



CITY OF ST. MARYS, GEORGIA

June 17, 2013

CITY COUNCIL MEETING

6:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION:** *Councilmember Keith Post*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES___ NO___**
- V. **APPROVAL OF MINUTES:** *June 3, 2013 Public Hearing Meeting Minutes*
June 3, 2013 Regular City Council Meeting Minutes
- VI. **PRESENTATION:**
TEAM ST. MARYS-CAMDEN COUNTY SOFTBALL CHALLENGE:
Mayor William T. DeLoughy
- VII. **SET CONSENT AGENDA**
- VIII. **APPROVAL OF THE AGENDA**
- IX. **GRANTING AUDIENCE TO THE PUBLIC**
- X. **OLD BUSINESS:**
 - A. **PROPOSED AGREEMENT WITH HOSPITAL AUTHORITY:** **TAB "A"**
Mayor William T. DeLoughy
 - B. **CAMDEN FILM COMMISSION:** *Councilmember Keith Post*..... **TAB "B"**
- XI. **NEW BUSINESS:**
 - A. **REQUEST AUTHORIZATION TO HIRE TWO POLICE OFFICERS:** **TAB "C"**
Request authorization to hire two full-time St. Marys Police Officers
 - B. **CHANGE ORDER REQUEST (GATEWAY) TRANSPORTATION ENHANCEMENT GRANT:**
Request authorization for a change order for archaeology at the Gateway portion of the Transportation Enhancement Grant in the amount of \$4,300 **TAB "D"**
 - C. **NEW ORDINANCE-DOCKING AND WATERFRONT ACCESS:** Roger Weaver
Request approval for a new ordinance to authorize the St. Marys Police Department to enforce docking and access at the waterfront docks **TAB "E"**
 - D. **SPECIAL USE PERMIT-RECYCLING FACILITY (ERNEST QUINTAL):** Roger Weaver

Mr. Ernest Quintal is requesting a Special Use Permit to locate a general recycling business on Point Peter Road, north of Industrial Drive TAB "F"

- E. **NEW ORDINANCE-ANNEX PARCEL #121-007E (JACK GROSS)**: Roger Weaver
Request authorization to annex by the 100% method parcel #121-007E owned by Mr. Jack Gross as C-2(Highway Commercial Zone) at his request TAB "G"

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
June 3, 2013
5:45 p.m.

PUBLIC HEARING
DISULMONA, INC. D/B/A LUCKY DAWGS NEW ALCOHOL LICENSE

MINUTES

The Mayor and Council for the City of St. Marys, Georgia met to conduct a public hearing on Monday, June 3, 2013 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor William T. DeLoughy
Councilmember Greg Bird
Councilmember Jim Gant
Councilmember Sidney Howell
Councilmember John Morrissey
Councilmember Keith Post (via telephone)
Councilmember Nancy Stasinis

CITY OFFICIALS PRESENT:

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

Mayor DeLoughy called the public hearing to order at 5:49 p.m. for Disulmona, Inc. D/B/A Lucky Dawgs new alcohol license application. The floor was opened to the public for questions and/or comments.

GRANTING AUDIENCE TO THE PUBLIC:

There were no comments from the public.

ADJOURNMENT:

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

Respectfully submitted,

Deborah Walker-Reed, City Clerk

CITY COUNCIL MEETING

June 3, 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, June 3, 2013 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor William T. DeLoughy
Councilmember Greg Bird
Councilmember Jim Gant
Councilmember Sidney Howell
Councilmember John Morrissey
Councilmember Keith Post (via telephone)
Councilmember Nancy Stasinis

CITY OFFICIALS PRESENT:

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

CALL TO ORDER:

Mayor DeLoughy called the City Council Meeting to order at 6:00 p.m. Mayor DeLoughy 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: *May 20, 2013 Budget Public Hearing Meeting Minutes*

Councilmember Gant moved to approve the May 20, 2013 Budget Public Hearing meeting minutes. Councilmember Howell seconded the motion. Voting was recorded as follows:

FOR

Councilmember Gant
Councilmember Howell
Councilmember Morrissey
Councilmember Post
Councilmember Stasinis

ABSTAINED

Councilmember Bird

May 20, 2013 Regular City Council Meeting Minutes

Councilmember Gant moved to approve the May 20, 2013 Regular City Council meeting minutes. Councilmember Howell seconded the motion. Voting was recorded as follows:

FOR

Councilmember Gant

ABSTAINED

Councilmember Bird

Councilmember Howell
Councilmember Morrissey
Councilmember Post
Councilmember Stasinis

PRESENTATION:

BOARD ANNOUNCEMENTS (TERM EXPIRATIONS):

1. Hospital Authority (*Betty Roberts, Frank Frasca, Colby Stilson, Gail Eaton*)

Mayor DeLoughy announced the upcoming vacancies on the Hospital Authority.

Councilmember Howell asked if the appointments could be postponed until some of the issues could be resolved. Mayor DeLoughy stated the by-laws would need to be reviewed.

BOARD APPOINTMENTS (TERM EXPIRATIONS):

1. Orange Hall Foundation (*Keith Post, Sabrina Sterling, Leslie Wells and Tara Kinney*)

Councilmember Gant read the board application letter from Leslie Wells and commented that it was one of the best submittals he has received. Councilmember Gant made a motion to re-appoint Keith Post, Sabrina Sterling, Leslie Wells and Tara Kinney to the Orange Hall Foundation. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

SET CONSENT AGENDA (*):

Councilmember Stasinis moved to approve the consent agenda as Old Business A, and New Business A, D, I, J, L, N and O. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

APPROVAL OF THE AGENDA:

Mayor DeLoughy added agenda items #1 under New Business as Project Rebirth Incentive Package Authorization and item R as Camden County Chamber of Commerce Board Nominees. Councilmember Howell made a motion to approve the agenda as amended. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

GRANTING AUDIENCE TO THE PUBLIC:

Mike Wilson, 111 Yellow Bluff Trace: Mr. Wilson spoke about the noise level coming from Borrell Creek Restaurant. Mr. Wilson mentioned that Chief Hatch and Roger reviewed the Noise Ordinance with him. Mr. Wilson requested a new Noise Ordinance and a timeline if possible. Councilmember Morrissey requested that Roger Weaver review any sound barrier options.

Mr. Crowell commented on the complexity of the audible instrument and asked Mr. Weaver to give a brief update. Roger Weaver stated the owner was contacted, given a copy of the ordinance and supplied with a possible solution which included having the band play inside.

Bob Nutter, 521 Moeckel: Mr. Nutter applauded Council on their letter to government officials regarding the flood insurance. Mr. Nutter also encouraged the press and citizens to do their research and become involved. Mr. Nutter commented that waterfront property would be hard to sell.

Dick Russell, 93 Wright Street: Mr. Russell gave a brief update of his time on the Airport Authority. Mr. Russell referenced the approximately \$96,000 balance in their account when he left the board. Mr. Russell commented that the Airport Authority is not broke and the funds in their account are to cover expenses such as the one on the agenda. Mr. Russell commented that the City should consider having the Airport Authority pay them for lawn maintenance.

Larry White, 102 Sylvia's Court: Mr. White spoke about safety concerns at Pilot. Mr. Morrissey asked if the Public Works Director would like to make a few comments. Bobby Marr commented on his conversation with Georgia Department of Transportation and reviewed a few options available which include: dedicated right turn lane, increasing the turn radius and shifting the center lane over. Mr. Marr stated inviting Anne Purcell to view the situation first hand might assist in resolving some of the issues. Mr. Morrissey asked if he could stress the safety issue and mentioned that people do not realize they need to stop at the line.

Kathy White, 102 Sylvia's Court: Mrs. White stated the issue is not just the stop line but the turn is not wide enough for the trucks.

David Grimm, 210 Wheeler Street: Mr. Grimm stated he was speaking on behalf of Mr. Williams that currently leases the Snak Shop. Mr. Grimm requested forty-eight hours to speak with the City Manager. He also made a request to have the shop open for the BRAG event taking place over the weekend. Mayor DeLoughy told Mr. Grimm he is welcome to meet with the City Manager.

OLD BUSINESS:

A. NEW ALCOHOL LICENSE DISULMONA, INC. (*)

Council consideration to approve a new liquor license for Disulmona, Inc. D/B/A Lucky Dawgs for the sale of beer, wine and spirituous liquor on-premise consumption, with food

Councilmember Stasinis made a motion to approve the new alcohol license for Disulmona, Inc. D/B/A Lucky Dawgs. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

B. EXECUTIVE ADMINISTRATIVE ASSISTANT POSITION (EXECUTIVE DEPARTMENT):

Request authorization to advertise and hire an Executive Administrative Assistant for the Mayor/City Manager's Office

Mr. Crowell stated he believed the direction from Council was to place it back on the agenda for discussion. Mr. Crowell stated there are funds in the budget currently for the position and Council can remove that at any time which would mean the positions would be combined. Mr. Crowell stated he is inclined to combine the positions as well and there are some monetary savings for the City. Councilmember Post stated he is in support of whatever decision the City Manager would like to make. He stated his request for postponement was because he thought the City Manager might be assessing other options.

Councilmember Gant stated whatever decision the City Manager makes, he wanted Council to review options for the Ward Hernandez Building. Councilmember Stasinis made a motion

to allow the City Manager to make the decision on the Executive Administrative Assistant position. Councilmember Gant seconded the motion. The vote was recorded as follows:

FOR
Councilmember Gant
Councilmember Howell
Councilmember Morrissey
Councilmember Post
Councilmember Stasinis

ABSTAINED
Councilmember Bird

Councilmember Howell stated that maybe Municipal Court could be relocated.

NEW BUSINESS:

1. PROJECT REBIRTH INCENTIVE PACKAGE AUTHORIZATION: (ADDED) *Artie Jones, III*

Mr. Artie Jones, III (Economic Development Director) gave a brief overview of a company (referred to as Rebirth) that would like to relocate their corporate headquarters from Yulee, Florida to St. Marys, Georgia at the west entry gate of Osprey Cove subdivision. Mr. Jones stated Rebirth has limited time to select a location. He stated Rebirth would like to construct an 11,500 square foot building for their approximately 38 management and administrative personnel as their corporate office with payroll in the millions. Mr. Jones stated the corporate headquarters oversees six saw mills in Florida and Georgia of approximately 800 employees. Mr. Jones stated they are the top producer of yellow pine in the United States. Mr. Jones stated he would like Council to consider a relocation package for Rebirth.

Mr. Jones stated the Georgia Department of Economic Development, the Camden County Joint Development Authority and the St. Marys Economic Development Department coordinated in assisting Rebirth in their relocation requirement here in St. Marys, Georgia.

