seconded the motion. Voting was recorded as follows:

**FOR**

Councilmember Gant  
Councilmember Morrissey  
Councilmember Post  
Councilmember Stasinis

**ABSTAINED**

Councilmember Howell  
Councilmember Nutter

*November 18, 2013 Elected Official's Oath of Office Meeting Minutes*

Councilmember Gant moved to approve the November 18, 2013 Elected Official's Oath of Office Minutes. Councilmember Stasinis seconded the motion. Voting was recorded as follows:

FOR  
Councilmember Gant  
Councilmember Morrissey  
Councilmember Post  
Councilmember Stasinis

ABSTAINED  
Councilmember Howell  
Councilmember Nutter

*November 18, Public Hearing Meeting Minutes (McBlack, Inc. D/B/A McGarvey's Wee Pub)*  
Councilmember Gant moved to approve the November 18, 2013 Public Hearing Minutes on McBlack, Inc. D/B/A McGarvey's Wee Pub. Councilmember Stasinis seconded the motion. Voting was recorded as follows:

FOR  
Councilmember Gant  
Councilmember Morrissey  
Councilmember Nutter  
Councilmember Post  
Councilmember Stasinis

ABSTAINED  
Councilmember Howell

*November 18, 2013 Regular City Council Meeting Minutes*

Councilmember Gant moved to approve the November 18, 2013 Regular City Council meeting minutes. Councilmember Stasinis seconded the motion. Voting was recorded as follows:

FOR  
Councilmember Gant  
Councilmember Morrissey  
Councilmember Nutter  
Councilmember Post  
Councilmember Stasinis

ABSTAINED  
Councilmember Howell

### PRESENTATIONS:

#### THE CAMDEN PARTNERSHIP: (Sheila McNeill)

Ms. Sheila McNeill gave a brief overview of the work performed by The Camden Partnership to assist the military, communities in Camden and the United States. Mrs. McNeill spoke about the Navy Birthday Celebration in Tampa, Florida, Navy Submarine meeting in Washington, D.C. the TRIAD Conference held at Kings Bay Naval Base and the Camden Connection. Mrs. McNeill also spoke about the importance of the Ohio Replacement Program and the submittal for the first Coast Guard Community Designation for all communities in Camden County.

#### BOARD ANNOUNCEMENTS (VACANCY):

Historic Preservation Commission (*Rosemary Rillo*)

Mayor DeLoughy announced the upcoming vacancy on the Historic Preservation Commission.

#### SET CONSENT AGENDA (\*):

Councilmember Post moved to approve the consent agenda as Old Business C & D. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

#### APPROVAL OF THE AGENDA:

Councilmember Morrissey made a motion to approve the agenda with the postponement of item A under Old Business to January 6, 2014 and the removal of item D under New Business. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

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

*Tom Canning, 410 Point Peter Place:* Mr. Canning read a statement pertaining to three items on the agenda pertaining to the airport. Mr. Canning requested that City Council review the Joint Land Use Study (available December 12, 2013) before moving forward with a few of the items requested from the Airport Authority.

*Mike Wilson, 111 Yellow Bluff Trace:* Mr. Wilson commented on the music from Borrell Creek's Restaurant that penetrates his home. Mr. Wilson requested that City Council consider restrictions on Borrell Creek Restaurant regarding music on the outside deck (i.e. prohibiting bands or amplified bands on the back deck) when their 2014 Alcohol License Renewal Application comes before City Council on December 16, 2013. Mr. Wilson thanked City personnel for their assistance in the matter.

Councilmember Morrissey thanked Mr. Wilson for his patience and tasked the City Manager with researching legal ramifications regarding the conditional approval of an Alcohol License for the December 16, 2013 City Council Meeting. The City Manager mentioned that the December 16, 2013 City Council meeting will be an important meeting for people that want to contribute feedback.

*Larry White, 102 Sylvia's Court:* Mr. White commended City Council for removing the Redevelopment Powers Resolution until the new City Council is in place.

### **OLD BUSINESS:**

**A. ST. MARYS REDEVELOPMENT POWERS ACT RESOLUTION: *Steve Crowell, Jr. (Postponed until 1/6/2014)***

Request approval of a resolution in support of a Bill to introduce legislation authorizing the City of St. Marys to exercise all Redevelopment Powers

**B. FIVE YEAR SHORT TERM WORK PROGRAM RESOLUTION: *Roger Weaver***

Councilmember Nutter made a motion to open the Five Year Short Term Work Program for discussion. Councilmember Stasinis seconded the motion. Councilmember Gant recommended color changes to items on the list for easy review and annual updates on the list to City Council. Councilmember Gant mentioned that #11 (landscaping) be revised as continual maintenance and improvement to medians and entranceways to the City instead of every three years. Councilmember Gant also requested that an educational facility at the Weed Street Plant be included. Councilmember Nutter commented that item #32 (Keep It In Camden) be revised as continual and stated he would like to further assist local businesses through this initiative.

Councilmember Gant stated that Police and Fire Consolidation under 115 be separated. Councilmember Morrissey commented that items listed are similar to Goals & Objectives and suggested the two documents be utilized together. Councilmember Nutter noted the reduction in hours/services at Coastal Regional Transportation and asked if any items should be added to assist with those services. Mayor DeLoughy gave a brief update on the Coastal Regional Transportation reduction in hours/services. Councilmember Nutter requested

information on the Interurban Rail Service. Mayor DeLoughy and Roger Weaver (Planning Director) gave a brief overview of the item.

Councilmember Nutter amended his motion to revise the Five Year Short Term Work Program with proposed revisions from City Council and approve the Five Year Short Term Work Resolution with authorization for Mayor DeLoughy to sign. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

**C. CHAMPS SPORTS BAR NEW 2013 ALCOHOL LICENSE (\*):**

Council consideration to approve a new 2013 liquor license for Kenneth Kelley D/B/A Champs Sports Bar for the sale of beer and wine on premise consumption with food

Councilmember Post made a motion to approve a new 2013 alcohol license for Kenneth Kelley D/B/A Champs Sports Bar for the sale of beer and wine on premise consumption with food. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

**D. BOTTOMZ UP SALOON NEW 2014 ALCOHOL LICENSE (\*):**

Council consideration to approve a new 2014 liquor license for D.C. Enterprises, Inc. D/B/A Bottomz Up Saloon for the sale of beer, wine and liquor on premise consumption without food

Councilmember Post made a motion to approve a new 2014 alcohol license for D.C. Enterprises, Inc. D/B/A Bottomz Up Saloon for the sale of beer, wine and liquor on premise consumption without food. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

**NEW BUSINESS:**

**A. ST. MARYS AIRPORT AUTHORIZATION REQUEST FOR PRE-APPLICATION FEDERAL FUNDING ASSISTANCE: Steve Crowell, Jr.**

Councilmember Nutter made a motion to reject the St. Marys Airport Authority's funding request for security fencing but approve the crack sealing, taxiway and runway markings and other items already approved earlier by the Federal Aviation Administration (FAA) and Georgia Department of Transportation (GADOT). Councilmember Gant seconded the motion. Councilmember Post moved for discussion and commented that the current item is for pre-application. The City Manager commented that the items are all inter-related and mentioned that the Capital Improvement Plan (CIP) would need to be amended to get to the pre-application.

*Dick Russell:* Mr. Russell requested permission to clarify the item for City Council. Mr. Russell stated the Airport Authority currently had approval for crack sealing and remarking but the pre-application is to amend the request to include security fencing. Mr. Russell commented that if Council decides to exclude the security fencing, the original approval is still in place. Mr. Russell stated that before funds are dispersed, the City will be contacted to ascertain if they want to accept the funds for approved work. Mr. Russell also commented that runway 1331 (East/West) has the new lights and stated that the Joint Land Use Study will shed light on various items.

The City Manager gave a brief overview of the current CIP, proposed revisions and current concerns of the Georgia Department of Transportation Engineer. Mr. Crowell commented

that the engineer indicated the trees could wait. Mr. Crowell commented that the Airport Authority would like to amend the CIP to include security fencing but divided the project into three phases. The City Manager noted that the CIP is due by December 31, 2013 and that GADOT and engineers consider a change this late a major deal.

Councilmember Gant commented that it would not be prudent to approve the security fencing when JLUS had not been released. Councilmember Morrissey commented that the crack sealing cost has more than doubled over the years from 90,000 to over 200,000. Mr. Morrissey stated that the Airport Authority has liability on the issue and it is the intent of Council to recognize the issues or concerns. Councilmember Morrissey stated that item #1 and #3 in 2014 should be moved to 2015 and #1 and #3 in 2015 should be moved to 2014. Councilmember Morrissey stated it is important that the community understand that the City is reviewing and taking prudent steps to address any issues.

Councilmember Nutter amended his motion to move forward with the currently approved work (i.e. crack sealing on taxiway and runway, striping on taxiway and runway) add the obstruction work to be started and completed in 2014, move the security fencing to later years with item #1 and #3 in 2014 moved to 2015 and item #1 and #3 in 2015 moved to 2014. Councilmember Gant seconded the motion. Councilmember Stasinis requested clarification on runway 1331. Councilmember Gant stated that runway 422 should be closed and runway 1331 should be fixed until the airport could be relocated. Mayor DeLoughy asked Mr. Dick Russell to approach for better clarification.

*Dick Russell:* Mr. Russell commented that runway 1331 had more cracks, oldest paving job and trees the needed to be removed.

Councilmember Nutter stated that runway 422 decreases the liability for the Airport Authority due to cross wind capability. The City Manager stated that the item is for 2014 but any revisions affect the out years. Voting was unanimous in favor of the motion.

**B. ST. MARYS AIRPORT FEDERAL CAPITAL IMPROVEMENT PLAN (2015-2019):**

*Steve Crowell, Jr.*

The City Manager gave a brief update and stated that in regards to the liability issue the St. Marys Airport Authority has addressed the issues with the following: daily checks of runway by Fixed Base Operator, increased patrols by Police Department, holes in fence repaired and additional periodic reviews of issues which create a quicker response.

Councilmember Morrissey made a motion to accept the Federal Five Year Capital Improvement Plan (CIP) with the amended changes for the Pre-Application approval CIP. Councilmember Stasinis seconded the motion. Councilmember Morrissey moved for discussion and stated that number 2 and 4 were removed from 2015 and bring down DBE in phase 1 and move to 2015.

The City Manager asked if Council would like to complete the design of the fence earlier. City Council stated no, 2015 at the earliest. Voting was unanimous in favor of the motion.

**C. ST. MARYS AIRPORT STATE CAPITAL IMPROVEMENT PLAN (2015-2019): *Steve Crowell, Jr.***

Councilmember Morrissey made a motion to accept the State Five Year Capital Improvement Plan (CIP) with the amended changes for the Pre-Application approval CIP and Federal CIP. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

**D. SOUTHERN JUNCTION 2014 ALCOHOL LICENSE RENEWAL FEE REDUCTION REQUEST:**  
*Steve Crowell, Jr. (Removed at request of Southern Junction)*

**E. WATERFRONT PARK CAMERAS:** *Bobby Marr*

Request authorization to install security cameras at Howard Gilman Memorial Park

Councilmember Gant made a motion for discussion. Councilmember Nutter seconded the motion. Councilmember Gant requested information on the proposed product.

Councilmember Nutter requested information on the age group, prosecution and restitution to the City. Councilmember Post requested additional information on the itemized list submitted and if bid procedures were being followed. The Public Works Director (Bobby Marr) stated the documents were a concept in case Council would like to move forward.

Councilmember Nutter made a motion to move forward with bid procedures in adherence of policy for the installation of security cameras at Howard Gilman Memorial Park.

Councilmember Gant seconded the motion. Voting was unanimous in favor of the motion.

**F. GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) FY 2014:** *Bobby Marr*

Request authorization and finalization of project list submittal to GDOT for FY 2014 LMIG Program

Councilmember Post made a motion to approve the 2014 Local Maintenance and Improvement Grant (LMIG) project list with the 30% match from the City in the amount of \$45,256.76 with matching funds being dispersed from SPLOST VI. Councilmember Nutter seconded the motion. Councilmember Nutter moved for discussion and gave a brief overview for the citizens why the percentage match increased.

**G. BARTLETT STREET DRAINAGE PROJECT:** *Bobby Marr*

Discussion of Bartlett Street Drainage Project

Councilmember Stasinis made a motion to postpone consideration of the Bartlett Street Drainage Project until the conclusion of the Gaines Davis Project. Councilmember Morrissey seconded the motion. Councilmember Nutter moved for discussion and requested additional data on the issue from the Public Works Director. Voting was unanimous in favor of the motion.

**H. ZONING ORDINANCE EXOTIC ANIMALS AMENDMENT TO SECTION 14:** *Roger Weaver*

Request amendment to Section 14 regarding exotic animals or pets

Councilmember Gant made a motion to approve the Amendment to Section 14-1 and Section 14-7 of the Zoning Ordinance for Exotic Animals. Councilmember Stasinis seconded the motion. Councilmember Morrissey moved for discussion and asked for clarification on the proposed ordinance amendment. Voting was recorded as follows:

FOR

Councilmember Gant  
Councilmember Nutter  
Councilmember Post  
Councilmember Stasinis

OPPOSED

Councilmember Howell  
Councilmember Morrissey

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

A. **FINANCE DIRECTOR'S REPORT:** Marsha Klecan (Assistant Finance Director)

The Finance Director presented the fourth month financial report on revenues and expenditures for the General, Tourism, SPLOST, Water & Sewer, Solid Waste, and Aquatic Center Funds for FY 2014. Councilmember Morrissey requested additional information on property tax collection to date. Councilmember Nutter requested additional information on the allocated budget for the City Attorney. A copy of the report is attached as part of the official minutes.

B. **CITY CALENDAR:** City Clerk

The City Clerk announced the upcoming events, activities and meetings up to December 16, 2013.

**REPORT OF MAYOR:**

Mayor DeLoughy announced the White Light ceremony taking place downtown on Tuesday, December 3<sup>rd</sup>, Police Consolidation Study presentation on Thursday, December 5<sup>th</sup>, and Christmas in the Park on Saturday, December 7<sup>th</sup>.

**GRANTING AUDIENCE TO THE PUBLIC:**

*Tom Canning, 410 Point Peter Place:* Mr. Canning requested information on restroom hours at Howard Gilman Memorial Park.

*Janelle Pinner, 401 South Dandy Street:* Mrs. Pinner commented on underage children driving golf carts in the City.

*Kathy White, 102 Sylvia's Court:* Mrs. White commented on residents shopping in Camden County versus other communities.

*Dave Schmitz, 112 New Hammock Circle:* Mr. Schmitz commented on the numerous crooked signs, opposition to consolidation of the St. Marys Police Department, relocation of the St. Marys Airport and assistance for the current airport.

*Bill Creed, 610 Kings Way:* Mr. Creed requested information on item D under New Business.

*Victor Unnone, 904 Bartlett Street:* Mr. Unnone commented on the postponement of the Bartlett Street Drainage Project.

**MAYOR AND COUNCIL COMMENTS:**

Councilmember Post commented on the Storm the Hill Event that took place in Washington, D.C. Mr. Post stated that after speaking with members and staff (129 Congressional Offices) on the hill, he was surprised by the lack of knowledge regarding the service being performed by military personnel here at Kings Bay Naval Base. Mr. Post commented that the Navy is assuming 70% of strategic coverage. Councilmember Post stated that the Ohio Replacement Program is critical and number one with the Navy. Councilmember Morrissey stated that event held at Kings Bay Naval Base was very important to the community and the Navy. Mr. Morrissey stated that defense contractors and military leaders across the U.S. were able to visit

Kings Bay Naval Base, St. Marys and Camden County to view the issues and community first hand.

**CITY MANAGER'S COMMENTS:**

Mr. Crowell commented that a citizen commended the afterhours work performed and high level of service received from Public Works personnel.

**EXECUTIVE SESSION:**

There was no "Executive Session" at this time.

**ADJOURNMENT:**

Councilmember Post made a motion for adjournment. Councilmember Stasinis seconded the motion. Mayor DeLoughy declared the meeting adjourned at 8:12 p.m.

Respectfully submitted,

---

Deborah Walker-Reed, City Clerk

*Announcement*  
*Airport Authority*  
*(Vacancy)*

# *Announcements*

## *(Term Expirations)*

- 1. Board of Ethics (5 positions)*
- 2. Camden County Health Board (1 position)*
- 3. Historic Preservation Commission (2 positions)*
- 4. Oak Grove Cemetery Authority (1 position)*
- 5. Planning Commission (2 positions)*
- 6. Senior Advisory Committee (1 position)*
- 7. St. Marys Airport Authority (2 positions)*
- 8. Tree Board (2 positions)*

*Historic Preservation  
Commission Appointment  
(Vacancy)*



CITY OF ST. MARYS  
BOARD VOLUNTEER APPLICATION

Date: 11/29/13

Board interested in serving on: Historic

Name: Richard Arrington

Address: 999 Mission Trace Drive, Apt 29E

City, State, and Zip: St. Marys, Georgia, 31558

Contact Phone Numbers: 912-322-6912

E-mail Address: arrington2009@gmail.com

Describe your current qualifications for the position including education, skills, abilities, and work experience:

Served on the Citizen Advisory Board for the City of Titusville, Florida from 1986 to 1989.  
Retired state of N.C. I worked with the division of youth services. I know the function of government.

Describe why you are interested in serving on this board?:

I have a deep desire to serve my community and I have the ability and time to contribute in a positive way.

Describe any prior or current business and/or personal relationships which might present a conflict of interest in potential representation of the City on this board:

N/A

Signature: 

\* Please submit application to: City Clerk's Office, 418 Osborne Street, St. Marys, Georgia 31558

*Old Business*

**CITY COUNCIL MEETING**  
**December 16, 2013**

**TITLE: Police Consolidation Update-ICMA**

Councilmember: John F. Morrissey

# CITY COUNCIL MEETING

December 16, 2013

**NEW BUSINESS:** Request to Amend City ordinance to regulate parking of trucks in residential zones.

**PURPOSE:** To regulate the parking of large trucks and commercial type vehicles in all residential zones.

**RECOMMENDATION:** Planning Staff and City Manager recommends approval of this request.

**HISTORY/ANALYSIS:** The request for adoption of an amendment to the Parking ordinances of the City to regulate the parking of large trucks and commercial vehicles has from the three public work sessions that were held. A lot of good comments were received on a number of corollary and related issues, with the one issue regarding large trucks being the only issue that Council appeared to support.

A DRAFT of an ordinance that supports the regulation of large trucks and Commercial vehicles has been prepared and is also attached for the review and consideration of City Council. This DRAFT ordinance is based on the Kingsland ordinances as well as incorporating comments received from the public during the three work sessions. Paragraph 'd' of the attached ordinance has been added specifically to relate to the Tractor Trailer/Truck parking issue. The paragraphs preceding paragraph 'd' is verbatim from the Kingsland Ordinances as requested by City Council except for clarifying language regarding the residential zones.

**ATTACHMENTS:** *DRAFT 1 of the proposed Ordinance revisions.*

**Department Director:**

  
\_\_\_\_\_  
Roger A. Weaver, Planning Director

**City Manager:**

  
\_\_\_\_\_  
Steve Crowell, Jr., City Manager

1 **ST. MARYS CITY COUNCIL**  
2 **ST. MARYS, GEORGIA**

3  
4 At the regular meeting of the St. Marys City Council, held in the St. Marys City Hall,  
5 St. Marys, Georgia:

6  
7 Present:

8  
9 William DeLoughy, Mayor  
10 Robert L. Nutter, Councilman, Post 1  
11 Nancy Stasinis, Councilwoman, Post 2  
12 Jim Gant, Councilman, Post 3  
13 Keith Post, Councilman, Post 4  
14 John Morrissey, Councilman, Post 5  
15 Sidney Howell, Councilman, Post 6

16  
17 On motion of \_\_\_\_\_, which carried \_\_\_\_\_, the  
18 following Ordinance amendment was adopted:

19  
20 AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST.  
21 MARYS, GEORGIA, SECTION 110-125 TO ADD SECTION (f) TO  
22 REGULATE OFF STREET PARKING OF CERTAIN VEHICLES, ETC.  
23 IN THE FRONT AND SIDE YARDS OF RESIDENTIAL  
24 OCCUPANCIES AND FOR OTHER PURPOSES.

25  
26 Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys,  
27 this \_\_\_ day of \_\_\_\_\_, 2013 that section 110-125 of the Code of Ordinances, City of  
28 St. Marys, Georgia is hereby amended to read as follows:

29  
30 f. Storage and parking of trailers and commercial vehicles and location of off-street  
31 parking areas

32  
33 Commercial vehicles and trailers of all types, including travel, boat, camping and  
34 hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot  
35 in any district zoned Residential (R-1, R-2, R-3, R-4, R-5, M-H or and PD  
36 containing these zones) except in accordance with the following requirements:

- 37  
38 a. No more than one (1) commercial vehicle per dwelling shall be  
39 permitted, the size of which shall be no larger in size than a pick-up  
40 truck, panel truck or van and is limited in size to a one-ton carrying  
41 capacity; and in no case shall a commercial vehicle used for hauling  
42 explosives, gasoline or liquefied petroleum products be permitted for  
43 parking in the zones noted.  
44 b. Travel trailers, hauling trailers, or boat trailers (with or without a boat),  
45 and boats without a trailer, shall be permitted if parked or stored  
46 behind the front yard setback OR behind the building line of the  
47 residence or garage if the set back is a greater dimension than the  
48 front yard setback as established by ordinance, whichever is greater.

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- c. A travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area except in a travel park authorized under this Ordinance.
- d. No combination tractor trailer and cab (over seven wheels) shall be located on pavement or on grass in any residential front or side yard and shall not be parked in an area not so designated for the parking of these vehicles. Narrow residential zoned streets shall not be used for parking of these vehicles. Any damage to curbs or sidewalks or underground utilities or grass or landscaping caused by the illegal use of these areas for the parking of tractor trailers and/or cab will be the responsibility of the tractor trailer and/or cab owner to either repair or compensate the City or Property Owner for the damage, whichever is applicable.

Moving vans/trucks, construction vans/trucks, and local delivery vans/trucks consistent with the ability of the roadway to accommodate the load are permitted only for the minimum length of time necessary to accomplish their moving, construction or delivery tasks in the zones so noted. Extended parking of these type vehicles is not permitted as per 'd' above.

**This Amendment shall become effective upon passage.**

**ST. MARYS CITY COUNCIL  
ST. MARYS, GEORGIA**

\_\_\_\_\_  
WILLIAM T. DELOUGHY, MAYOR  
ATTEST:

\_\_\_\_\_  
DEBORAH WALKER-REED, CITY CLERK  
CITY OF ST. MARYS, GEORGIA

TO FORM

\_\_\_\_\_  
CITY ATTORNEY

# CITY COUNCIL MEETING

December 16, 2013

**NEW BUSINESS:** Request for adoption of the *Feasibility Report* dated December 16, 2013 for the proposed Maritime Heritage District Overlay.

**PURPOSE:** To continue the development and implementation of the Maritime Heritage District.

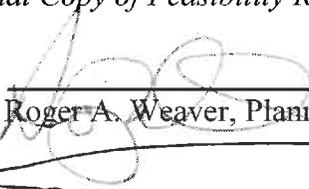
**RECOMMENDATION:** Planning Staff and City Manager recommends approval of this request.

**HISTORY/ANALYSIS:** The request for adoption of the Feasibility Report has evolved from the two public work sessions that were held regarding the Feasibility Report for the creation of the Maritime Heritage District Overlay. These work sessions were very successful with numerous comments received regarding this proposal.

All comments from the first and second work session, as well as comments from DNR, have been addressed with this current Final document.

**ATTACHMENTS:** *Final Copy of Feasibility Report (dated 12-16-13).*

**Department Director:**

  
\_\_\_\_\_  
Roger A. Weaver, Planning Director

**City Manager:**

  
\_\_\_\_\_  
Steve Crowell, Jr., City Manager

# FINAL FEASIBILITY REPORT

proposing a

*VISION FOR OUR WATERFRONT AND HARBOR*

via the creation of a

MARITIME HERITAGE DISTRICT  
OVERLAY

PREPARED BY THE  
PLANNING DEPARTMENT



CITY OF ST. MARYS, GEORGIA

December 16, 2013

# MARITIME HERITAGE OVERLAY DISTRICT

**VISION:** When the vacant land that became the City of St. Marys was laid out in 1787, our founding citizens envisioned a vibrant and energetic City tied to our Waterfront.

This vision has gone through many cycles, and in 2013, this vision is proposed to be rejuvenated via the establishment and implementation of a Maritime Heritage District (MHD).

This report will outline the basic parameters for a Maritime Heritage District (MHD) overlay for the Water and adjacent Marsh areas of the City of St. Marys. The report will discuss broad concepts for this district with any detailed discussion of implementation plans, environmental impacts, funding, and/or the maintenance and operation of any the MHD will be part of a later presentation – individually or collectively - on how to implement any portion of this study.