Mr. Jones gave a brief overview of options available and stated he would like Council to review options 1, 2, 3 and 4. Mr. Jones stated he believed option 1 is the most appealing. Councilmember Bird asked Mr. Jones if he had previously met with Rebirth and if they had asked for any concessions. Mr. Bird stated every business pays a fee and if the City discounts the fees, bills for the City still have to be paid. Councilmember Bird asked Mr. Jones if he initially contacted Rebirth or if they contacted him. Mr. Jones stated he met with other Economic Development organizations and he approached Rebirth.

Mayor DeLoughy stated he met with Rebirth and they wanted to keep everything confidential. Mayor DeLoughy stated Rebirth ensured him they would be good neighbors. Councilmember Bird commented on the fee structure and if it was too high, then the City needs to reassess so every business can benefit. Mr. Jones stated meetings will be held next week for the Enterprise Zone. He stated the options listed allow the City to be competitive. Councilmember Bird asked the City Manager if the City is able to give a 25% discount across the board.

Mr. Crowell stated the City is unable to waive fees on the utilities but that the property is vacant and once built there will be an increase in the tax base. Mr. Crowell also stated that a Budget Ordinance will need to be in place. Mr. Crowell stated it is a policy question.

Councilmember Morrissey stated he likes the possibility that the building might be expanded and congratulated Mr. Jones on his work. Mr. Morrissey stated the Council is aware of the fees and requirement of utility but he would like to support businesses coming to the City. Councilmember Morrissey stated he is unsure if the City can provide an answer tonight.

Councilmember Gant stated the City needs to move forward with an incentive to send a positive message to Rebirth. Councilmember Gant also stated incentive packages need to be already in place. Councilmember Stasinis stated it is important that St. Marys send a positive message that we support economic development in the City. Mayor DeLoughy stated he was in favor of option 1. Councilmember Post stated the reason Express Scripts opened in St. Marys is because of incentive packages. Mr. Post also stated the City should not allow a small amount of money to exclude them from attracting this business especially since this company has roots in the community.

Councilmember Stasinis made a motion to approve option 1 at \$20,000. Councilmember Gant seconded the motion. Councilmember Howell moved for discussion and stated he agrees with Councilmember Gant and Bird. Mr. Howell stated the City should have incentive packages available. He also commented that Gilman Company and the bag company came here because of incentives. Councilmember Howell stated he feels the City should review the fees for everyone.

Councilmember Bird stated he is for incentives but feels everyone should receive an incentive and it should be a percentage. Councilmember Morrissey stated this is an important business and it is important to give Mr. Jones the tools to attract businesses. Voting was unanimous in favor of the motion.

A. VACATE AND RE-ENTER ORDER OF COUNCIL DENYING MR. REDDEN'S VARIANCE (*):
City Attorney (Gary Moore)

Consider vacating and re-entering City Council Order denying appeal by Mr. Redden of the Planning Commission's denial of his Variance Request for his property at 124 Chelsea Place

Councilmember Stasinis made a motion to vacate and re-enter the City Council Order denying appeal by Mr. Redden for his property at 124 Chelsea Place. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

B. AIRPORT AUTHORITY FUNDING REQUEST (CRACK SEALING):

Consideration of request to assist the Airport Authority in funding crack sealing at the St. Marys Airport

Mr. Crowell stated there is a time restriction to move money from the Federal Aviation Administration to repair crack sealing a year earlier. Mr. Crowell stated the Airport Authority is \$25,000 in the hole due to legal fees paid. Mr. Crowell commented that he is not aware of their plans for light repairs. Mr. Crowell stated for \$2,500.00 they would receive \$45,000.00. Councilmember Bird commented the Airport Authority should spend their funds then come to the City if no money is available. Councilmember Morrissey stated it is unfortunate they are not present but an option might be to provide them with a six month loan but the Airport Authority would need to make that request.

Councilmember Bird made a motion to loan the Airport Authority the funds required to move the project forward if it is needed. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

C. ADOPTION OF COMPENSATION & CLASSIFICATION PLAN: Consideration to accept the Evergreen Compensation Analysis and direct staff regarding and implementation of plan

Mr. Crowell stated his recommendation is the same as the consultants which is to move all personnel to the new minimum for approximately \$400,000. Mr. Crowell stated there were other options presented at the work session.

Councilmember Morrissey made a motion on the Evergreen Compensation Study for all employees making \$30,000 and under to move up 7% of the new minimum (employees move up by their individual calculated increase and no increase shall exceed a cap of 7%). All employees making over \$30,000 will move up to 5% of the new minimum (employees move up by their individual calculated increase and no increase shall exceed a cap of 5%). An increase of 1.5% will be effective on July 1, 2013 and again on January 1, 2014. For all employees who have not met the new minimum established, it will need to be reviewed next year by the next City Council. Councilmember Gant seconded the motion.

Councilmember Morrissey stated he reviewed the data and thanked the staff, Mr. Crowell and Evergreen. Mr. Morrissey stated overall the two populations (30,000 and under/over 30,000) were 7% for \$30,000 and under and 5% for over \$30,000. The 1.5% and 1.5% increase gives an effective 3% increase annualized for the employees. This will work well for the City. The Finance Director (Jennifer Brown) asked for clarification on the 1.5% on July 1, 2013 and January 1, 2014.

Mr. Crowell asked if the employees at or below the minimum of the new range and they are making less than \$30,000 move up. Councilmember Morrissey stated all employees move up to the new minimum that has been established but if an employee is moving up to the new minimum and the new minimum is over 7% they are capped at 7%. Councilmember Gant asked Councilmember Morrissey to explain the reason he presented this particular pay increase.

Councilmember Morrissey stated he reviewed the majority and some of the increases. Mr. Morrissey stated some employees apparently came into the job and the way some of the pay scales were so large; he did not think it was justifiable. One was a justifiable and reasonable increase based on some of the other employees. The 1.5% and 1.5% will effectively give them 2.25% the first fiscal year but from then on it is annualized at 3%. It helps balance the minimum raise by breaking the subsequent salary increase apart.

Councilmember Morrissey stated the City is providing health benefits, clinic and a few other things to repair problems over the five years. Councilmember Gant thanked the employees and stated they deserved a raise. Mr. Gant mentioned the increase in health care costs which was absorbed by the City and was not passed on to the employees. Councilmember Gant stated you have to look at it as a package. Mayor DeLoughy stated the City had a good year last year and it was due to the employees. He stated this will make the City competitive.

Mr. Crowell stated there was enough money in the budget to implement the alternative but it is less than the consultant's recommendation. Mr. Crowell stated the biggest competitor with the City is Kingsland. Mr. Crowell stated it makes the City less competitive and if it is to save money, the City will be even further behind and compound the situation.

Councilmember Morrissey referred to the situation the City is in right now, this is a good proposal. Mr. Morrissey stated the next Council can revise this plan if they wish. Mr. Crowell stated he would like flexibility of moving personnel from one grade to the other if needed. Councilmember Gant stated the City Manager has that authority. Voting was unanimous in favor of the motion.

D. SNAK SHAK LEASE DEFAULT CONSIDERATION (*): Consideration to determine Snak Shak in default of lease and direct staff to proceed with rebidding the lease

Councilmember Stasinis made a motion to direct staff to proceed with rebidding the lease for the Snak Shak due to lease default. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

E. SALE OF LEAVE STAFF REPORT: City Manager (Mr. Crowell)

Councilmember Gant made a motion to eliminate the Sale of Leave over four years. Councilmember Post seconded the motion. Councilmember Bird moved for discussion and stated at his first term, Council voted to eliminate the Sale of Leave. Councilmember Post stated the Sale of Leave was revised with limits. Councilmember Stasinis stated the phase out period should be reduced to two years versus four years.

Councilmember Gant amended his motion to eliminate the Sale of Leave over two years. Councilmember Post seconded the motion. Councilmember Morrissey thanked employees for working on the report. Councilmember Gant withdrew his motion. Councilmember Bird made a motion to eliminate the Sale of Leave over two years instructing the City Manager to phase-out the Sale of Leave 50% in FY 2014 and the rest in FY 2015. Councilmember Gant seconded the motion. Voting was unanimous in favor of the motion.

F. RESOLUTION WELCOMING BOATERS TO ST. MARYS: Resolution to convey support of the waterways, waterfront and harbor in St. Marys by all residents, visitors and businesses

Mayor DeLoughy read the resolution. Councilmember Gant made a motion to approve the Resolution Welcoming Boaters to St. Marys. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion. Councilmember Gant asked that the resolution be placed on the City website. Mr. Crowell stated it would be placed on the City website and at the waterfront.

G. FEMA FLOOD INSURANCE CORRESPONDENCE REQUEST: Request authorization for Mayor William T. DeLoughy to sign correspondence regarding the raising of flood insurance policy premiums

Councilmember Bird made a motion to authorize Mayor William T. DeLoughy to sign FEMA Flood Insurance correspondence. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion. Councilmember Morrissey asked Roger Weaver (Planning Director) what steps might be taken next. Councilmember Bird spoke

briefly on waterfront insurance in Florida and suggested insurance personnel should be considered if a committee is considered. Mayor DeLoughy wanted to ensure that Representative Ellis is added to the list of officials. Councilmember Post made a suggestion for a word revision in the letter.

H. GATEWAY DOCK FACILITY PUBLIC WORK SESSION: Request authorization to select a date for a Public Work Session on the Gateway Dock Facility

City Council selected Thursday, June 20, 2013 at 6:00 p.m. for the Gateway Dock Facility Public Work Session and Thursday, June 27, 2013 at 6:00 p.m. as an alternative date.

I. DEPARTMENT OF HOMELAND SECURITY, US CITIZENSHIP & IMMIGRATION SERVICES (*):
To renew a federal mandated agreement with DHS-USCIS for the verification of illegal aliens

Councilmember Stasinis made a motion to authorize Mayor DeLoughy to sign the federal agreement with the Department of Homeland Security, U.S. Citizenship & Immigration Services for the verification of illegal aliens. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

J. 3RD QUARTER TOWN HALL MEETING (*): To schedule the 3rd Quarter Town Hall meeting for Thursday, July 11, 2013 at 6:00 p.m.

Councilmember Stasinis made a motion to schedule the 3rd Quarter Town Hall meeting for Thursday, July 11, 2013 at 6:00 p.m. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

K. CONSIDERATION OF WATER & SEWER LINE EXTENSIONS: Request Council direction on how to proceed with providing water and sewer services to areas currently not served

Bobby Marr (Public Works Director) requested that Council prioritize the list so once funding becomes available he could implement it. Councilmember Bird asked Mr. Marr if requests for service had been received. Mr. Marr stated a few areas had requested service. Councilmember Bird stated Gaines Davis should be completed first, other areas in the City second then areas outside of the City (in County) would be last. The Public Works Director briefly reviewed the list. Councilmember Gant asked the City Manager if he had a recommendation on the priority. Councilmember Stasinis stated Council might want to wait until later before implementing an order.