**IMAGINE:** Imagine the special feeling you will get when you pass over the Dark Entry Creek Bridge and observe the tide and marsh. It is a special feeling that this is just not any city, but a unique City that blends nature with man. This glimpse is a ‘tease’ as the visitor that passes through our vehicle oriented commercial zone deeper into the City. Crossing the railroad tracks, one has a long view to the start of a tree lined boulevard, with landscaped center islands dotted with historic Georgia plants. Going deeper into the boulevard, the live oaks that the City is known for envelops you and invites you into a cool shady live oak and cedar lined streetscape, with vibrant shops with apartments above. You finally reach the river, with ships anchored, hotels and restaurants, commercial establishments, sidewalk cafés, museums, and an expansive view of the St. Marys River and marshes. People milling about with our City with a vibrancy that matches our potential and sharing our love of our City and Waterfront with a host of new friends.

**ANTICIPATED OUTCOME:** The expected outcome of this study will be the establishment of a renewable framework that will encourage and incentivize the creation of a vibrant and active waterfront by identifying commercial, museum, tourism, historical, cultural and educational uses that will preserve and enhance the City’s historic character, both landside and waterside, while providing current and future opportunities for exploring the maritime heritage of the City – without modification of the underlying zoning of any of the included parcels via the creation of the overlay district.



This MHD will permit the establishment, continuation and expansion of such uses and activities in ways that will maintain and enhance compatibility with existing uses and the surrounding neighborhoods within and outside of the Historic District.

The MHDs initial goals are to:

- ❖ Better coordinate the utilization of the waters of our St. Marys River as related to compatible land development.
- ❖ Increase and guide tourism and economic development opportunities.
- ❖ Support environmental stewardship of our land and water resources and the intervening marsh and ‘mud’ areas.

- ❖ Celebrate and recognize the unique linkage of our waterfront and its history with the Naval ships of the past that regularly used the docks, live oak forests and shipyards that is continued in the modern era by personnel of the Kings Bay Naval Submarine Base, our crabbing fleet, and our shrimping fleet.
- ❖ Assist the State and Federal agencies in governing the water and land areas within our City limits in accordance with the approved and adopted City Long Term Comprehensive Plan and applicable Federal, State and Local laws and regulations.
- ❖ Share our wonderful historic past with the world outside of St. Marys through the establishment of a museum showcasing our past, present, and future.
- ❖ Ultimately attract up to five tall ships to use the St. Marys Harbor for regular visits with the goal of having these ships establish St. Marys as their home port and provide community service to our residents and tourists.

The Report will provide basic background and supporting documents that address the rationale for creating a Maritime Heritage District Overlay.

**HISTORIC CONTEXT:** The City of St. Marys is tied to the sea in many ways via our vibrant waterfront. Since 1799, when the galley *St. Marys* was launched from the St. Marys waterfront, St. Marys has been at the forefront of maritime history. The Spanish built a fort at Cumberland Island and most definitely were aware of the St. Marys River.



George Washington mentions the fortification of St. Marys in one of his written orders as President. The British Royal Navy and Marines fought our American Troops in the City at the present Cumberland Harbour development at the tail end of the War of 1812. Gunboats scoured and scoured the river banks during the Civil War, wreaking havoc on industry and residents alike. Clipper ships called at St. Marys on a regular basis. Minesweepers were tied up at the pavilion during WWII, with an aircraft spotter ‘booth’ occupying the roof. Shrimp Boats of all vintages plied the river for Georgia Wild Shrimp, and created a tasty industry. Submarines came and stayed. Today, ferries have arrived to take people to the now pristine Cumberland Island National Seashore.



St. Marys has become known as the place to go to get away from it all – a respite from the ways of modern civilizations. Instead of a white sand beach as the final destination, we have a beautiful waterfront that our City fathers created out of old docks and piers, for all of our citizens – and visitors - to enjoy.

How can the City encourage tourists to visit our waterfront and enjoy the sights and sounds of a sailing seaport? Since we have no beach, our forefathers used the next best coastal asset to attract visitors – our waterfront and harbor. The harbor is a beautiful deep water harbor that can accommodate the sailing ships of our historic past as well as modern replica vessels and smaller cruise ships. These vessels can enter the harbor and view pristine marshes without having to contend with freighters, large cruise ships, and other vessels. A harbor that has the potential to regain the elegant beauty of furlled sails and crossed



masts, bringing with them romance and tourists. A harbor where the fishing and crabbing industry can exist side by side with pleasure boaters and cruise ships.

The broad outline of the concept for a Maritime Heritage District was first proposed in 1998 by then Mayor Jerry Brandon. At that time, the City was in the process of redefining their access to the waterfront, and grappling with what direction the City desired to take. Many options for the waterfront were presented and discussed.



When the air cleared, after a thorough analysis of the options, City Council approved the purchase and development of the Howard Gilman Memorial Park. This park has forever solidified the intense relationship of the citizens of St. Marys to their waterfront. The park is a popular destination for our many residents and visitors.



Over the years, many school ships have anchored in our harbor and at Lang's Marina Docks. During Thanksgiving Week, a community sponsored feast fills the harbor with those boaters and their vessels that cannot get home to their families. When the ships are here, so are tourists, and interested residents. The hospitality of our City is well known up and down the Coast.

The arrival of school ships and other sailing vessels has created excitement and increased tourist visits to our waterfront. Review of available data has indicated that there is a potential to increase visitation to our waterfront via attracting and home porting as many tall ships as possible (five maximum at any time). *(Ship shown is a 'historic' view of the school ship 'Spirit of Massachusetts' at the Gilman Dock.)*



Prior to the founding of St. Marys, the water and landside areas of the waterfront at various times were under the flags of France, Spain, and England. When England and Spain agreed to a border between the two colonies, it was determined that the border would be the center of the navigable channel of the branch of the St. Marys River that had the largest flow. Then, when St. Marys was originally laid out in 1787, the border between the fledgling United States and Spanish Florida remained as the centerline of the navigable channel. Since that time, the city limits of St. Marys has been defined as the Centerline of the river between Georgia/St. Marys and Florida/Nassau County as measured from the mean high water mark.

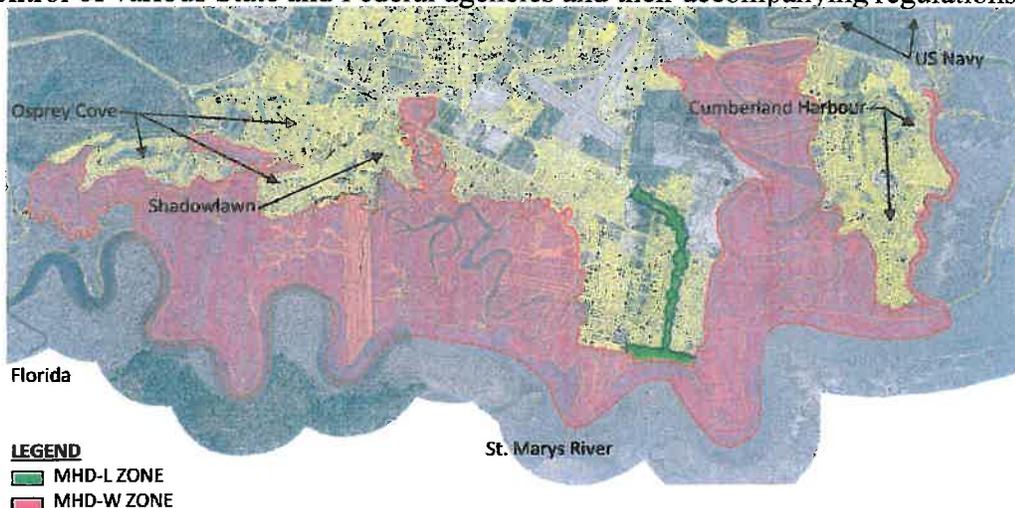
**PORT DESIGNATION:** The Port of the City of St. Marys is one of three ports still authorized by the State of Georgia - the other two are Brunswick and Savannah. This designation permits the Harbor to be used for commercial endeavors. The City also has the ability to reactivate the Pilotage Commission, which provides piloting services to any vessel intending to use the St. Marys anchorage. The Pilotage Commission is inactive, due to the lack of commercial vessels heading to our harbor, as well as a minor dispute with the US Navy over pilotage to the Kings Bay Naval Submarine Base. If the harbor gets busy again, there may be a need for this Commission to be reactivated.

**LIMITS OF MARITIME HERITAGE DISTRICT:** The MHD will be comprised of two separate and distinct parts: the Landside part (MHD-L) and the Waterside part (MHD-W). Both MHD-L and MHD-W will be strongly linked to each other to create an integrated approach to our Maritime Heritage.

The St. Marys Waterfront, waterside and landside, is unique as it embodies the essence of St. Marys and is a major economic engine for the City. For the Waterfront Area to thrive, it needs flexibility to change, with a mixture of commercial, recreational, and educational facilities as well as visitor accommodations to meet changing demands. At the same time, the Waterfront Area is surrounded by a large residential neighborhood and the cars, buses, RVs and pedestrians that a developed waterfront attracts can disrupt normal residential life for residents. To allow the Waterfront area to thrive as an important institution in the City and also to assure residents that its existence will enhance and not disrupt the surrounding residential neighborhood, the City is considering the implementation of a Maritime Heritage District (MHD) overlay.

Limits of Maritime Heritage District (MHD): The MHD shall include both landside (MHD-L) and waterside (MHD-W) areas.

- a. The MHD-L (**landside**) portion of the MHD shall follow the limits of the C-1 zone as to the depth of the MHD-L. Any expansion of the proposed MHD-L must comply with the criteria included herein, and any such change shall be made in such a way as to not disrupt the quality of life of the surrounding residential neighborhood.
- b. The MHD-W (**waterside**) portion of the MHD shall include all water and marsh area as defined by the Coastal Marshland Protection map and/or delineated on the Official Map of the City. This water area shall extend from the upland limits of the City, to the center of the navigable channel of the St. Marys River, which is also the border of the City and the State of Georgia, including all water and marsh, whether publically or privately owned from the legally determined edge of the marsh. This area is already under strict control of various State and Federal agencies and their accompanying regulations.



- NOTES**
- LIMIT MHD-W ZONE IS CENTERLINE OF THE ST. MARYS RIVER
  - LIMIT OF MHD-L ZONE IS THE CURRENT C1 ZONE
  - NOT ALL CP ZONES ARE WITHIN THE NEW MHD ZONE
  - ALL OTHER EXISTING ZONES TO REMAIN

**LIMITS OF MARITIME HERITAGE DISTRICT OVERLAY ZONES – MHD-L and MHD-W**

**REGULATORY ENTITIES:** The proposed MHD is contained within a number of jurisdictional areas. Compliance with some or all of these agencies will be necessary for any project to be implemented in the proposed MHD.

- a. US Coast Guard (USCG): The River is under two jurisdictions, one based in FL and one based in GA. Each sector has port jurisdiction, as well as other jurisdictional missions. It will be necessary for each to be involved in the process for the implementation of the various components of the Maritime Heritage District. They will not need to be involved with the creation of the MHD, but will need to be involved with jurisdictional issues. Each entity has differing rules based on local issues. Coast Guard certification of any vessel must be acceptable under the rules of both jurisdictions.
- b. US Army Corps of Engineers (USCOE): Normally not an issue on inland waterways, the St. Marys River is shared by two states, making it a River under nominal jurisdiction of the Federal Government.
- c. Federal Environmental Protection Administration (EPA): The EPA is involved if the States do not comply with EPA regulation since the River is shared by two states.
- d. Georgia Department of Natural Resources (DNR) (and various sub agencies such as the Environmental Protection Division (EPD): The DNR has jurisdiction over the water and marshes to the Marsh line between the upland portion of the City and the centerline of the River. While it is not the intent of the MHD to enforce any State or Federal Laws or regulations (DNR has limited staff for regulation of the Coast), any assistance the City could provide would be in the State's and the City's best interest. This would require revisions to State law that would propose to shift any enforcement activities from DNR/EPD to the City. In any event, regardless of any future revisions to state or federal law, all existing laws and regulations must be maintained. Whether the City will have the means and equipment to assist DNR is totally up to City Council.
- e. Enforcement: If the City requires any enforcement on the Rivers, the Camden County Sheriff's Department could be contracted to use their equipment and personnel.
- f. Georgia Coastal Marshland Protection Committee (CGMPC): The current state law permits live-aboard vessels for 90 days. After 90 days, a request for an extension must be approved by the head of the Coastal Marshland Protection Committee. If the extension is approved, a full year will be the term of the stay. At the end of the year, an extension must again be requested for an additional year, and so on. To date NO extensions have been issued. It has been suggested that if the City designates the Gateway Dock as a marina through GA and coordinates this with the FL designation of our four buoys as a mooring field; and provides a pump out facility for boats docked there, permission to allow live-aboard vessels would be possible with extensions sought in accordance with existing regulations. The City and its boating community must show that we can police and regulate the waterside to the legally required standards.
- g. National Flood Insurance Program (NFIP) as administered by Federal Emergency Management Administration (FEMA): This is a current issue that will affect ALL waterfront properties, because of the proposed increases in flood insurance premiums. The MHD will provide for the impact of this legislation, as well as provide resources for the City to participate in the Community Resource Survey (CRS).
- h. St. Marys River Management Committee (SMRMC): This Committee is a sub-set of the St. Johns River Management Committee. This committee, made up of representatives of Nassau and Baker Counties in Florida, and Camden and Charlton Counties in Georgia, and

generally oversees and monitors issues that will affect the environmental stability of the St. Marys River.