Councilmember Morrissey asked the City Manager if the funds would come from SPLOST 7. Mr. Crowell stated depending on the outcome of Gaines Davis it may come from SPLOST 6 and 7. Mr. Crowell commented that neighborhood meetings could be conducted to ascertain their perspective. Mayor DeLoughy responded to an audience comment pertaining to the rate for areas annexed into the City. Mayor DeLoughy stated that people wanted to be grandfathered in at the rate imposed at the time of annexation into the City.

L. STREET LIGHT INSTALLATION 203 EAST HALL STREET (*): Request authorization for Georgia Power to install a street light at 203 East Hall Street

Councilmember Stasinis made a motion to authorize Georgia Power to install a street light at 203 East Hall Street, St. Marys, Georgia. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

M. SOLID WASTE ORDINANCE: Request authorization to change the Solid Waste administration fee from \$75.00 to \$25.00

Councilmember Morrissey asked the Finance Director (Jennifer Brown) to explain the request. Mayor DeLoughy asked about account deposit. Councilmember Gant asked the Finance Director the reason for the reduction. Mrs. Brown stated this decrease would allow the City to be more in-line with Kingsland. Councilmember Bird made a motion to authorize the Solid Waste administration fee reduction from \$75.00 to \$25.00. Councilmember Howell seconded the motion. Voting was unanimous in favor of the motion.

N. GEORGIA DEPARTMENT OF LABOR CAREER CENTER (*): Lease Agreement

Request approval for the Georgia Department of Labor to extend the lease starting July 1, 2013 in the amount of \$1,000 per month for a period of one year ending on June 30, 2014

Councilmember Stasinis made a motion to extend the lease starting July 1, 2013 in the amount of \$1,000 per month for a period of one year ending on June 30, 2014.

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

O. BUDGET ORDINANCE: *FY 2013 General Budget (Legal Fees Reimbursement)*

Amend the FY 2013 General Budget to record the reimbursement of Cumberland Harbour Legal Expenses and to increase the "Legal" line item to cover additional expenses as it is over budget \$33,007.83

Councilmember Stasinis made a motion to approve the Budget Ordinance for the FY 2013 General Budget to increase the "Legal" line item over budget at \$33,007.83 and to record the reimbursement of Cumberland Harbour legal expenses. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

P. CAPITAL IMPROVEMENT PLAN (CIP) FIVE YEAR APPROVAL REQUEST: Request approval of the five year Capital Improvement Plan (CIP)

Councilmember Morrissey made a motion to approve the five years Capital Improvement Plan (CIP). Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

Q. FY 2014 BUDGET ORDINANCE: *Request approval to adopt the FY 2014 Budget*

Councilmember Stasinis made a motion to approve the FY 2014 Budget Ordinance. Councilmember Morrissey seconded the motion. Voting was recorded as follows:

FOR
Councilmember Gant
Councilmember Howell
Councilmember Morrissey
Councilmember Post

ABSTAINED
Councilmember Bird

Councilmember Stasinis

R. CAMDEN COUNTY CHAMBER OF COMMERCE BOARD NOMINEES: (ADDED)

Councilmember Gant made a motion to approve the nominees as presented from the Camden County Chamber of Commerce. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. FINANCE DIRECTOR'S REPORT: Jennifer Brown

The Finance Director, Jennifer Brown, presented the 10-month financial report on revenues and expenditures for the General Fund, Tourism, SPLOST, Water & Sewer, Solid Waste, and Aquatic Center Funds. A copy of the report is attached as part of the official minutes. Councilmember Morrissey asked if the amount in General Fund was including the tram for Tourism. The Finance Director stated no. Councilmember Morrissey commented that he thought the amount dispersed to the City for Cumberland Harbour was closer to four million. Mrs. Brown stated that \$450,000 is held separately.

B. CITY CALENDAR: City Clerk

The City Clerk announced the upcoming events, activities and meetings up to June 17, 2013.

REPORT OF MAYOR:

Mayor DeLoughy commented on the meeting with the Hospital Authority chairman and stated they are currently in the process of having an audit conducted. Mayor DeLoughy stated the City was working with the Hospital Authority on suggestions.

GRANTING AUDIENCE TO THE PUBLIC:

There were no comments at this time.

MAYOR AND COUNCIL COMMENTS:

There were no comments at this time.

EXECUTIVE SESSION:

There was no "Executive Session" at this time.

ADJOURNMENT:

Councilmember Howell made a motion for adjournment. Councilmember Bird seconded the motion. Mayor DeLoughy declared the meeting adjourned at 8:22 p.m.

Respectfully submitted,

Deborah Walker-Reed, City Clerk

**INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
THE HOSPITAL AUTHORITY OF THE CITY OF ST. MARYS, GEORGIA
AND THE CITY OF ST. MARYS, GEORGIA**

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement"), made this _____ day of _____ 2013, (the date to be inserted by the last party to execute) by and between the **HOSPITAL AUTHORITY OF THE CITY OF ST. MARYS, GEORGIA**, an agency of the State of Georgia (hereinafter referred to as the "Authority"), and **CITY OF ST. MARYS, GEORGIA**, a municipal corporation (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Authority is an established pursuant to Georgia Laws to operate in the City of St. Marys, Georgia; and

WHEREAS, the City is a municipal corporation formed by the Georgia General Assembly; and

WHEREAS, pursuant to 1983 GA. CONST., ART. 9, SEC. 3, PARA. 1, the Authority and the City may contract for any period not exceeding 50 years with each other for the provision of services,; and

NOW, THEREFORE, for and in consideration of the mutual public benefit and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.

SERVICES

For and in consideration of the terms and conditions hereinafter set forth, the Authority agrees to continue its funding to the City for the provision by the city of services to senior citizens in each of the succeeding years up to the term of this agreement in an amount which is no less than the percentage of its total gross revenues in each of those years as those services were funded in the last full year prior to the year in which this agreement was signed. That percentage is _____%. The Authority further agrees to continue its funding for the provision by the Authority itself of services to senior citizens in each of the succeeding years up to the term of this agreement in an amount which is no less than the percentage of its total gross revenues in each of those years as those services were funded in the last full year prior to the year in which this agreement was signed. That percentage is _____%.

2.

ADDITIONAL SERVICES

The Authority agrees to continuously investigate new services that it might provide at its expense to St. Marys senior citizens in addition to those currently being provided. Those additional services should provide for better health and welfare of the senior citizens of St. Marys. The purpose of these additional services is to enhance the quality of life of the senior citizens of St. Marys.

3.

CONSIDERATION

This agreement is based upon the promises and undertakings herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties hereto.

4.

TERM

This Agreement shall be for a term of fifty (50) years beginning on the date this agreement is signed by the last of the parties to sign (the effective date) and ending at 11:59 P.M., prevailing legal time in St. Marys, Georgia, on the day immediately preceding the fiftieth (50th) anniversary of the effective date hereof, unless sooner terminated as hereinafter provided.

5.

SETTLEMENT OF LITIGATION

The City agrees as part of the consideration of this Agreement to consent to the relief requested by the Authority in its original Complaint for Modification in the now-pending litigation in the Superior Court of Camden County, being titled "The Hospital Authority of the City of St. Marys v. The City of St. Marys", Case No. 13V 458.

6.

GENERAL PROVISIONS

6.1 The brief headings or titles preceding each section herein are merely for the purpose of section identification, convenience and ease of reference, and shall be completely disregarded in the construction of this Agreement.

6.2 All time limits stated herein are of the essence of this Agreement.

6.3 Each of the provisions of this Agreement shall apply, extend to, be binding upon and inure to the benefit or detriment of the Authority and the City and their successors.

6.4 No failure of either party to exercise any right or power given to the other party under this Agreement, or to insist upon strict compliance by the other party with the provisions of this Agreement, and no custom or practice of the Authority or the City at variance with provisions of this Agreement shall constitute a waiver of the City or the Authority's right to demand exact and strict compliance by the other with the terms and conditions of this Agreement.

6.5 All rights, powers and privileges conferred by this Agreement upon the Authority and the City shall be cumulative, and not restrictive, of those given by law.

6.6 If any provisions in this Agreement or any portion thereof should be ruled void, invalid, or unenforceable or contrary to public policy by any court of competent jurisdiction then any remaining portions of such provisions and all other provisions of this Agreement shall survive and be applied, and any invalid portion shall be construed or reformed to preserve as much of the original words, terms, purpose and intent as shall be permitted by law.

6.7 Should any provision of this Agreement require judicial interpretation, it is agreed and stipulated by and between the parties hereto that the court interpreting or construing the same shall not apply a presumption that the provisions hereof shall be more strictly construed against one party by reason of the rule of construction that an instrument is to be construed more strictly against the party who prepared the same.

6.8 The Authority and the City shall at all times comply with all applicable laws of the State of Georgia and of the United States, all applicable rules and regulations promulgated pursuant to any and all such laws, all applicable recommended standards, and all applicable local ordinances, including, but not limited to, codes, ordinances, and recommended standards of the City, now or hereafter promulgated, and all applicable local rules and regulations and recommended standards promulgated pursuant to such codes and ordinances. Both parties shall not discriminate on the basis of race, gender, color, and national origin, religion, age or disability. This provision may be enforced by termination of the Agreement, by injunction, and by any other remedy available at law to the Authority.

6.9 Each party hereby certifies that it has complied with, and will continue to comply with during the term of this Agreement, the applicable provisions of the Georgia Security and Immigration Compliance Act, O.C.G.A. § 13-10-90 *et seq.*, and any applicable provisions of the rules of the Georgia Authority of Labor, Rule 300-10-1-.01 *et seq.*, implementing the Act.

6.10 The parties certify that this Agreement does not and will not violate the provisions of O.C.G.A. § 45-10-20 et seq. in any respect.

6.11 The parties represent that they have the right, power and authority to enter into this Agreement and that no further approvals, permissions, or consents of any sort from any persons or entities are necessary for them to enter into this Agreement.

7.

MODIFICATIONS AND AMENDMENTS

No modification of or amendment to this Agreement shall be binding on either party hereto unless such modification or amendment shall be in writing and signed by authorized representatives of both the Authority and the City.

IN WITNESS WHEREOF, the Authority and the City, acting by and through their duly authorized hereinafter named officers, have caused these present to be signed, sealed and delivered all as of the date hereof.

**THE HOSPITAL AUTHORITY OF THE CITY OF ST.
MARYS, GEORGIA**

By: _____

Attest:

Secretary

(Authority Seal)

CITY OF ST. MARYS, GEORGIA

By: _____
Mayor Bill DeLoughy

Attest:

Deborah Walker-Reed, City Clerk

(City Seal)

JAMES E. STEIN, P.C.

LAWYER AND COUNSELOR

POST OFFICE BOX 5130
ST. MARYS, GEORGIA 31558
TELEPHONE: 912/729-3635 FAX: 912/729-2248

PHYSICAL ADDRESS:
52 CAMDEN WOODS PKWY
KINGSLAND, GEORGIA 31548

June 12, 2013

E-MAIL ADDRESS:
STEIN2@TDS.NET

VIA FAX NO.: 912-638-9739
AND E-MAIL: gmoore@tosclaw.com

Gary Moore
Taylor, Odachowski, Schmidt and Crossland, LLC
300 Oak Street
Suite 200
SSI, GA 31522

Re: Hospital Authority of the City of St. Marys, Georgia
vs. City of St. Marys, Georgia
Civil Action No.: 13V458-SS

Dear Gary:

Please find the proposed agreement to resolve the matter of Consent Order. The position of the Authority is that there already exists an agreement between the parties and matters pertaining to Consent Order need to be resolved.

Request is made that the council be presented with the document for consideration at the June 17, 2013, regular council meeting.

I apologize for not getting back to you sooner, but other cases required my attention.

Also, you may or may not be aware of material misrepresentations reported in the Tribune and Georgian. Unfortunately parties spoke to the paper and that has resulted in the misrepresentations. The funds are public funds and that is absolutely recognized by the Authority.

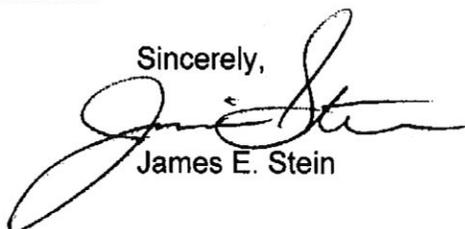
If this is of concern to the City authorized representatives, not a quorum, would meet with the City, if this is a concern.

Gary Moore
Re: St. Marys Hospital Authority
June 12, 2013
-Page 2-

As previously stated, the Authority wants to resolve this issue before the 20th extension date. If not, request will be made of the Court to grant a hearing as soon as possible.

Respectfully, we are in agreement, we just need to come together and look forward to resolving the pending matter.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Stein", written in a cursive style. The signature is positioned above the printed name "James E. Stein".

James E. Stein

JES:mp

Enclosure

xc: Hospital Authority members via e-mail

**IN THE SUPERIOR COURT FOR THE COUNTY
OF CAMDEN, STATE OF GEORGIA**

**HOSPITAL AUTHORITY OF THE
CITY OF ST. MARYS, GEORGIA**

Plaintiff,

vs.

CITY OF ST. MARYS, GEORGIA,

Defendant.

X CIVIL ACTION NO.: 13V0458-SS

X

X

X

X

X

X

X

X

X

CONSENT AGREEMENT

AND ORDER TO VACATE CONSENT ORDER

COMES NOW, Plaintiff hereinafter referred to as "Authority" and Defendant hereinafter referred to as "City" and agree to vacate and set aside the Consent Order between the Authority and City dated the 16th day of March, 2007, as follows:

1.

The Authority and City agree and stipulate there has been a mutual novation to the Consent Order by the Authority and City. **Please see Exhibit "A" attached hereto.**

2.

It is further agreed and stipulated the Authority and City agree the Authority is to continue management of the funds received from the sale of the St. Marys

Convalescent Center in compliance with and pursuant to the current Amendment to Bylaws of the Authority. **Please see Exhibit "B" attached hereto.**

3.

Because of the deviation from the original contractual terms of the Consent Order, mutually by the City and Authority, the parties agree to the continuation of the program for the benefit of designated seniors as set forth in Exhibit "B".

4.

Subject to its By-Laws, the operation, control and management of the St. Marys Hospital Authority's (trust funds, operating funds, financial assets, etc.) all business decisions, operations and activities of the Authority of every nature whatsoever in connection therewith and all decisions of every nature whatsoever of financial grants by the Authority for the benefit of St. Marys senior citizens, including, but not limited to, financial grants to the City of St. Marys for the benefit of the seniors of St. Marys, and any other programs the Authority agrees to finance on behalf of the St. Marys senior citizens shall be and always continue to be solely and exclusively the functions and prerogatives of the Authority, shall be within the sole jurisdiction of the Authority and

shall be at the sole discretion and judgment of the Authority unless such grant is determined to be unlawful. Specifically, but without in any manner limiting or affecting the generality of the foregoing, it is distinctly understood and agreed that this Agreement does not affect and shall never be deemed or construed to impair or limit in any way the Authority's right in its sole discretion and judgment to determine what financial grants to approve or not approve, to determine and establish any and all conditions and requirements or both of every nature whatsoever related to the award of grants, the business and services to be rendered and carried on by the Authority, the means and methods by which financial grants will be made, the organization or organizations and person or persons eligible to receive or denied the benefit of financial grants by the Authority.

5.

The City and Authority, as set forth herein and set forth in the now pending litigation in the Superior Court of Camden County, Georgia being titled "The Hospital Authority of the City of St. Marys, Civil Action No.: 13V458 make this settlement to

consent to the relief requested by the Authority in it's original complaint in settlement of that litigation.

THE HOSPITAL AUTHORITY OF THE CITY OF ST. MARYS, GEORGIA

By: _____

Attest:

Secretary

(Authority Seal)

CITY OF ST. MARYS, GEORGIA

By: _____
Mayor Bill DeLoughy

Attest:

Deborah Walker-Reed, City Clerk

(City Seal)



St. Marys, Georgia

Proclamation

BY THE MAYOR OF THE CITY OF ST. MARYS, GEORGIA

IN RECOGNITION of the Hospital Authority's Contributions to the City of St. Marys,

WHEREAS, the Hospital Authority has purchased the Community Center behind the Heritage Bank and has leased it to the City of St. Marys to use as the new Senior Center for a rental fee of \$10.00 per year for ten (10) years; and

WHEREAS, the City's budget has been reduced by the Hospital Authority by \$25,000.00 to pick up the cost of lunches for the Seniors; and

WHEREAS, the Authority has supported the Senior Prom by donating \$500.00 each year to hold the event; and

WHEREAS, they have rehabilitated the Senior Center Building by building a 125 feet dock for the Seniors in wheelchairs to gain easy access from the center; and

WHEREAS, the Hospital Authority has built gazebos in front of the Senior Center, which allows the Seniors to fish, take in the sun, or just relax in the shade; and

WHEREAS, the Authority replaced all appliances and added an ice maker for beverages; and

WHEREAS, they purchased a 52 inch flat screen T.V. to replace the smaller one that was used in the common area by all Seniors; and

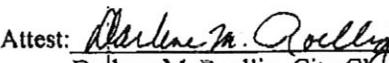
WHEREAS, the Hospital Authority purchased a pool table for the Seniors and donated an old piano to use as a fundraiser;

NOW, THEREFORE, I William DeLoughy, Mayor of the City of St. Marys, Georgia do hereby call upon and urge all citizens to recognize the Hospital Authority's continual support to increase the attendance of the Senior Center and their effortless service to the City of St. Marys and Camden, County.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of August, in the year of our Lord Two Thousand and Ten.

City of St. Marys, Georgia

By: 
William T. DeLoughy, Mayor

Attest: 
Darlene M. Roellig, City Clerk



**AMENDMENT TO THE BYLAWS OF THE
HOSPITAL AUTHORITY OF THE
CITY ST. MARYS, GEORGIA**

Pursuant to ARTICLE VII, AMENDMENTS, of the BYLAWS of the Hospital Authority of the City of St. Marys, Georgia, adopted and ratified by the BYLAWS of the Hospital Authority of the City of St. Marys, Georgia, October 16, 2001, amendment to referenced ARTICLES follows:

ARTICLE I NAME is hereby amended, struck, and replaced in it's entirety to read as follows:

The Hospital Authority of the City of St. Marys, Georgia (hereinafter referred to the "Authority") is a public body corporate and politic, and operates pursuant to the powers and authority granted to the Authority set forth in Article 4 County and Municipal Hospital Authorities govern by Official Code of Georgia 31-7-70 et seq. and shall have such powers as may be prescribed by Ordinance of the Mayor and Council for the City of St. Marys, Georgia, allowed by the general law referenced and enactments of the State of Georgia.

ARTICLE II PURPOSE is hereby amended, struck and replaced in it's entirety to read:

The express purpose of the Authority, as approved by the State of Georgia is to meet and provide for the needs of the designated senior citizens being 55 years and up of the City of St. Marys, including but not limited to providing the Senior Center for the benefit of seniors subject to the current lease provisions of the same to the City of St. Marys, and any renewal or amendments to the lease. It is the further express purpose of the Authority to consider recommendations



from the Senior Center Administrator, Senior Advisory Board, City of St. Marys and any agency that may express any interest in programs for St. Marys, senior citizens.

ARTICLE IV FISCAL YEAR is hereby amended, struck and replaced in it's entirety to read:

Fiscal year for the Authority shall commence on the 1st day of July each year and end on the 30th day of June on each year hereafter.

ARTICLE VI MEETINGS is hereby amended in part as set forth below and all other provisions of ARTICLE VI MEETINGS shall remain as set out with the exception of the first and second paragraphs hereby amended, struck and placed in their entirety to read:

The place of all meetings of the Authority shall be at the Ward Hernandez Building unless otherwise ordered by the chairman of the Authority with reasonable notice given to the members and general public as to the location, date and time of any change that may occur

The Authority shall conduct its regular meetings on the second Tuesday of even months at the designated location at 6:30 P.M.

ARTICLE VII DUTIES OF OFFICERS is hereby amended in part as set forth below by amending by deletion that portion of the ARTICLE in the first portion of the first paragraph amending said paragraph in it's entirety to read:

CHAIRMAN: The Chairman shall preside at all Authority meetings. He/She is granted the authority from time to time to counsel with the members of the Authority, with the Senior Center Administrator, Advisor Board, Mayor, Council

members, City Manager or any agent of the City of St. Marys subject to the existing laws pertaining to meetings. Reports of such meetings shall be reported to the Authority at the next designated public meeting.

ARTICLE VII DUTIES OF OFFICERS is hereby amended to add final paragraphs to said ARTICLE as set forth below, titled and in their entirety to read:

Annual Audit: The Authority shall continue to provide to the City of St. Marys annual audits and any quarterly audits by a certified public accountant or a firm of certified public accountants to conduct such audits.

Publication of Audits: Such audits shall be filed with the Clerk for the City of St. Marys.

Investment Counsel: It is the duty of the officers of the Authority to retain, the services of investment counsel qualified to handle any and all investments of funds under the control of the Authority.

ADOPTED AND RATIFIED by the Hospital Authority of the City of St. Marys, Georgia this 15th day of August 2011.