- i. City of St. Marys Planning Commission (PC): Since this is an overlay district that relates to zoning, the planning commission must review the application by the City of any proposed ordinance. This will require advertisement in the paper thirty-one (31) days in advance of the meeting, posting of the property, a minimum of one public hearing, and a regular meeting and vote to recommend to Council approval or denial of the application. Regardless of the vote, the application will be sent on to the City Council for review and approval.
- j. City of St. Marys Historic Preservation Commission (HPC): The HPC has jurisdiction over the Landside area as well. However, zoning issues are not included in their responsibilities. The proposed built environment is within their jurisdiction, and this will be necessary if any new project, renovations to existing structures, signage or landscaping is proposed.
- k. City Council (CC): City Council has the Authority to create zoning classifications and other ordinances and agreements that are in the best interest of the City.
- l. State of Florida (FL): There are a number of agencies within the State of Florida that regulate their half of the St. Marys River and the related marshes. These agencies would only be involved if the City would request a contract for regulation of mooring and transit of the Florida half of the St. Marys River. Enforcement would be by Florida officials.
- m. Nassau County, FL: The Board of County Commissioners is the local governmental agency for the land across from the City. These lands are not in private hands, but are held by various agencies of Florida government.

**STAKEHOLDERS:** In addition to the regulatory bodies noted above, a number of formal or informal citizen groups will have a keen interest in what is being proposed.

- a. Kiwanis
- b. Downtown Merchant Association
- c. Downtown Development Authority (DDA)
- d. St. Marys Intracoastal Gateway Committee
- e. Cumberland Island National Seashore
- f. Saltwater Fishing Association
- g. The Crabbing and Shrimping Industry
- h. Various School Ship organizations
- i. Various Cruise Ship associations
- j. Tribune-Georgian
- k. St. Marys Magazine
- l. St. Marys Convention and Visitor Center
- m. Georgia Sea Grant program
- n. Other organizations as requested or submitted

**SEA LEVEL RISE AND FLOOD ELEVATIONS:** Currently there is a lot of discussion on the impact of global warming and sea level rise. Data available indicates that sea level could rise in our harbor by an unverified estimate of nine inches in thirty (30) years. This will cause some flooding at the edges of the City during a normal weather pattern. However, this none inch - plus possible surge levels for a hurricane - could create concerns with the MHD-L overlay district. The City in conjunction with University of Georgia, University of North Carolina, and NOAA have embarked on a two year study that will identify risks, area of these risks, and 'tools in the toolbox' for addressing these issues when – and if – they arise in the future. The City will also be working

to initiate the Community Rating System (CRS) to provide our residents in the flood area with some savings in their premiums.

**NAVIGABLE CHANNEL:** Today, our harbor is a multi-use seaport, and it is imperative that all users of our harbor, dock, and mooring facilities have dependable access for use in coming and going. The navigable channel needs to be free of any hazards to navigation.

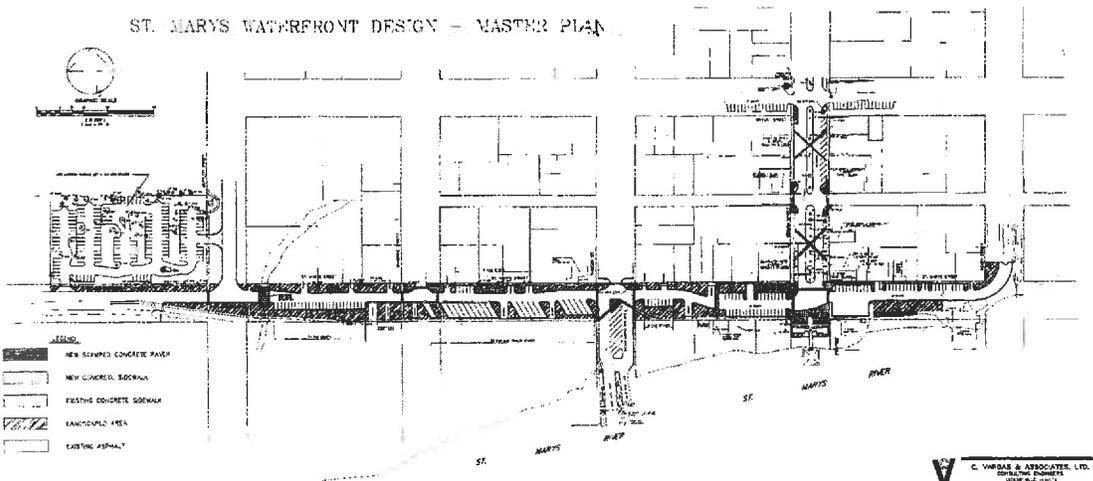
According to those who use the harbor regularly, the navigable channel is defined as the centerline of the deepest part of the river (as determined by sounding or sonar) and approximately 100 feet on either side of this line. Since the deepest part of the river changes over time, the navigable channel will also change. Those mariners with proper navigation skills have accommodated the shifting of the channel.

To make all mariners aware of the channel, the MHD - in conjunction with those who rely on the channel and the appropriate regulatory agencies - proposes to create a document that will clearly delineate where the navigable channel is located. This will clearly indicate where certain activities can – and cannot – take place as well as determine maneuvering area for exclusive use of all vessels coming and going. Area outside this channel will be always be available for fishing and crabbing activities, as well as the anchoring of transient vessels in accordance with the laws of either Georgia or Florida, depending on which side of the border the vessel is anchored.

According to the crabbers, there is apparently a courtesy ‘rule’ that the local crabbers use around vessels anchored in the harbor by the general boating community. Although their DNR ‘license’ permits them to crab anywhere outside of the navigable channel, they voluntarily keep their traps about 100 feet away from anchored or moored vessels.

There have been a few very minor incidents between crabbers and anchored vessels, but these have apparently been resolved with little or no acrimony.

**EXISTING MASTER PLANS:** Over many years, there have been a number of attempts at creating a master plan for the Waterfront Area. The Master Plan that appears to be the one that has been referred to many times was created by Vargas and Associates. This master plan was fully detailed with an early phase completed. This Master Plan, with revisions appropriate and coordinate with the Maritime Heritage Master Plan, will form the basis for the MHD-L portion of the MHD.



**MHD MASTER PLAN:** For the purposes of this report, a conceptual master plan has been prepared for the MHD-L and MHD-W parts of the MHD. This conceptual MHD plan must incorporate all of the requirements of past planning efforts, as well as the varying requirements of each agency having jurisdiction.

The MHD-L (Landside) Portion of MHD will be an overlay of the existing C-1 Zone. All uses by right, and special uses listed in the C-1 section of the Zoning Ordinance 110 will be proposed to remain as presently listed. All present continuation of existing non-conforming use parcels shall remain as existing. The section noting “uses related to maritime operations” will be eliminated from the C-1 district and inserted/defined in the proposed new Overlay MHD-L district. With this one exception, the MHD-L overlay will not change any other use in the C-1 district, but will allow for other adjacent properties to be included in the overlay district.

The MHD-W (Waterside) portion of the MHD will be an overlay of all of the DNR controlled marsh area from the mean high water line or restive vegetation line, and all river areas to the limits of the city of St. Marys. This will include the entire CP, Conservation-Preservation District as delineated on the DRAFT map and related portions of any zoning classification containing marsh as defined herein. The section noting “residential/caretaker” will be eliminated from the CP district and inserted/defined in the proposed new Overlay MHD-W district.

**MHD OVERLAY RELATED TO EXISTING ZONING:** While there are enhancements, clarifications, and modified definitions in the proposed overlay that will of necessity affect the existing underlying zoning, it is not the intent of the MHD to alter or revise any existing zoning already present and approved by Council. Any proposed use that is contrary to the existing zoning or requiring re-zoning by Council action is not part of this report.

**MHD-L OVERLAY CONCEPT:** The MHD-L Overlay is intended to expand on the uses contained in the C-1 District as related to maritime heritage activities. This listing indicates the type of uses that would be appropriate for the MHD-L.

- Museums with nautical themes.
- Shops with items for sale to residents and visitors alike that relate to the history of the City and maritime activities.
- Festivals of a maritime nature separate from existing festivals.
- Shops creating traditional or modern maritime articles on the premises and for sale, such as rope, knots, fishing gear, buoys, maps, etc.
- Shops catering to the boating public such as purser supplies, and general grocery items.
- Vendors for fresh seafood right off the ship.
- Restaurants with outdoor seating overlooking the marsh/water.
- Bait shop.
- Fresh seafood processing and shipping.
- Parks and other recreational facilities – public and private.
- Convenience store for boating and general grocery supplies for boaters.
- Expanded restrooms to include pay showers, and pay laundry facilities.



The following uses should be permitted only by issuance of a special use permit, and only for locations suitable for this special use that do not front St. Marys or Osborne Street. This is in order to maintain the pedestrian quality of the street scape. *(Note: Existing uses will be permitted to remain without a special use as a continuation of an existing non-conforming use).*

- Fenced ground level boat storage with a landscaped buffer between the fence and the property line. Boat storage ‘stacks’ limited to a maximum of two levels of boats, with roof and buffer.
- Horse drawn carriages for touring within the MHD-L district, which will include areas for overnight accommodation of horses, mules, and donkeys that pull the carriages.

**MHD-W OVERLAY CONCEPT:** The MHD-W district shall apply to all docks, bulkheads, boat ramps, marinas, marsh walks and any manmade fixed constructs from the marsh line as determined by DNR extending through the marsh (including buffer) or in the water to the City limits. For the purpose of this report, these constructs shall be referred to by the term *fixed constructs*.



The MHD-W district shall also include all ships, boats, trawlers, dinghies, and any manmade floating construct that floats on, is anchored through, or floats below, the water of the St. Marys River and its numerous tributaries, named or unnamed. For the purpose of this report, these constructs shall be referred to by the term *floating constructs*. For the purpose of this report, any floating dock attached to a fixed dock shall be treated as a *fixed construct*.

Uses proposed for the MHD-W overlay will consist of all of the uses within the CP Zone except for the following revised sections: *(NOTE: the CP Zone is present in wetlands and other marsh areas outside the limits of the overlay district, and these exceptions will not apply to these portions of the CP Zone.)*

- Farms for the growing of agricultural products, or timber will be permitted but not include dwelling unit for owner or operator of the farm on the parcel.
- Wildlife refuges will be permitted, but not include dwelling units of caretakers.

The following uses will not be permitted in the MHD-W overlay district.

- Any use that is not related to the adjacent zoning of any parcel. *(Note: The zones that abut the MHD-W overlay are R-1, R-2, R-3, C-1, C-2. There are no I-G, I-A, or I-L zones adjacent to the MHD-W overlay.)*
- Anchoring for any reason within the defined ship channel.

The MHD-W overlay will have the following permitted overlay uses:

- City sponsored and owned marina/docks/wharfs/buoys for use by docking agreement.
- Mooring fields managed by the City and as permitted by the State of GA and the State of FL.
- Live-a-boards as permitted by the State of GA and ‘tied’ to an adjacent marina.
- Clarification of how a defined channel for ships to enter and leave the port is determined. This will provide much needed clarification for the commercial and pleasure boating public to eliminate any confusion as to where – or where not – to anchor.

- Mooring locations including buoys with permit sought and issued by DNR on a case by case basis.
- Confirmation that crabbing activities shall be by DNR permit in all water areas outside of the defined navigable channel.

## IMPACT ON THE CITY

### 1. POSITIVE IMPACTS

- a. The City will be able to focus attention on the area that needs additional opportunities for growth that conforms to our Comprehensive Plan: which was to provide more opportunity for our Citizens and visitors to access the waterfront. This will require the preparation of a MHD overlay zoning ordinance. This ordinance will provide the legal framework for the items discussed above.
- b. Maritime History aficionados are attracted to our Waterfront because of the Cumberland Island Ferry, the St. Marys Submarine Museum, and the ongoing effort to attract tall ships and cruise ships. The more people who will stay downtown and spend their discretionary time and funds here, the more our economy will improve and our revenues increase.
- c. More visitors, increased opportunities for commercial businesses, increased value of commercial property which will result in additional property tax, more employees of businesses which will increase the occupation tax revenue.
- d. Increased opportunity for festivals and other activities for citizens and tourist visitors alike.
- e. Increased opportunities for businesses along Osborne to benefit from increased traffic flows to the Waterfront.
- f. A more vibrant residential community due to the increased job opportunities from a vibrant waterfront business district.

### 2. NEGATIVE IMPACTS

- a. Increased traffic both waterside and landside.
- b. Increased demand for parking of cars, vehicles with boat trailers, buses, RV's.
- c. Increased demand for docking and launching privileges. The Wheeler Street dock may become inadequate.
- d. Operational and Docking conflicts between power and sail boat owners and operators.
- e. Need for additional pump out facilities for larger ships.
- f. Increased demand for the expansion of the C-1 district to accommodate new businesses in areas adjacent to the waterfront.
- g. Conflicts between crabbers and other vessels in and out of the channel.
- h. Too many anchored boats for safe operation in and out of the channel.
- i. With the proposed modifications to St. Marys Street, the present 'turning lane' will not be available for deliveries to St. Marys Street businesses. *(Note: Although this is listed as a negative, there are solutions to accommodate deliveries. These solutions are beyond the scope of this report.)*
- j. An increase in trash and recycler able materials that will require better and more attractive waste containers and methods for removal.

**SCHEDULE FOR CREATING THE MHD OVERLAY DISTRICT:** The administrative creation of the MHD-L Overlay District will be at minimal out of pocket cost. A simplified process would be for the Planning Commission to review and comment on the proposed district, and then, after City Attorney review, the City Council would be asked to review and approve the creation of the overlay district. Timing of every step is up to the Citizens and Council. No dates have been inserted for that reason.

1. Staff has already created the first and second public DRAFTS of the proposed MHD.
2. Public Hearing and discussion of the first DRAFT was held by the Planning Commission (PC).
3. Staff has incorporated the PC Comments into a revised DRAFT 2 for review by the City Council (CC).
4. DRAFT 2 has been presented to the CC for review, as well as posting on the City website.
5. Presentation of the FINAL DRAFT to the CC for review and approval of the feasibility document at the CC meeting.
6. At the appropriate time, CC should authorize the Planning Staff to research and prepare an appropriate ordinance based on the FINAL DRAFT of the Feasibility Report, with review and approval by the PC and City Attorney. Public hearings and/or Public Work sessions will be held as appropriate during this stage of the process.
7. Ordinance takes effect when all of the above is completed.

**BUDGET COSTS FOR CREATING THE MHD OVERLAY DISTRICT:** At this time, there will be no financial impacts presented for insertion into present or future budgets of the City, since this is the prevue of City Council. All work related to the creation of this overlay district will be accomplished by Staff after authorization by the Mayor and Council.

CC and staff will be researching possible incentives for certain identified projects. These may have a future, discretionary, impact on the Budget. These costs have not been quantified or prioritized as part of this report.

However, there has already been work accomplished in the MHD overlay district:

MHD-W Overlay

- A. Safety and ADA improvements to the Gateway Dock via a Coastal Incentive Grant.
- B. Relocation of a useless floating dock at the Gateway Dock to a location where vessels can actually use it.
- C. As a result of TS Beryl, damage to the remaining docks was extensive. With the repair of these docks paid for by our insurance carrier, our City docks are in good condition.
- D. Funds allocated for the removal of approx. four (4) abandoned and sunken boats in our immediate harbor area.
- E. Funds allocated for installation and/or maintenance of the buoys in the St. Marys River.
- F. Discussion of and presentation to Council of a proposed Docking Agreement to regulate the use of City owned docks, wharfs, and buoys.
- G. Receipt of an updated permit for the Gilman Dock effective December 16, 2013.

MHD-L Overlay

- A. Purchase of Gilman Waterfront property and discussions with potential developers.
- B. Receipt of a Transportation Enhancement Grant for the Gateway project (the former Gilman Waterfront property).
- C. Ongoing effort to update our permits with Georgia and Florida.

**PROPOSED MODIFICATIONS TO ENHANCE THE CREATION OF THE MHD**

**DISTRICT:** There have been many comments and suggestions as to what projects could be implemented in the future to enhance the MHD-L and MHD-W districts after creation. Since implementation the possible enhancements would require specific City Council approval and assurance of funding, ATTACHMENT A (which follows this report) has been created. Hopefully this listing will stimulate the imagination as to the possibilities that this overlay district could generate.

**SUMMARY:** The City has a treasure in our waterfront, its parks, and its relationship to the River and Ocean. The St. Marys waterfront and wharfs were – and still are - the embarkation point of choice for citizens and visitors departing on trips world-wide, and for our heritage industries of crabbing, shrimping, and fishing to continue unimpeded.

The establishment of a Maritime Heritage District Overlay will recognize this rich history, and create a desirable destination at our Waterfront!!

\* \* \* \* **END OF REPORT** \* \* \* \*

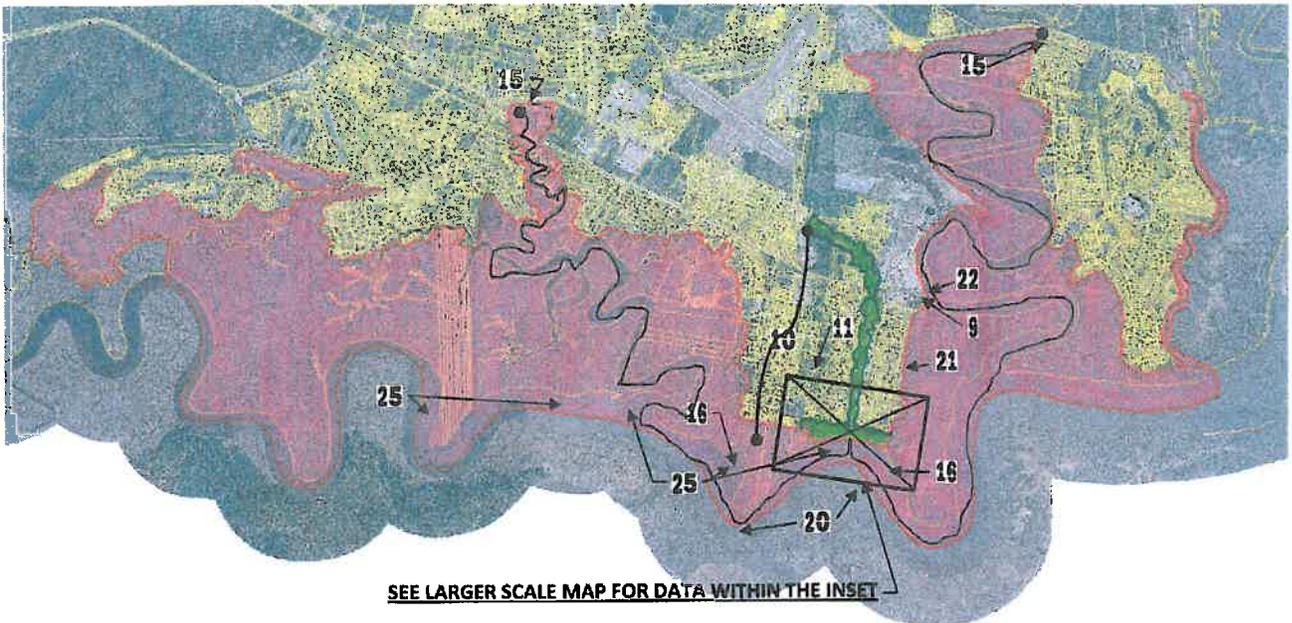
# ATTACHMENT A

## PROPOSED MODIFICATIONS TO ENHANCE THE CREATION OF THE MHD

**DISTRICT:** There have been many comments and suggestions as to what projects could be implemented in the future to enhance the MHD-L and MHD-W districts after creation. Since implementation the possible enhancements would require specific City Council approval and assurance of funding, this listing as an attachment is only to stimulate the imagination.

Some of the enhancements are either already in the process of implementation while others are completed. The number of the item in 'A' and 'B' below directly refers to the maps that are inserted between 'A' and 'B'. Every proposed enhancement is contingent on the availability of funding. It is beyond the scope of this report to investigate the feasibility and funding of any of the future enhancements without City Council authorization to accomplish a more detailed study.

- A. For the MHD-L portion of the overlay district, the MHD-L may include, but not be limited to:
1. Widening of the sidewalk on the north side of St. Marys Street between Wheeler Street and Ready Street to accommodate 'European' style café opportunities for the restaurants and businesses. The additional space would be from the elimination of the middle turning lane (the sole use of which is delivery vehicles) and other renovations.
  2. Creation of a covered daily open air farmer's market with stalls.
  3. Creation of a landscape plan for the South Side of St. Marys Street between Osborne and Ready within the present City ROW to include swings, trellises, and palm trees.
  4. Creation of a boutique hotel/restaurant/conference center on the old Gilman property.
  5. Creation of a hotel, conference center, or other use compatible with the goals of this report, the historic district, and the C-1 zoned Bartlett Street property owned by the City.
  6. Creation of a museum of maritime and local history, to be located either on the water (in the vacant area adjacent to Lang's Restaurant, or the lower level of Orange Hall).
  7. Creation of a "Marsh Discovery Center" on the lands of the former Weed Street WWTP either independently or in conjunction with a branch of a Georgia College.
  8. Create a new launch ramp at the foot of Ready Street to accommodate the increased demand for ramp facilities. There was a 'dirt' ramp and dock located here in the past, but this has fallen out of use in recent years.
  9. Provide up-to-date restroom facilities at the Meeting Street Boat Ramp.
  10. Create a wetlands/marsh walk between the Norris Pavilion Marsh walk to the St. Marys Public Library via Bartlett Street. This wetlands/marshwalk was proposed as part of a 'Walkability Study' accomplished by the CRC with funding by GaDOT.
  11. Close Bartlett Street between W. Conyers and W. Alexander, and in conjunction with the presently closed Dillingham Street between Mahan and Seagrove, create a linear park, with festival and recreational opportunities for citizens and tourists.
  12. Encourage Development of additional options to accommodate the expected additional vehicle traffic close to the Waterfront.



**OVERALL MAP SHOWING PROPOSED MODIFICATIONS TO ENHANCE THE MHD**

Numbers refer to the report numbers. See also the smaller scale map for numbers not shown on this drawing.

- 13. Continue to support the Masonic Order in the renovation of the Washington Pump and Oak memorial. Council has approved the concept for this renovation, and the Masons are in the process of raising funds for construction.
- 14. In conjunction with GaDOT, install median islands from Church Street to Dilworth Street. This is part of Ga40 and will require their approval. Median Islands are considered traffic calming devices. Design and landscaping of these median islands would be similar to the ‘new’ islands adjacent to the St. Marys Elementary School.

B. For the MHD-W portion of the overlay district:

- 15. Create a Kayak trail from the Dark Entry Creek ramp to a new take out facility on the North River at the North River Causeway, prior to the bridge, with designated stopovers along the way.
- 16. By valid permit from DNR (there are no mooring fields in GA at present), create a mooring field for large vessels, and one (or two) for smaller vessels. This field – if permitted – would be managed by the City. *(Note: The four permitted buoys in FL are considered by FL to be a mooring field.)*
- 17. Identify on a map and text the method for determining how to identify and use the present navigation channel to facilitate maneuvering of small and large ships to the existing and proposed mooring fields, docks, wharfs, and boat ramps.
- 18. Create additional opportunities for docking of large vessels (currently underway), and for additional ferry options to other islands (Amelia, Jekyll, St. Simons, etc.)
- 19. Create a pump out facility for large ships and for vessels moored/anchored in the harbor.
- 20. Work with Florida to get permission to administrate the anchorage and mooring of ships in the portion of the St. Marys River that is directly opposite of the designated MHD-L Overlay district. Law enforcement by Florida authorities.
- 21. Create a marsh walk connecting the former Gilman property to the proposed “Marsh Discovery Center” and the North River Kayak launch facility.