By: Frank R. Fosco

Its Chairman

Attest: Charles W. Lanke

Its Secretary

(SEAL)

STATE OF GEORGIA
CAMDEN COUNTY

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT, entered into this the _____ day of _____, 2012, by and between CAMDEN COUNTY, a political subdivision of the State of Georgia, acting by and through its Board of Commissioners (hereinafter the "County"), the CITY OF KINGSLAND, a municipal corporation, acting under the laws of the State of Georgia, acting by and through its Mayor and Council (hereinafter referred to as "Kingsland"); the CITY OF ST. MARYS, a municipal corporation, acting under the laws of the State of Georgia, acting by and through its Mayor and City Council (hereinafter referred to as "St. Marys"); and the CITY OF WOODBINE, a municipal corporation, acting under the laws of the State of Georgia, acting by and through its Mayor and City Council (hereinafter referred to as "Woodbine"), and the collectively referred to as the "Cities" and the CAMDEN COUNTY PUBLIC SERVICE AUTHORITY, acting under the laws of the State of Georgia, acting by and through its Chairperson and Board of Directors (hereinafter referred to as "PSA").

WITNESSETH:

WHEREAS, Article 9, Section 3, Paragraph 1(a) of the Constitution of the State of Georgia states in pertinent part:

"The state, or institution, department, or other agency thereof, and any county, municipality, school district, or other political division of the state may contract for any period not exceeding 50 years with each other or with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment", and

WHEREAS, the County, Cities and PSA agreed that due to recent film and media related projects that have occurred in Camden County, there is a need for a formal permitting process that will facilitate film/media related projects while protecting the general welfare of the community, and

WHEREAS, the County, Cities and PSA have agreed that there needs to be an organization made of representation from the county, each city, and the film and media professionals in the community, that will coordinate the permitting process for the greater economic and community benefit of the entire community.

WHEREAS, the County, Cities and PSA have agreed to establish the Camden Film Commission as the film permitting organization for the County, Cities and PSA.

WHEREAS, the County, Cities and PSA have agreed to take an active role in some or all of the objectives identified below;

- 1.) Promote an effective process of permitting film/media related projects in community.
- 2.) Protect the safety, security, and general welfare of the citizens of the community.
- 3.) Create consistent guidelines & permitting processes to avoid confusion or miscommunication when a production company is interested in filming.
- 4.) Provide coordination for projects crossing geographic and jurisdictional lines.
- 5.) Effectively communicate to ensure a "film friendly" environment for film/media production while also ensuring minimal inconvenience to the community.

NOW THEREFORE, in consideration of the mutual conditions, covenants and performances called for herein, the parties hereto agree:

1. The County, Cities and PSA will work together to accomplish objectives as set in this Intergovernmental Agreement.
2. The County, Cities and PSA shall each appoint a representative and an alternate to serve on the Camden Film Commission.
3. This Intergovernmental Agreement shall become effective upon proper approval and execution by all the parties and shall remain effective for a period not to exceed _____, 20__, or until terminated by an of the parties, provided written notice of such termination is forwarded to other parties hereto on or before January 1st of the year in which this Intergovernmental Agreement is being terminated by that Party.

This instrument contains the entire agreement between the parties and no modification, release, discharge, or waiver of any provision hereof shall be of any force, effect, or value unless in writing and duly approved and executed by the parties hereto. All previous and future intergovernmental agreements between the governing bodies not within the scope of the Camden Film Commission Agreement shall not apply to this agreement.

(SIGNATURE PAGE FOLLOWS)

APPROVED by the Chairman and Board of County Commissioners on the _____ day of _____ 2012.

CAMDEN COUNTY

ATTEST:

County Clerk

By: _____
Chairman

APPROVED by the Mayor and Council of the City of Kingsland on the _____ day of _____ 2012.

CITY OF KINGSLAND

ATTEST:

County Clerk

By: _____
Mayor

APPROVED by the Mayor and Council of the City of St. Marys on the _____ day of _____ 2012.

CITY OF ST. MARYS

ATTEST:

County Clerk

By: _____
Mayor

APPROVED by the Mayor and Council of the City of Woodbine on the _____ day of _____ 2012.

CITY OF WOODBINE

ATTEST:

County Clerk

By: _____
Mayor

APPROVED by the Chairman and Public Service Authority on the _____ day of _____ 2012.

PUBLIC SERVICE AUTHORITY

ATTEST:

Authority Clerk

By: _____
Chairman

CITY COUNCIL MEETING

June 17, 2013

TITLE: Police Department Vacant Position

PURPOSE: To request permission to fill two vacant positions.

RECOMMENDATION: The City Manager and the Police Chief recommend approval.

HISTORY/ANALYSIS:

The City is under a hiring freeze that requires Council approval to fill vacant positions. Recently, Officer James McQuaig has resigned, and Sgt. Mike Cox has tendered his resignation effective 6/23/2013.

Although a Task Force has been formed by Council to address areas where the City can save costs, and consolidation is being considered, the Police Department is still operational and vacant positions result in officer safety and service capability concerns. The need to fill these positions represents a current problem that needs to be addressed within the department. Even if the Council were to approve a recommendation from the Task Force to consolidate the Police Department into the Sheriff's Department, this will likely be many months in happening, and these positions will still likely be needed after the potential consolidation.

Pros:

- 1 – Staffing vacant positions maintains expected and budgeted service levels within the community.
- 2 – Staffing vacant positions will provide for officer safety by ensuring the minimum departmental staffing levels are maintained.

Cons:

- 1 – Not staffing these positions can result in decreased service levels to our citizens.
- 2 – Not staffing these positions can result in an impact to officer safety as the minimum staffing levels are affected.
- 3 – Individual shifts must make arrangements to cover absences due to sickness, leave or training; this often results in overtime costs to the department.

4 – Some staffing issues have resulted in Command Staff personnel having to perform shift work in order to maintain safe staffing levels and to ensure that the service capability of the department does not decrease.

Therefore, in order to maintain expected service capabilities and safe staffing levels, the Police Department requests permission to hire three certified police officers to fill existing vacancies, and to hire the fourth position later once the position is vacated.

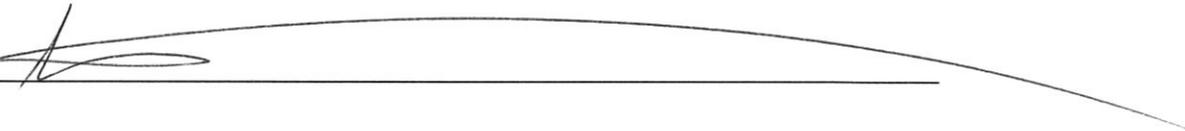
Department

Director: _____



City

Manager: _____



CITY COUNCIL MEETING

June 17, 2013

NEW BUSINESS: Authorize a Change Order for Archaeology at the Gateway portion of the Transportation Enhancement Grant.

PURPOSE: GaDOT has required a basic report on archaeology on the portion of the Gateway Parcel that is to be used for the T-E grant for public access. This will require an addition to the Contract to the Consultant (Thomas and Hutton) in the amount of \$4300.

RECOMMENDATION: Planning Department recommends approval.

HISTORY/ANALYSIS: Our Contract with Thomas and Hutton did not include any fund for this work. This was the result of interviews with Citizens familiar with the parcels development by Gilman, as well as the drawings for the concrete bulkhead.

- The T/E grant project will only disturb the top 12" or so.
- The interviews stated that the entire property was filled in over many years to varying depths (6 feet to 8 feet more or less). The area being excavated is a lot less than the depth of the fill.
- The drawings for the tie backs for the concrete bulkhead indicate that the existing fill was further disturbed to a horizontal width of about 20 feet (the scope of work calls for a 25 foot work area).

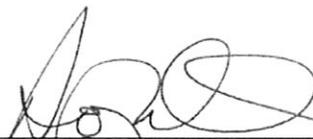
The consultant and this office noted these facts to the newly appointed GaDOT staff member. The staff member was adamant that this work be done, and would not 'budge'.

Therefore, this office requested that Thomas and Hutton provide a cost for this basic archaeology report as part of their services. The project would be accomplished by Brockington Associates at a cost of \$4300, and would be taken from the T/E grant portion of the project (not the City portion). Brockington Associates have done work for other grants in the City and is very well respected in the field.

The quote from Thomas and Hutton was verbal, and will be formalized as a change order.

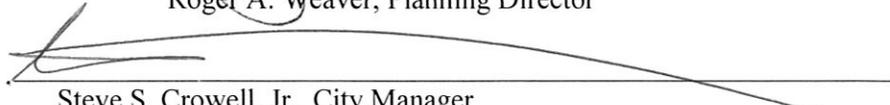
ATTACHMENTS: *None*

Department Director:



Roger A. Weaver, Planning Director

City Manager:



Steve S. Crowell, Jr., City Manager

CITY COUNCIL MEETING

June 17, 2013

NEW BUSINESS: Approve a new ordinance that will authorize the St. Marys Police Department to enforce docking and access at the Waterfront docks under the direct permitting of the City.

PURPOSE: As part of the recent review of our docks by the Department of Natural Resources (DNR), their representatives suggested that the City ordinances be revised to enable local enforcement of the permits issued by DNR.

RECOMMENDATION: Planning Department recommends approval.

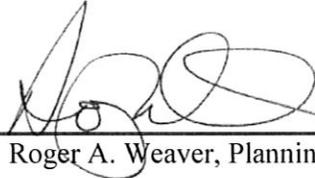
HISTORY/ANALYSIS: In the past, there has been a lot of confusion as to who has jurisdiction over what docks, the time limits, and other issues. This confusion has resulted in unintended disregard to our DNR permit, to our posted signage and to our designated City officials.

The proposed Ordinance revision will permit the St. Marys Police Department (SMPD) to issue citations for vessels that do not comply with our DNR permits. We have also requested that DNR authorize our SMPD to enforce their permit at the 'Kayak' dock.

Chief Hatch has reviewed the proposed ordinance and concurs with its structure and process. The City Attorney has also reviewed the attached.

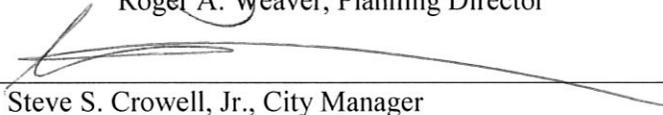
ATTACHMENTS: *Proposed Ordinance revision.*

Department Director:



Roger A. Weaver, Planning Director

City Manager:



Steve S. Crowell, Jr., City Manager

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ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA

At the regular meeting of the St. Marys City Council, held in the St. Marys City Hall, St. Marys, Georgia on _____, 2013:

Present:

William DeLoughy, Mayor
Greg Bird, Councilman, Post 1
Nancy Stasinis, Councilwoman, Post 2
Jim Gant, Councilman, Post 3
Keith Post, Councilman, Post 4
John Morrissey, Councilman, Post 5
Sidney Howell, Councilman, Post 6

On motion of _____, which carried _____, the following Ordinance amendment was adopted:

AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST. MARYS, GEORGIA, SECTION 94 TRAFFIC and VEHICLES TO ADD SECTION 94-8 REGULATING THE USE OF THE DOCKS ON THE WATERFRONT AND PROVIDE FOR A PROCEDURE TO ENFORCE VIOLATIONS OF USE ON THE NOTED DOCKS and to ADD the WORDS 'AND WATER BORNE VESSELS' to the TITLE OF THIS SECTION.

Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys, this ___ day of _____, 2013 that section 94 of the Code of Ordinances, City of St. Marys, Georgia is hereby amended to ADD the following section 94-9:

Sec. 94-9. – Water borne Vessel Registration and Use of Waterfront Docks

1. All water borne vessels over 12 feet in length shall either be registered with the Georgia Department of Natural Resources (DNR), License & Boat Registration Unit, Wildlife Resources Division; or carry valid registration from another state or country; or carry valid proof of ownership (canoes, kayaks, prams, etc. that do not have a mechanical form of propulsion, or sailing vessels which are less than 12 feet in length). This data must be visible and/or accessible and available for inspection when requested by any law enforcement officer of Georgia.
2. All water borne vessel operators are required to obey laws that regulate the water borne vessels registration, operation and comply with water borne vessel education.
3. The registration number and validation decal must be displayed in a manner as defined in the Ga DNR rules. Owners of water borne vessels not displaying the required numbers, or where the numbers displayed are not listed on the current listing of valid GA registrations, may be cited for non-registration as well as for docking not in compliance with this ordinance.
4. No person who owns or has possession, control or custody of any water borne vessel shall tie up to the docks as designated below for more than the time noted below and/or on the dock.
 - a. DNR owned wooden Kayak Dock – no more than thirty (30) minutes per four hour period. No overnight docking.
 - b. City owned concrete 'FIREWORKS' Dock connected to the DNR Kayak Dock – no more than six (6) hours in a twelve (12) hour period. No overnight docking.
 - c. City owned wood/concrete Wheeler Street Ramp and Dock - no more than thirty (30) minutes per four (4) hour period. No overnight docking.

- 51 d. City Owned concrete Pavilion Fishing Dock – no water borne vessel tie up for any
52 reason.
53 e. City Owned wood Gateway Dock – no more than eight (8) hours per twelve (12) hour
54 period. No overnight docking.
55 f. DNR Owned concrete Miller Street Dock and Ramp - no more than thirty (30) minutes
56 per four (4) hour period. No overnight docking.
57 g. DNR wooden Fishing Dock at Gilman Park – no water borne vessel tie up for any reason.
58 h. City Owned wooden Marsh Walk - no water borne vessel tie up for any reason.

- 59 5. The moving of a water borne vessel from one mooring point on a dock to another mooring point
60 on the same dock will make up one continuous docking period.
61 6. Any owner of any water borne vessel overstaying the limits as noted above and as noted on the
62 dock and/or ramp, will – upon notification by the appropriate designated official of the City of St.
63 Marys – immediately relocate the water borne vessel as required to comply with this ordinance
64 section. If so moved, the water borne vessel and its owners shall not be charged with a violation.
65 7. If the owner of a water borne vessel fails to comply with the requirements to move the water
66 borne vessel that is in violation of this ordinance, the owner or occupant of the water borne vessel
67 may be cited for a violation of this section. Violations of this section shall be punishable by a fine
68 not to exceed \$300.00 per occurrence.
69 8. Any water borne vessel that is found in violation of this ordinance shall be reported to the City of
70 St. Marys for handling. The report shall include the water borne vessel’s registration number
71 and/or hull number and any other information displayed on the water borne vessel which may
72 identify its user. Individuals who are found to be in violation may receive a citation to appear at
73 the St. Marys Municipal Court.

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

75
76 **ST. MARYS CITY COUNCIL**
77 **ST. MARYS, GEORGIA**

78
79
80 _____
81 WILLIAM T. DELOUGHY, MAYOR

82 ATTEST: _____
83 DEBORAH WALKER-REED, CITY CLERK
84 CITY OF ST. MARYS, GEORGIA

85
86 TO FORM

87
88
89 _____
90 CITY ATTORNEY

CITY COUNCIL MEETING
JUNE 17, 2013

NEW BUSINESS: SPECIAL USE PERMIT FOR ERNEST QUINTAL

PURPOSE: – Ernest Quintal, 2408 Osborne Street is requesting a Special Use Permit to locate a general recycling business on Point Peter Road, north of Industrial Drive.

The Planning Commission voted to approve the request for council approval as submitted. The vote was (4) to approve, (0) to deny. Larry Johnson, Planning Commission Chair, was not in attendance. There were two public comments at the May 28, 2013 Planning Commission meeting, both in support of the proposal.

RECOMMENDATION: The Planning Department concurs with the decision of the Planning Commission.

HISTORY – Ernest Quintal, owner of Discount Auto Repair at 2408 Osborne Road, has submitted a request to locate a recycling center (not to include auto salvage) at Tax Map Parcel 148 031Z previously known as the old K & H Mechanical. The property is zoned I-L which would permit a recycling center with a Special Use Permit.

There will be no explosive or hazardous materials permitted. The hours of operation will be 9-5 Daily, 9-2 Saturday and closed on Sunday. Screening will be completed to prevent visibility from the road. With the property being adjacent to the airport, Mr. Quintal will be required to comply with all I-A Zoning Requirements as well.

All requirements have been met for the Special Use permit, such as distances, zoning, etc.

ATTACHMENTS: *Staff Report and the Special Use Permit Application*

Department Director: _____
Roger A. Weaver, Planning & Building Director

City Manager: _____
Steven S. Crowell, Jr., City Manager

REQUEST OF ERNEST QUINTAL FOR SPECIAL USE PERMIT

APPLICANT: Ernest Quintal
390 Dallas Circle
Folkston, GA 31537

APPLICANT REQUEST and LOCATION OF PROPERTY:

SPECIAL USE PERMIT: Ernie Quintal, 2408 Osborne Street, St. Marys, GA 31558 is requesting a Special Use Permit to locate a general recycling business (not to include vehicle salvage) on Point Peter Road north of Industrial Drive. The property is zoned I-L, Tax Parcel 148-031Z.

MEETING DATES: Planning Commission City Council
May 28, 2013 June 17, 2013

STAFF ANALYSIS: Ernest Quintal is requesting approval to operate a recycling business at 1251 Point Peter Road. The property is zoned I-L (Light Industrial). The property was previously known as the old K & H Mechanical.

1. I-L Zoning from (Ordinance 110 b (3) authorizes a recycling business as a special use.
 - b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145 and if additional conditions which may be required are met:
 - (1) Retail businesses or services provided such businesses or services are; (1) incidental to a permitted light-industrial use; and (2) located on the same premises.
 - (2) Watchman or caretaker's one- or two-family dwelling provided that; (1) such dwelling is located on the premises of the permitted light-industrial use; and (2) a member of the household is employed by the industry as a watchman or caretaker.
 - (3) Open yard use for the sale, rental, dismantling and/or storage of new or used salvage and/or junk materials or equipment, provided that: (1) such uses are separated from adjoining properties by a suitable planting screen, fence, or wall at least eight feet in height; and (2) no burning of materials or products will be conducted on the premises.
2. No explosive or hazardous materials permitted.
3. The hours of operation will be 9-5 Daily, 9-2 Saturday and closed on Sunday.
4. Screening to be completed to prevent visibility from the road.
5. Must comply with all I-L Zoning Requirements.
6. Signage shall be limited to only those signs permitted by the Ordinances of the City of St. Marys.

PLANNING COMMISSION RECOMMENDATIONS: The Planning Commission is scheduled to meet Tuesday, May 28, 2013 to consider this application.

Action taken: Approved (X) Denied () Postponed ()

CITY COUNCIL RECOMMENDATION: The City Council is scheduled to meet on Monday, June 17, 2013 to consider the Planning Commission's recommendation.

Action taken: Approved () Denied () Postponed ()

SPECIAL USE QUESTIONS TO BE ANSWERED

Quoting from Ordinance 110:

A **special use permit** recommendation for approval may be granted by the planning commission only if the applicant establishes to the satisfaction of the planning commission that:

1. Neither the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from generally permitted uses in the zoning district. In reaching a determination on this standard, the planning commission or city council shall consider:
 - (i) The size of the proposed use compared with the surrounding uses;
Adequate
 - (ii) The intensity of the proposed use, including amount of noise to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;
Similar to existing use and surrounding uses.
 - (iii) The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;
There will be some noise, dust etc. generated by this use.
 - (iv) Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties;
No adverse affects
 - (v) The degree to which landscaping, fencing and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.
No adverse effects
2. City or other facilities serving the proposed use will not be overburdened or hazards created because of inadequate facilities. In reaching a determination on this standard, the commission shall consider:
 - (i) The ability of the traffic to safely move into and out of the site at the proposed location;
No change in access
 - (ii) The presence of facilities to assure the safety of pedestrians passing by or through the site;
No change in existing pedestrian patterns
 - (iii) The capacity of the street network to accommodate the proposed use;
No change in the network or capacity
 - (iv) The capacity of the sewerage and water supply systems to accommodate the proposed use;
Use requires normal water and sewer use
 - (iv) The capacity of the storm drainage system to accommodate the proposed use;
The use does not contribute to storm water capacity on the site.
 - (vi) The ability of the fire department to provide necessary protection services to the site and development.
Fire department access to the site will not be restricted by the use
3. The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and floodplain, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.
Use will not cause undue harm to the environment or to neighboring properties
4. Conditions of special exceptions. Upon consideration of the standards listed in d. above the planning commission and/or the city council may require, such conditions, in addition to those required by other provisions of this chapter, as it finds necessary to insure compliance with those standards and all other applicable requirements of this chapter. Violation of any of those conditions shall be a violation of this chapter. Such conditions may include, but are not limited to, specifications for: type of landscaping/vegetation, increased setbacks and yards, specified sewage disposal and water supply facilities, hours of operation, operational controls, professional inspection and maintenance, sureties, location of piers, docks, parking and signs, and types of construction.
Signage shall be limited to City ordinance regulations.



CITY OF ST. MARYS, GEORGIA

SP

SPECIAL USE PERMIT APPLICATION

Planning & Building Department
418 Osborne Street - (912) 510-4032

THIS APPLICATION MUST BE FILED WITH THE PLANNING DIRECTOR 30 DAYS BEFORE THE PLANNING COMMISSION MEETING AT WHICH IT WILL BE HEARD. THE ST. MARYS PLANNING COMMISSION WILL HOLD AT LEAST ONE PUBLIC HEARING AND MAKE A RECOMMENDATION ABOUT YOUR REQUEST WITHIN 45 DAYS OF THE DATE YOU FILE A COMPLETE APPLICATION. THE CITY COUNCIL WILL THEN ISSURE OR DENY THE PERMIT. YOU ARE ENCOURAGED TO READ SECTION 110-145 OF THE ZONING ORDINANCE REGARDING SPECIAL USE PERMITS.