**LARGER SCALE MAP SHOWING PROPOSED MODIFICATIONS TO ENHANCE THE MHD**

Numbers refer to the report numbers. See also the smaller scale map for numbers not shown on this drawing.

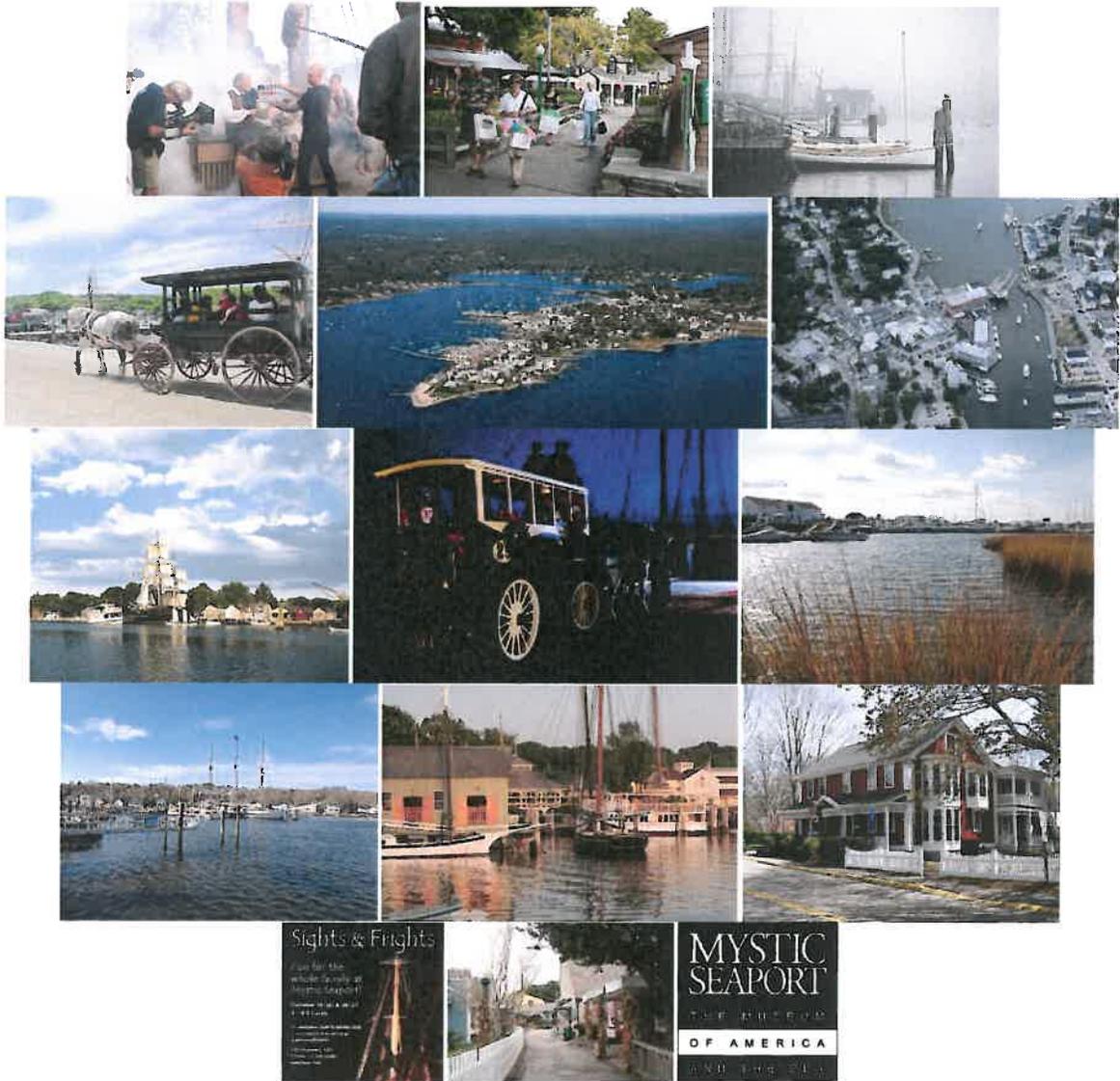
22. Expand the Meeting Street Wharf by approx. 50 feet to accommodate additional vessels.
23. Obtain and use a small power boat to administer the MHD-W portion of the Overlay District. This boat will also be useful in any storm or flood related incident.
24. Retain a Dock Master to administer both the MHD-L and the MHD-W portions of the Overlay District. Contract with the Camden County Sheriff's office for law enforcement of specifically identified laws within the MHD-W district, and with the St. Marys Police Department for law enforcement of specifically identified laws within the MHD-L district.
25. Continue efforts to remove abandoned and derelict vessels in the area of the MHD-W District.
26. Create a Docking Agreement for use in administration of vessels wishing to use the MHD-W facilities.
27. Create a Marine Tourist Visitor Center in conjunction with the Maritime Heritage Museum.
28. Adapt the fireworks dock to a 'fixed' floating dock for an increase in the number of small boats that could dock in the City.
29. NOT SHOWN: Obtain permission for legally acceptable signage on the Intercoastal waterway noting that this is the route to St. Marys (or other appropriate wordage).
30. NOT SHOWN: Place as approved and as appropriate signage on all public docks/wharfs/buoys noting rules, fees, times of availability, phone numbers, etc.
31. NOT SHOWN: Work with FL and GA to create a St. Marys Riverkeeper position funded by donations and appropriate government funding.

32. NOT SHOWN: Provide fire department piping for the DNR Dock and the Kayak/Fireworks Dock similar to that provided at the SMIG Dock.
33. NOT SHOWN: Reconstruct the galley 'St. Marys' which was one of the first twelve ships built by the fledgling US Navy. This ship was built in St. Marys and plans are available in the Smithsonian Museum, Washington, DC.

**\*\*\* END OF ATTACHMENT A \*\*\***

# IMAGES OF OLD MYSTIC SEAPORT

The similarities to our City are remarkable, including having a nearby Sub-base at Groton!!)



# *New Business*

**CITY COUNCIL MEETING**  
**December 16, 2013**

**TITLE:** 2014 Alcohol License Renewals

**PURPOSE:** Request to approve the 2014 Alcohol License renewals.

**RECOMMENDATION:** Approval.

**HISTORY/ANALYSIS:** Forty (41) businesses renewed their alcohol licenses this year. All taxes for businesses were paid or payment arrangements were scheduled. The total revenue collected for 2014 Alcohol License renewals is \$70,070.00.

**Department Director:**  \_\_\_\_\_

**City Manager:**  \_\_\_\_\_

City of St. Marys 2014 Alcohol License Renewals

	<b>Business Name</b>	<b>Type of License</b>	<b>Description</b>	<b>License Fees</b>
1	Bill's Place	Beer/Wine	On-Premise W/O Food	\$ 1,100.00
2	Bill's Dark Entry Package	Spirituosous Liquor	Off-Premise W/O Food	\$ 1,650.00
3	Borrell Creek Landing Restaurant & Lounge, Inc.	Beer/Wine/Liquor	On Premise With Food	\$ 2,750.00
4	Bulldog Discount Liquor	Beer/Wine/Liquor	Off-Premise W/O Food	\$ 2,750.00
5	Champs Sports Bar	Bee/Wine	On Premise With Food	\$ 1,100.00
6	CVS	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
7	Flash Foods, Inc. #103	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
8	Fraternal Order of Eagles (Private Club)	Beer/Wine	On-Premise W/O Food	\$ 550.00
9	Green Cedar Food Store #2	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
10	Green Cedar Food Store #3	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
11	Green Cedar Food Store #5	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
12	Green Cedar Food Store #7	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
13	Green Cedar Food Store #8	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
14	Green Cedar Food Store #10	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
15	Harvey's Supermarket #2393	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
16	J's Restaurant	Beer/Wine/Liquor	On Premise With Food	\$ 2,750.00
17	J.P's South	Beer/Wine/Liquor	Off-Premise W/O Food	\$ 2,750.00
18	Lang's Marina Restaurant	Beer/Wine	On Premise With Food	\$ 1,100.00
19	Mi Casa	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
20	McGauley's Bar-B-Que	Beer/Wine	On-Premise With Food	\$ 1,100.00

21	On the Green Spa & Hair Salon	Beer/Wine/Liquor	On-Premise With Food	\$ 1,100.00
22	OPS Kitchen & Café, Inc.	Beer/Wine	On-Premise With Food	\$ 1,100.00
23	Osaka Japanese Restaurant	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
24	Osprey Cove Golf Club (Green Golf Partners, LLC)	Beer/Wine/Liquor	On-Premise W/O Food	\$ 2,750.00
25	Osprey The Cove (Green Golf Partners, LLC)	Beer/Wine/Liquor	On-Premise W/O Food	\$ 2,750.00
26	Osprey The Nest (Green Golf Partners, LLC)	Beer/Wine/Liquor	On-Premise W/O Food	\$ 2,750.00
27	Pauly's Café	Beer/Wine	On-Premise With Food	\$ 1,100.00
28	Pepper's 4 Inc.	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
29	Pilot Travel Center	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
30	Pizza Hut (Southeastern Pizza Group, LLC)	Beer/Wine	On-Premise With Food	\$ 1,320.00
31	Riverside Café & Restaurant	Beer/Wine	On-Premise With Food	\$ 1,100.00
32	Riverview Hotel, Inc.	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
33	Sharkbite Bar & Grill	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
34	Southern Junction	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
35	St. Marys Seafood & More	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
36	The Blue Goose on Osborne, LLC	Beer/Wine	On-Premise With Food	\$ 1,100.00
37	The Wine Room at JP's South	Beer/Wine	On-Premise W/O Food	\$ 1,100.00
38	Tobacco Express	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
39	Wal-Mart Stoe East, Supercenter 836	Beer/Wine	Off-Premise W/O Food	\$ 1,100.00
40	Wasabi (GA Best Wasabi Restaurant, LLC)	Beer/Wine	On-Premise With Food	\$ 1,100.00
41	Wee Pub	Beer/Wine/Liquor	On-Premise With Food	\$ 2,750.00
	Grand Total			\$ 70,070.00

**CITY COUNCIL MEETING**  
**December 2, 2012**

**TITLE:** 2014 HOLIDAY SCHEDULE

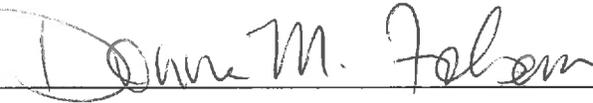
**PURPOSE:** To set the Holiday Schedule for 2014.

**RECOMMENDATION:** Staff recommends approval.

**HISTORY/ANALYSIS:** The City's Personnel Policy provides the terms for the holiday schedule each year. Thirteen paid holidays are observed for full-time employees in accordance with this policy. Holidays that fall on Sundays will be observed on Monday. While holidays that fall on Saturdays are observed on the preceding Friday.

**Department**

**Director:**

  
\_\_\_\_\_

**City**

**Manager:**

  
\_\_\_\_\_

## **City of St. Marys 2014 Holiday Schedule**

<b>Wednesday</b>	<b>January 1</b>	<b>New Year's Day</b>
<b>Monday</b>	<b>January 20</b>	<b>Martin Luther King Jr. Day</b>
<b>Monday</b>	<b>February 17</b>	<b>Presidents' Day</b>
<b>Friday</b>	<b>April 18</b>	<b>Good Friday</b>
<b>Monday</b>	<b>May 26</b>	<b>Memorial Day</b>
<b>Friday</b>	<b>July 4</b>	<b>4<sup>th</sup> of July</b>
<b>Monday</b>	<b>September 1</b>	<b>Labor Day</b>
<b>Tuesday</b>	<b>November 11</b>	<b>Veteran's Day</b>
<b>Thursday</b>	<b>November 27</b>	<b>Thanksgiving</b>
<b>Friday</b>	<b>November 28</b>	<b>Thanksgiving</b>
<b>Wednesday</b>	<b>December 24</b>	<b>Christmas Eve</b>
<b>Thursday</b>	<b>December 25</b>	<b>Christmas Day</b>
<b>Wednesday</b>	<b>December 31</b>	<b>New Years Eve</b>

**CITY COUNCIL MEETING**  
**December 16, 2013**

**TITLE:** 1<sup>st</sup> Quarter Town Hall Meeting

**PURPOSE:** To reschedule the 1<sup>st</sup> Quarter Town Hall Meeting for Thursday, January 9, 2014 at 6:00 p.m. due to the New Year Holiday.

**RECOMMENDATION:** Schedule a meeting to comply with the City's Code of Ordinance.

**HISTORY/ANALYSIS:** A "Town Meeting" designated and advertised as such will be held at 6:00 p.m. on the first Thursday of each quarter (January, April, July and October) which is not a City recognized holiday, to solicit input and requests from the general public. The issues coming before the "Town Meeting" will require no formal agenda. Due to the first Thursday in January being so close to New Year's Day Holiday, January 9, 2014 is requested.

**Department**

**Director:** \_\_\_\_\_



**City**

**Manager:** \_\_\_\_\_



**CITY COUNCIL MEETING**  
**December 16, 2013**

**TITLE:** Consideration of adjustment to City Manager compensation.

**PURPOSE:** To adjust the City Manager's compensation consistent with City Council's previous decision regarding employees.

**RECOMMENDATION:** I recommend approval.

**HISTORY/ANALYSIS:** Council previously approved a compensation increase for employees in the amount of 1.5% effective July 2013 and 1.5% effective in January 2014. The City Manager's salary was not adjusted accordingly pending completion of his performance evaluation and implementation of the salary adjustments for employees. This action will authorize adjusting the city manager's salary consistent with the adjustments provided to other employees. The City Manager's current salary is \$110,000; the adjustment would make the salary \$113,300. The adjusted salary is within the range referenced in the recently completed Compensation Plan.

**Mayor:** \_\_\_\_\_

*W. J. Weharty*

**CITY COUNCIL MEETING**  
**December 16, 2013**

**TITLE:** Amendment to the City of St. Marys 457 Pension Plans.

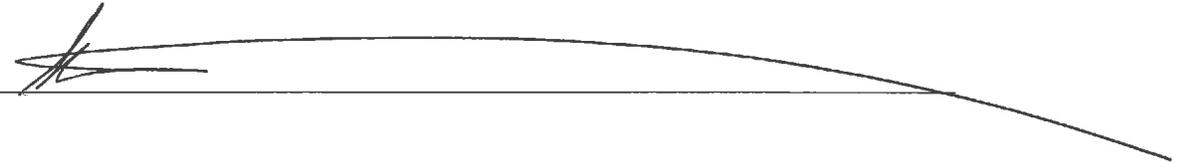
**PURPOSE:** To authorize an amendment to the City of St. Marys 457 Pension plans allowing employees to access a loan provision of the employee's vested portion of their pension plan.

**RECOMMENDATION:** I recommend approval.

**HISTORY/ANALYSIS:** With the continuing economic conditions; the recent reduction in the ability of employees to sell leave; and other market compensation factors; I am suggesting that the City Council consider authoring the appropriate person to sign the necessary documents amending our current pension plans (Valic for city employees and ICMA-RC for City Manager) to allow employees to take a loan from the employees portion of the 457 pension funds in which the employee is vested (not the city's portion). Such an action would provide an additional opportunity to employees should they need to access the loan provision. Allowing a loan provision may also encourage some city employees not to leave the city's employment just to access their pension plan (because the loan provision would be available to those employees as they deem appropriate).

Obviously all loans would need to be subject to IRS regulations and compliance with the appropriate plan requirements. There is not financial risk, nor cost to the city (other than perhaps minor administrative time). One consideration might be to require employees desiring to make such a loan to have a counseling discussion with a plan representative prior to finalizing the loan. I think employees are aware of their individual circumstances and financial situation and can best make the decisions appropriate for them.

City  
Manager:



## CITY COUNCIL MEETING

January 6, 2013

**TITLE:** Clarification regarding authorization allowing the sale of items/tickets at the Howard Gilman Waterfront Park.

**PURPOSE:** To clarify that the sale of items and/or the sale of tickets at the Howard Gilman Waterfront Park are allowed. Consider allowing the City Manager to authorize such events through our standard rental agreement process.

**RECOMMENDATION:** Clarify that vendors are allowed to sell items and charge for admission in the Howard Gilman Waterfront Park, subject to the public use requirements of the city. Authorize the City Manager to approve vendor sales and charging for admission to events as part of the city's standard rental agreement process.

**HISTORY/ANALYSIS:** Councilmember Stasinis has requested clarification regarding the city's policy related to the sale of items and/or charging admission for events/concerts occurring at the Howard Gilman Waterfront Park. The attached rental agreement specifically contemplates the sale of items in the park (see Part I, item 7 and Part III, item 1). Such events are allowed subject to approval by the City Council. Please note that one provision of our current procedures is to ensure that the park is still available "for the use and enjoyment of the general public."

Councilmember Stasinis is requesting concurrence from the City Council that vendors and charging for admissions are still accepted practices at the Howard Gilman Waterfront Park (and the Gateway property). Councilmember Stasinis has suggested that one change in the rental agreement regulations would be to allow approval of vendors and/or charging for admission to be authorized by the City Manager consistent with our other operating procedures (as opposed to having the City Council having to approve such events). Any authorization for events at which alcohol would be sold/served would still require City Council approval.

City Manager: \_\_\_\_\_



# Howard Gilman Memorial Park

120 St. Marys Street

St. Marys, GA 31558

Phone: (912) 510 4041

Fax: (912) 510 4013



## Howard Gilman Memorial Park

### Reservation Application

Name of Organization Represented: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_ (Daytime) \_\_\_\_\_ (Evening)

Type of Event: \_\_\_\_\_  
(i.e.: Ceremony, Wedding, Reunion, Etc.)

Area to be reserved: \_\_\_ Gazebo \_\_\_ Picnic Area \_\_\_ Stage \_\_\_ Fountain

Date of Reservation: \_\_\_\_\_

Beginning Time\*: \_\_\_\_\_ Ending Time\*: \_\_\_\_\_  
(\*NOTE: The times must include set-up and clean-up.)

Music Hours\*\*: \_\_\_\_\_ Expected Attendance: \_\_\_\_\_  
(\*\*NOTE: The City's Noise Ordinance will not permit music to be played after 11:00 PM.)

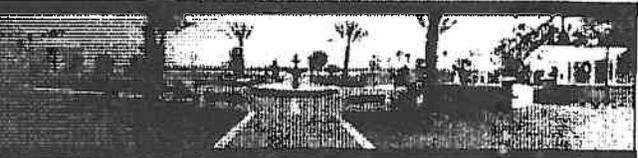
Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

To be completed by City Personnel: Date application submitted: \_\_\_\_\_

Revision  
9/27/10

**Howard Gilman**

*Memorial Park*



**HOWARD GILMAN WATERFRONT PARK, TILDEN NORRIS MARSH  
WALK, AND OSBORNE STREET PAVILION  
GENERAL RULES AND REGULATIONS**

**PART I: DISPLAY THE FOLLOWING AT THE RESTROOM AREA**

The park and structures have been provided by the City of St. Marys, the Howard Gilman Foundation and U.S. Department of Transportation (ISTEA Grant) for the use and enjoyment of the general public. Your cooperation and care in making this a very special place to be enjoyed by all is greatly appreciated. It is in this spirit that these rules and regulations are posted. They are not intended to restrict your use. They are intended to ensure that all the Citizens of St. Marys and their guests may enjoy this beautiful place.

1. No littering. Please place your trash in the receptacles, which have been provided. This is particularly important in the picnic and pier areas.
2. Defacing or removal of any park or facility property is prohibited and will be strictly enforced.
3. For the safety of all, no motorized or self-propelled pleasure vehicles (cars, trucks, vans, golf carts, bicycles, skateboard, scooters, skates, etc.) are to be used in the park, park extension or structures.
4. The use of radios, televisions, boom boxes, etc., must at a minimum, comply with the City's Noise Ordinance. More importantly, please consider others in the use of these devices.
5. No open alcoholic containers are allowed, except as may be approved by specific approval of City Council. No illegal substances are allowed.
6. Children playing in the "tot-lot" must be accompanied by an adult.
7. No vending in the park or structures without the approval of the City Council.
8. Any animal in the park or structures must be on a leash and the owner shall be responsible for the removal of any excreta deposited on plants, structures or ground in the park.

Revision  
9/27/10

9. Decoration and/or deface of the Fountain is prohibited. No material of any kind may be placed on or in the Fountain. Swimming or wading in the Fountain is prohibited.
10. No juveniles 16 or under shall be allowed in the park, without a parent present, between the hours of 10:00 p.m. and 7:00 a.m.
11. No open flames will be allowed in the park.

## **PART II: USE OF CITY FACILITIES BY PRIVATE INDIVIDUALS OR GROUPS**

1. Portions of the park, gazebo, amphitheater/stage, and picnic area, may be reserved for private events, such as weddings, receptions, reunions, etc., with the understanding that the general public may still use the park. Each portion will be billed separately. When all three portions are rented the cost is listed in the attached Fee and Deposit Schedule. If for any reason, another party arrives and begins to have a function in the area you have reserved, please call 911. The dispatch center can send out an officer to assist you.
2. The Osborne Street Pavilion and Tilden Norris Marsh Walk may also be reserved for private events, such as weddings, etc., with the understanding that the general public may still use the facility. Each facility will be billed separately. Each facility cost is listed in the attached Fee and Deposit Schedule. If for any reason, another party arrives and begins to have a function in the area you have reserved, please call 911. The dispatch center can send out an officer to assist you.
3. Permits for such private use will be approved by the City Manager or his/her designee.
4. Permits shall be in the form provided for other City properties. They will specifically include the area(s) to be used, the length of time to be used and all other relevant information normally required for the use of City properties.
5. Special preparations for such events will be the responsibility of the user, under the supervision of the City Manager or his/her designee. Expenses for such preparation will be the responsibility of the user. Under no circumstances will such preparations permanently alter or deface the park. In this regard, decorations, which require the use of fasteners, such as nails or staples, are prohibited, even if they will subsequently be removed. Tents must be of the pop up variety with no stakes driven into the ground. All tents larger than 12x12 shall require a nonrefundable site fee deposit and must meet applicable requirements to the fire and life safety code. Any decorations being used may not puncture the ground, such as flag poles, and signage or archways.
6. Cleanup after the event shall be the responsibility of the user, as well as the cost of any damages that might occur. A security deposit and non refundable administrative cost is required to reserve one or more portions of the park or other facility. The applicant will be refunded a portion of the deposit, if the user fulfills his/her responsibilities. If for

Revision  
9/27/10

some reason the applicant changes the date of the event he/she will not be able to transfer the original deposit to a new date.

7. Any signage and/or decorations installed by the applicant as part of the event must be removed within 24 hours of the conclusion of the event. Any signage removed by City employees will reduce the returned deposit as identified in the Fee and Deposit Schedule. Failure to comply with this directive will cause a forfeiture of deposit.

### **PART III: EVENTS FOR WHICH ADMISSION WILL BE CHARGED**

1. Any event in the park or other facility, which requires an admission charge, must be approved by the City Council.
2. As a minimum, the same rules and regulations from Part I and II shall apply. For-profit organizations shall require a contract for partial or exclusive use of the park as identified in the Fee and Deposit Schedule.

I have read and understand that failure to read and adhere to these rules will not serve as an excuse for violation of these rules.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

## **Fee and Deposit Schedule**

<b>Components/Facilities</b>	<b>Non Refundable Fee</b>	<b>Refundable Deposit</b>
Howard Gilman Waterfront Park Amphitheater Stage	\$300.00	\$100.00
Howard Gilman Waterfront Park Gazebo	\$200.00	\$50.00
Howard Gilman Waterfront Park Picnic Area	\$100.00	\$50.00
Tilden Norris Marsh Walk & Pavilion	\$100.00	\$50.00
Osborne Street Pavilion	\$150.00	\$50.00
Water Fountain	\$100.00	\$25.00
Howard Gilman Waterfront Park- All Components	\$600.00	\$200.00
Howard Gilman Waterfront Park- Closure (City Council Approval)	\$600.00 minimum. For-profit organizations 10% of admission charge	\$100.00
Sign and Decoration Removal by City Employee	\$10.00 each	Reduced
Tent Site Deposit	\$150.00	None

## CITY COUNCIL MEETING

December 16, 2013

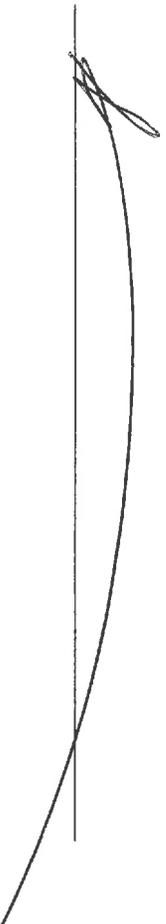
**TITLE:** St. Marys Replacement Airport Federal Capital Improvement Program (2015 to 2019).