TO BE COMPLETED BY THE APPLICANT

- YOUR NAME Ernest Quintal PHONE NUMBER 912-270-5222
ADDRESS 390 Dallas Circle, Folkston, GA 31537
- THE PLANNING DIRECTOR INFORMED ME THAT A SPECIAL USE PERMIT IS REQUIRED AT THE TIME I APPLIED FOR: CHECK ONE BUILDING PERMIT A ZONING AMENDMENT (REZONING)
- STREET ADDRESS 1251 Point Peter Rd, St. Marys, GA 31558
PARCEL NO. 1480312 Lot No. 10 ZONING MAP NO. 148
- PRESENT ZONING Industrial
- OWNER OF PROPERTY, IF NOT YOU: NAME Pacific Equip. Supply Inc
ADDRESS 99-250 Aiea Height Dr. PHONE _____
- PROPOSED USE OF PROPERTY Aiea, Hawaii 96701.
Recycle Center.
- PLEASE ATTACH A SIMPLE MAP SHOWS THE NAMES OF ALL ADJACENT PROPERTY OWNERS AND THE TYPES OF EXISTING LAND USES WITHIN 300 FEET OF YOUR PROPERTY.

SIGNATURE DATE

TO BE COMPLETED BY THE PLANNING DIRECTOR

- HAS THE CORRECT FEE BEEN PAID? YES NO AMOUNT \$ 625.00
- DATE COMPLETE APPLICATION WAS FILED: 4/26/13
- LIST ATTACHMENTS:
 SIMPLE MAP WITH ADJACENT PROPERTY OWNERS' NAMES AND EXISTING USES
 SITE PLAN
- PUBLIC HEARING
DATE APPLICANT WAS NOTIFIED: 5/17/13
DATE HEARING WAS ADVERTISED: 5/8/13 & 5/10/13
DATE HEARING WAS HELD: 5/28/13
- PLANNING COMMISSION RECOMMENDED: APPROVAL DENIAL
CONDITIONS OF APPROVAL OR REASONS FOR DENIAL: _____
- CITY COUNCIL: APPROVAL DENIAL
CONDITIONS OF APPROVAL OR REASONS FOR DENIAL: _____
- DATE APPLICANT WAS NOTIFIED OF FINAL ACTION: _____

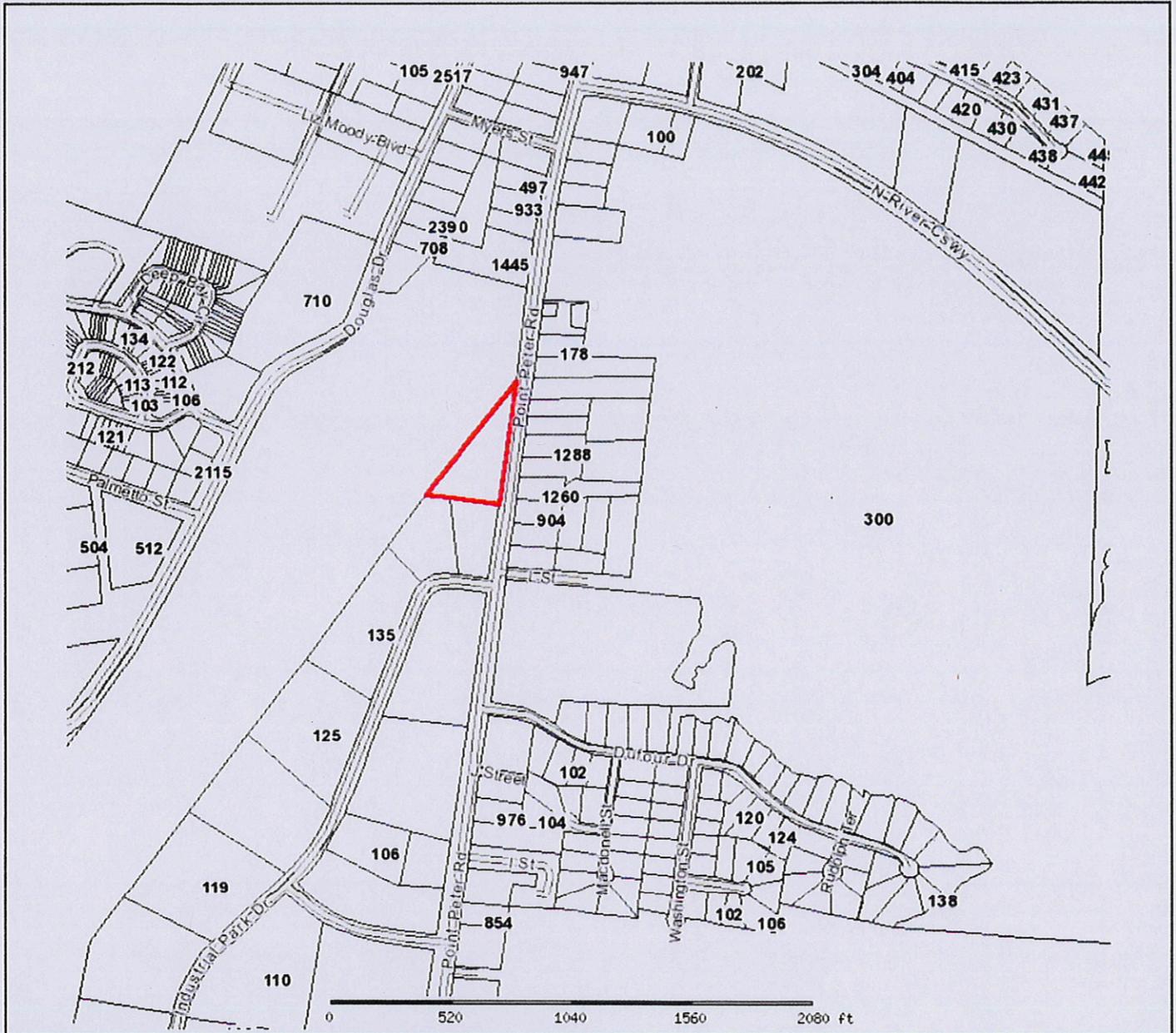
BRIEF HISTORY

Since 1994 Discount Auto has been doing business in St Marys GA. Starting as a small auto repair business Discount now, after 20 years, has 2 paint booths, 2 auto repair bays, a used car lot, used tire business in St Marys and Folkston, a towing service(911 for St Marys), and has just been approved by GA EPA as a scrap tire carrier(Permit # 020-008-CR).

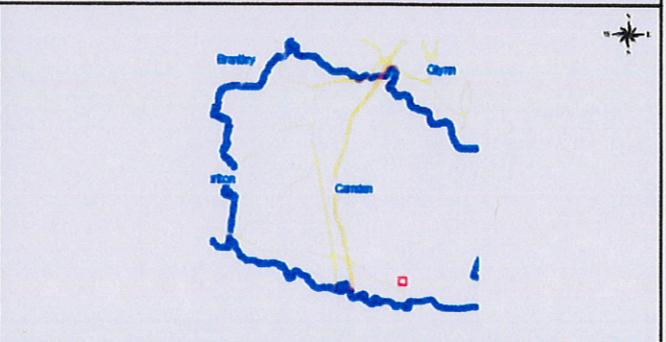
Discount is a family owned and operated business. The President is Ernie Quintal who still works on cars, paints autos, and makes tire pick-up is a hands on manager.

REQUEST

Since the closing of the recycling yard in Kingsland GA there is a great need in Camden Co.(the nearest yard is Yulee FL). Our request is to allow Discount Auto as "A Top Dollar Recycling Center" to have your approval(Special Permit) to move forward with our plans. Our intention/goal is to set the standard in recycling. This will be done by collecting and moving the product thru our system very quickly. There will be no piles of recycled product collecting or "laying around". Autos will not be crushed they will be loaded and transported on a timely basis. Working with GA EPA, as we do now, all standards & requirements will be met and documented as they are now with our carrier service.



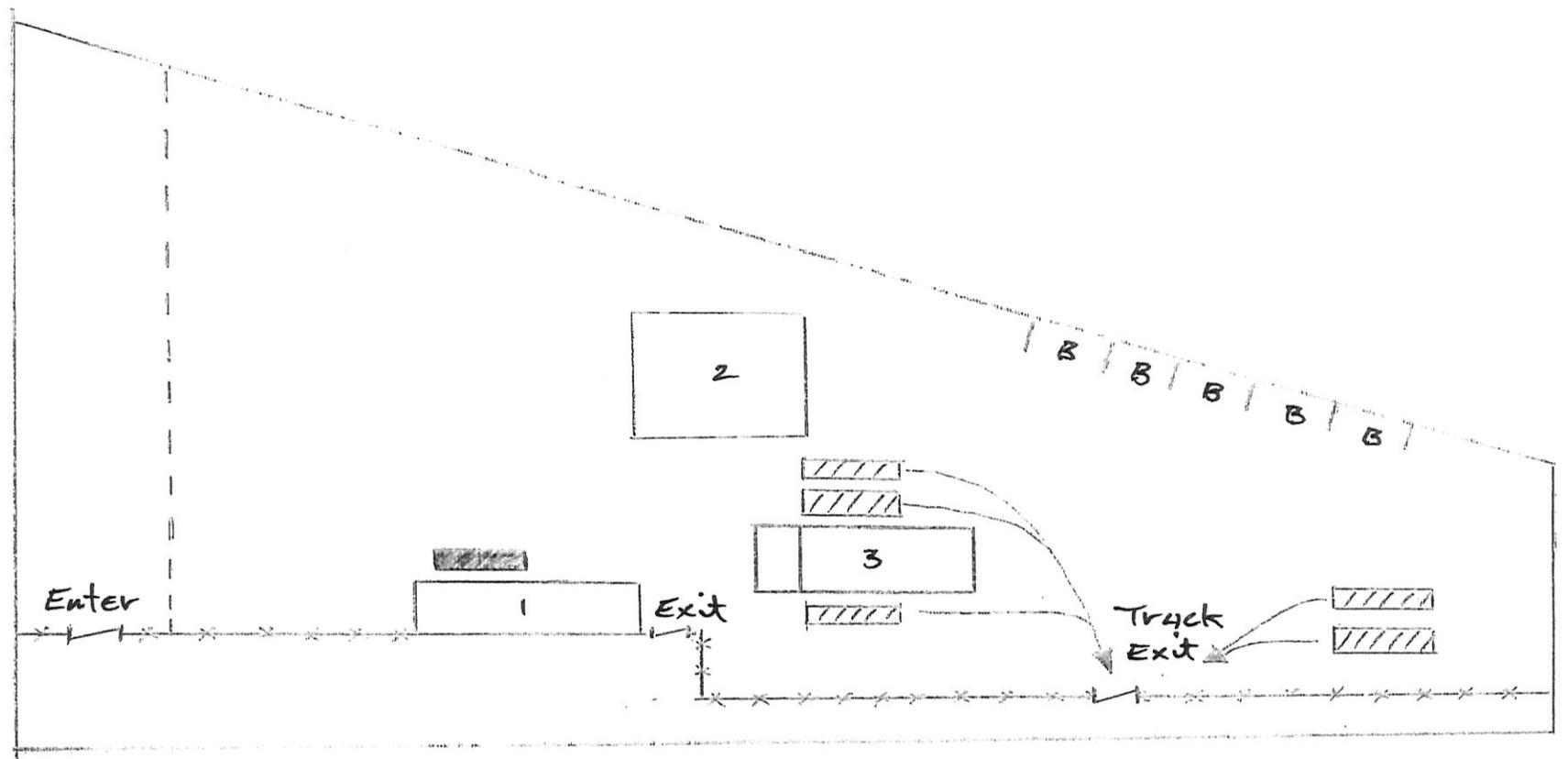
Camden County Assessor			
Parcel: 148 031Z Acres: 2.02			
Name	PACIFIC EQUIPMENT SUPPLY INC	Land Value	\$97,970.00
Site	0	Building Value	\$75,343.00
Sale	\$450,000 on 09-2009 Reason=FM Qual=Q	Misc Value	\$22,429.00
Mail	99-250 AIEA HEIGHTS DRIVE	Total Value	\$195,742.00
	AIEA, HI 96701		



The Camden County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CAMDEN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 05/17/13 : 13:25:27

1. Office
2. Sorting
3. Sorting/Storage



- ***** 6' Fence.
- - - - Vendor Holding Area.
- ////// . Transport Trailers.
- . Scales.
- B . Storage Bins.