**PURPOSE:** Consideration of the federal capital improvement plan for the REPLACEMENT St. Marys Airport.

**RECOMMENDATION:** Approval.

**HISTORY/ANALYSIS:** The City Council previously approved the Capital Improvement Program (CIP) for the EXISTING airport. The 2015-2019 CIP for the replacement St. Marys Airport was prepared by the consulting engineer, Mr. Brad Wente, P.E with RS&H in consultation with the Georgia Department of Transportation. The most significant year to consider is 2015, which shows “No Project” since we do not have a project planned for 2015 due to the Replacement Airport being put “on hold” until further information is available from the Spaceport and information discussed from the Joint Land Use Study. The remaining years projects are estimates of what might occur should we proceed with the replacement airport at the Woodbine location. If, at a later date, the City Council decides to pursue relocating the existing airport to another location, then the projects for the CIP would need to change accordingly. Whatever projects Council decides to rearrange, add, or eliminate, the CIP document will need to be amended accordingly. The CIP information is due to the state no later than December 31, 2013.

**City Manager:**



## AIRPORT CIP REPORT REPLACEMENT ST. MARYS AIRPORT

Airport Identifier: "07H"

CITY OF ST. MARYS GEORGIA						
Fiscal Year	Description	Federal Entitlement	Federal Discretionary	State Cost	Local Cost	Total Cost
2015	NO PROJECT	\$ -	\$ -	\$ -		\$ -
2016	MASTER PLAN AND AIRPORT LAYOUT PLAN DESIGN & PERMITTING	\$ 150,000	\$ 54,750	\$ 5,250	Donation	\$ 210,000
		\$ 150,000	\$ 1,985,250	\$ 54,750	Donation	\$ 2,190,000
	<b>Annual Total:</b>	<b>\$ 300,000</b>	<b>\$ 2,040,000</b>	<b>\$ 60,000</b>	<b>\$ -</b>	<b>\$ 2,400,000</b>
2017	SITE CLEARING, GRADING, UTILITIES DESIGN - GEORGIA POWER RELOCATION	\$ 150,000	\$ 5,700,000	\$ 150,000	Donation	\$ 6,000,000
			\$ 975,000	\$ 25,000	Donation	\$ 1,000,000
	<b>Annual Total:</b>	<b>\$ 150,000</b>	<b>\$ 6,675,000</b>	<b>\$ 175,000</b>	<b>\$ -</b>	<b>\$ 7,000,000</b>
2018	FINAL GRADING AND DRAINAGE GEORGIA POWER RELOCATION LAND/EASEMENT ACQUISITION FOR RPZ	\$ 150,000	\$ 6,675,000	\$ 175,000	Donation	\$ 7,000,000
			\$ 975,000	\$ 25,000	Donation	\$ 1,000,000
			\$ 975,000	\$ 25,000	Donation	\$ 1,000,000
	<b>Annual Total:</b>	<b>\$ 150,000</b>	<b>\$ 8,625,000</b>	<b>\$ 225,000</b>	<b>\$ -</b>	<b>\$ 9,000,000</b>
2019	FINAL DRAINAGE, PAVING GEORGIA POWER RELOCATION	\$ 150,000	\$ 8,868,750	\$ 231,250	Donation	\$ 9,250,000
			\$ 975,000	\$ 25,000	Donation	\$ 1,000,000
	<b>Annual Total:</b>	<b>\$ 150,000</b>	<b>\$ 9,843,750</b>	<b>\$ 256,250</b>	<b>\$ -</b>	<b>\$ 10,250,000</b>
<b>Grand Total:</b>		<b>\$ 750,000</b>	<b>\$ 27,183,750</b>	<b>\$ 716,250</b>	<b>\$ -</b>	<b>\$ 28,650,000</b>

Exhibit 1: Proposed St. Marys Replacement Airport;  
Planning, Engineering Design and Bidding Services



**CITY COUNCIL MEETING**  
**December 16, 2013**

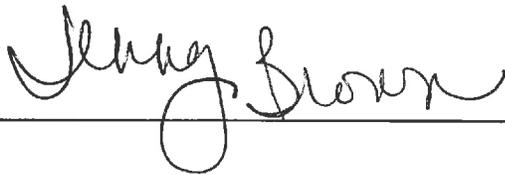
**TITLE:** BUDGET AMENDMENT TO IMPLEMENT PREVIOUSLY APPROVED SALARY INCREASE ADJUSTMENTS.

**PURPOSE:** To implement salary adjustments previously approved by the City Council. Request adjustments to Department line items for: Regular Employees, FICA, Retirement, and Workers Compensation.

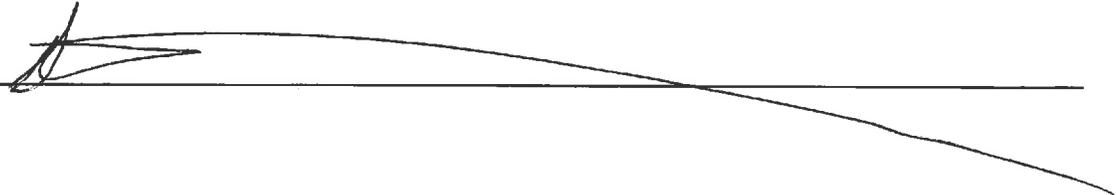
**RECOMMENDATION:** Approval.

**HISTORY/ANALYSIS:** Council approved salary adjustments for employees effective on July 1, 2013 and on January 1, 2014 (and moving the employees who were below the minimum of the new salary range to the minimum of said range). The funds to cover the salary increase were included in contingency in the FY 2014 budget. The attached ordinance transfers funds from contingency into the individual departments to cover the January 1, 2014 salary adjustments only. Due to job vacancies, some departments did not require an adjustment to cover the salary increase; therefore, these departments are not shown on the attachment. Adjustments for July 1, 2013 were previously approved by Council and transferred in August 2013. Additionally, implementation of the initial increase was based on adjustments to existing steps within the ranges. I recommend eliminating the above referenced salary steps and implementing salary adjustments by percentages as approved by the City Council. The procedural change from steps to percentage adjustments does not have a monetary affect.

**Department  
Director:** \_\_\_\_\_



**City  
Manager:** \_\_\_\_\_



AN ORDINANCE TO AMEND THE FISCAL YEAR 2014  
BUDGET ORDINANCE, CITY OF ST. MARYS, GEORGIA

BE IT AND IT IS HEREBY ORDAINED by the Mayor and Council of the City of St. Marys, Georgia in regular session lawfully assembled for City purposes:

That it is necessary to amend the FY14 Budget to reflect the salary adjustment beginning January 1, 2014.

That the above transaction can be fulfilled by changing the following budget accounts in the General Fund, Water and Sewer, and Solid Waste:

<u>Budget Account</u>	<u>Adopted Budget</u>	<u>Net Change</u>	<u>Proposed</u>
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See Attached

ADOPTED in legal assembly this \_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF ST. MARYS, GEORGIA

By: \_\_\_\_\_  
William T. DeLoughy, Its Mayor

Attest: \_\_\_\_\_  
Deborah Walker-Reed, Its City Clerk

## BUDGET ORDINANCE SALARY ADJUSTMENTS

	ACCOUNT #	ADOPTED	NET CHANGE	PROPOSED
<b>Legislative</b>				
Regular Employees	51.1100	\$ 44,034	\$ 2,121	\$ 46,155
FICA (employer)	51.2200	\$ 8,678	\$ 163	\$ 8,841
Retirement (employer)	51.2400	\$ 5,979	\$ 149	\$ 6,128
Workers' Compensation	51.2700	\$ 368	\$ 16	\$ 384
<b>Executive</b>				
Regular Employees	51.1100	\$ 125,272	\$ 938	\$ 126,210
FICA (employer)	51.2200	\$ 9,660	\$ 72	\$ 9,732
Retirement (employer)	51.2400	\$ 15,337	\$ 70	\$ 15,407
Workers' Compensation	51.2700	\$ 632	\$ 5	\$ 637
<b>Finance</b>				
Regular Employees	51.1100	\$ 101,788	\$ 1,185	\$ 102,973
FICA (employer)	51.2200	\$ 8,017	\$ 91	\$ 8,108
Retirement (employer)	51.2400	\$ 24,932	\$ 60	\$ 24,992
<b>Information Tech.</b>				
Regular Employees	51.1100	\$ 101,455	\$ 751	\$ 102,206
FICA (employer)	51.2200	\$ 7,769	\$ 57	\$ 7,826
Retirement (employer)	51.2400	\$ 5,017	\$ 38	\$ 5,055
Workers' Compensation	51.2700	\$ 325	\$ 2	\$ 327
<b>Fire Department</b>				
Regular Employees	51.1100	\$ 891,707	\$ 7,465	\$ 899,172
FICA (employer)	51.2200	\$ 75,795	\$ 571	\$ 76,366
Retirement (employer)	51.2400	\$ 58,855	\$ 624	\$ 59,479
<b>Cemetery</b>				
Regular Employees	51.1100	\$ 5,495	\$ 53	\$ 5,548
FICA (employer)	51.2200	\$ 415	\$ 5	\$ 420
Retirement (employer)	51.2400	\$ 380	\$ 4	\$ 384
<b>Senior Center</b>				
Regular Employees	51.1100	\$ 57,161	\$ 1,217	\$ 58,378
FICA (employer)	51.2200	\$ 4,437	\$ 93	\$ 4,530
Retirement (employer)	51.2400	\$ 2,244	\$ 60	\$ 2,304
Workers' Compensation	51.2700	\$ 183	\$ 3	\$ 186
<b>Library</b>				
Regular Employees	51.1100	\$ 183,861	\$ 1,196	\$ 185,057
FICA (employer)	51.2200	\$ 14,066	\$ 92	\$ 14,158
Retirement (employer)	51.2400	\$ 10,381	\$ 60	\$ 10,441
Workers' Compensation	51.2700	\$ 596	\$ 3	\$ 599
<b>Building Department</b>				
Regular Employees	51.1100	\$ 71,711	\$ 386	\$ 72,097
FICA (employer)	51.2200	\$ 5,486	\$ 30	\$ 5,516
Retirement (employer)	51.2400	\$ 3,876	\$ 10	\$ 3,886
Workers' Compensation	51.2700	\$ 1,637	\$ 9	\$ 1,646

	ACCOUNT #	ADOPTED	NET CHANGE	PROPOSED
<b>Planning Department</b>				
Regular Employees	51.1100	\$ 104,007	\$ 833	\$ 104,840
FICA (employer)	51.2200	\$ 7,957	\$ 64	\$ 8,021
Retirement (employer)	51.2400	\$ 5,671	\$ 42	\$ 5,713
Workers' Compensation	51.2700	\$ 447	\$ 8	\$ 455
<b>Special Facilities</b>				
Regular Employees	51.1100	\$ 14,345	\$ 152	\$ 14,497
FICA (employer)	51.2200	\$ 1,098	\$ 12	\$ 1,110
Contingency - General Fund	57.9100	\$ 64,339	\$ (18,710)	\$ 45,629
<b>Tourism</b>				
Regular Employees	51.1100	\$ 26,362	\$ 152	\$ 26,514
FICA (employer)	51.2200	\$ 2,025	\$ 12	\$ 2,037
Marketing		\$ 27,357	\$ (164)	\$ 27,193
<b>Sewer</b>				
Regular Employees	51.1100	\$ 643,007	\$ 7,962	\$ 650,969
FICA (employer)	51.2200	\$ 51,256	\$ 610	\$ 51,866
Retirement (employer)	51.2400	\$ 39,627	\$ 478	\$ 40,105
Workers' Compensation	51.2700	\$ 14,190	\$ 160	\$ 14,350
Contingency - Sewer	57.9200	\$ 20,895	\$ (9,210)	\$ 11,685
<b>Water</b>				
Regular Employees	51.1100	\$ 523,603	\$ 3,860	\$ 527,463
FICA (employer)	51.2200	\$ 42,886	\$ 296	\$ 43,182
Retirement (employer)	51.2400	\$ 32,433	\$ 233	\$ 32,666
Workers' Compensation	51.2700	\$ 15,093	\$ 116	\$ 15,209
Contingency - Water	57.9200	\$ 65,263	\$ (4,505)	\$ 60,758
<b>Solid Waste</b>				
Regular Employees	51.1100	\$ 55,621	\$ 415	\$ 56,036
FICA (employer)	51.2200	\$ 4,256	\$ 32	\$ 4,288
Retirement (employer)	51.2400	\$ 2,756	\$ 20	\$ 2,776
Workers' Compensation	51.2700	\$ 200	\$ -	\$ 200
Contingency - Solid Waste	57.9300	\$ 27,112	\$ (467)	\$ 26,645
Total Adjustment All Funds			\$ 33,056	