GEORGIA

DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Scrap Tire Carrier Permit

Permit Number: **020-008-CR**

Date Issued: **March 12, 2013**

Permittee: **Discount Auto Repair, Inc.**

In accordance with the provisions of the Georgia Comprehensive Solid Waste Act, O.C.G.A. 12-8-40.1, et seq., and the Rules for Solid Waste Management, both as amended, this permit is issued for the following scrap tire carrier operation:

**Discount Auto Repair, Inc.
2408 Osborne Road
St. Marys, GA 31558
Camden County**

The application and all statements and supporting documents submitted to the Environmental Protection Division have been evaluated, considered and relied upon in the issuance of this permit.

This permit is conditioned upon the permittee's continued compliance with the provisions of the Georgia Comprehensive Solid Waste Management Act, the Rules for Solid Waste Management, and the following conditions:

1. Carrier shall transport scrap tires to handling facilities approved by the Environmental Protection Division.
2. Carrier shall send quarterly reports to the Environmental Protection Division listing the number of scrap tires transported and the manner of disposition.
3. Carrier shall maintain financial assurance in accordance with the Rules for Solid Waste Management.

This permit is now in effect; however, under Georgia law it is subject to appeal for thirty (30) days following issuance and is subject to modification or revocation on evidence of noncompliance with any of the provisions of the Georgia Comprehensive Solid Waste Management Act or any of the rules promulgated pursuant thereto, or with any representation made in the abovementioned application or the statements and supporting data entered therein or attached thereto, or with any condition of this permit.

**Judson H. Turner, Director
Environmental Protection Division**



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, May 28, 2013
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Doug Cooper, Charlotte Bartzack, Arlene Norris, and Royal Weaver. Larry Johnson was not in attendance.

Due to the absence of Larry Johnson, Charlotte Bartzack served as Chair of the May meeting.

Roger Weaver and Michele Wood represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, May 28, 2013 at 5:30 PM at City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

- A. **SPECIAL USE PERMIT:** Ernie Quintal, 2408 Osborne Street, St. Marys, GA 31558 is requesting a Special Use Permit to locate a general recycling business (not to include vehicle salvage) on Point Peter Road north of Industrial Drive. The property is zoned I-L, Tax Parcel 148-031Z.

Mr. Quintal presented his request for a general recycling business to the Planning Commission. He stated there would be no vehicle salvage; he will be purchasing vehicles and removing them from the property in containers. The only items to be removed from the vehicles would be the tires, rims and batteries. Mr. Quintal informed the Planning Commission the tires would not be stored at the recycling center; they would be relocated to Discount Auto where he is permitted by EPD as a scrap tire carrier. All fluids will be required to be removed prior to the acceptance of the vehicle. Mr. Quintal also stated the cars would only remain on the lot for the period of time required by the Sheriff's office and the maximum number of cars at the location at one time should not exceed 50-60 vehicles. The following people were present in support of Mr. Quintal's request and commented that the recycling center would be beneficial to the community.

1. Bobby Dinkins – Big A Service Center – 1625 Osborne Road
2. Ed Clary – Attorney for Mr. Quintal

There were no other questions or comments from the public.

Motion to Adjourn Public Hearing - Motion was made by Royal Weaver to adjourn the Public Hearing: Second by Doug Cooper. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of February 26, 2013 Planning Commission Meeting– Motion was made by Doug Cooper to approve the minutes as submitted; Second by Royal Weaver. Voting was unanimous in favor of the motion.

Old Business – None

New Business

A. **SPECIAL USE PERMIT:** Ernie Quintal, 2408 Osborne Street, St. Marys, GA 31558 is requesting a Special Use Permit to locate a general recycling business (not to include vehicle salvage) on Point Peter Road north of Industrial Drive. The property is zoned I-L, Tax Parcel 148-031Z.

A motion was made by Doug Cooper to approve the request as submitted; second by Royal Weaver. Voting was unanimous in favor of the motion.

Granting Audience to the Public: - No Comments.

Motion to Adjourn Regular Meeting – *Motion was made by Arleen Norris to adjourn the meeting; Second by Doug Cooper. Voting was unanimous in favor of the motion. The meeting adjourned at 6:18 PM.*

CITY COUNCIL MEETING

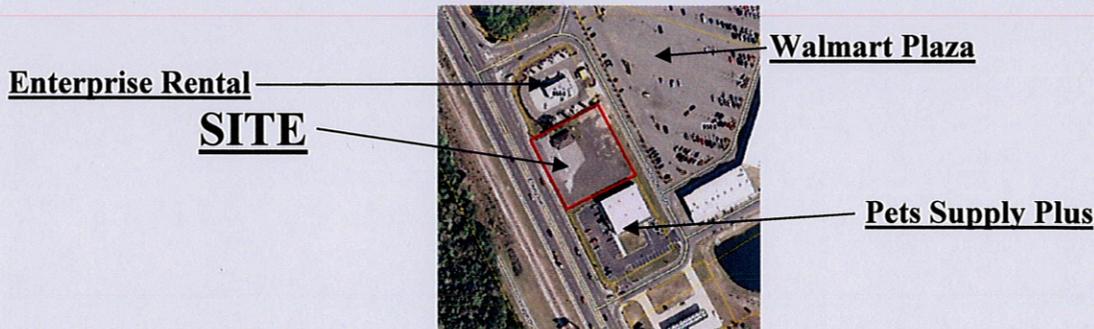
June 17, 2013

NEW BUSINESS: Approve an ordinance to Annex by the 100% method a County parcel on Ga40 between the Enterprise Car Rental parcel and the Pets Supply Plus parcel.

PURPOSE: To annex by the 100% method a parcel owned by Jack Gross into the City of St. Marys.

RECOMMENDATION: Planning Department recommends approval.

HISTORY/ANALYSIS: Mr. Jack Gross, Sr., has requested by written application for the City to annex parcel number 121-007E (.42 acres) into the City of St. Marys. The present zoning in Camden County is C-G (General Commercial) and the new zoning will be an equivalent City of St. Marys C-2 (Highway Commercial) zoning. All of the parcels surrounding this parcel are C-2 zoning.



The existing structure and septic service will be removed. Public sewer and water services will be provided by the City of St. Marys. The proposed structure will contain one building with three suites, and two of the three suites (approx. 80% of the building) are already leased for retail businesses.

According to the Annexation laws of GA, annexation by the 100% method with the same zoning only requires Camden County approval, and the approval – by Ordinance - of the City Council of St. Marys. When the zoning is equivalent, then the Planning Commission does not need to review or approve the submission.

Camden County has been notified by Registered Mail (as required) within five (5) calendar days of the receipt of the Annexation request. The Justice Department and the Department of Community Affairs will be notified after approval of the Annexation ordinance of City Council (they require a copy of the approved ordinance as part of their submission).

ATTACHMENTS: *Proposed Ordinance and misc. attachments for DCA and Justice Dept. Approval.*

Department Director: _____
Roger A. Weaver, Planning Director

City Manager: _____
Steve S. 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, St. Marys,
5 Georgia on _____, 2013:

6
7 Present:

- 8
9 William DeLoughy, Mayor
10 Greg Bird, 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 following
18 Ordinance amendment was adopted:

19
20 AN ORDINANCE ANNEXING A CERTAIN UNINCORPORATED AREA
21 CONTINUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY OF
22 ST. MARYS, GEORGIA INTO THE CITY OF ST. MARYS; PROVIDING FOR FILING
23 WITH THE SECRETARY OF STATE; AND FOR OTHER PURPOSES.
24

25
26 WHEREAS, the City of St. Marys, Georgia has been presented with a written and signed
27 application by **Jack Gross, Sr.**, the owners of all the hereinafter described land (Tax Parcel
28 #121-007E), proposing that the said land be annexed as C-2 Zoning into the City of St. Marys;
29 and

30
31 WHEREAS, the said land is an unincorporated area of Camden County contiguous to the
32 existing corporate limits of the City of St. Marys; and

33
34 WHEREAS, it is the desire of the Mayor and Council to annex into the City of St. Marys
35 the hereinafter described property;

36
37 NOW , THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY
38 OF ST. MARYS, GEORGIA AS FOLLOWS:

39
40 1.

41
42 The City of St. Marys, Georgia does hereby annex, subject to pre-clearance and approval of the
43 United States Department of Justice, into existing corporate limits of the City of St. Marys the
44 following unincorporated area contiguous to the existing corporate limits of the City of St.
45 Marys, lying and being in the 29th G. M. District, Camden County, Georgia, and being more
46 fully described as follows:

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48 ***SEE ATTACHED***
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2.

The City Clerk is directed to file a certified copy of this Ordinance, together with the survey attached hereto, with the Secretary of State of the State of Georgia, and to notify the landowners when such copy has been filed with the Secretary of State.

3.

This ordinance shall become effective upon pre-clearance or approval by the United States Department of Justice.

4.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Passed and adopted this 17th day of June, 2013.
ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA

WILLIAM T. DELOUGHY, MAYOR

ATTEST:

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



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558
PLANNING AND ZONING DEPARTMENT
TELEPHONE: 912-510-4032 FAX: 912-510-4014

June 3, 2013

Chairman, Camden County Commissioners
200 East 4th Street
P.O. Box 99
Woodbine, GA 31569

Dear Commissioners:

Please be advised that the City of St. Marys, Georgia, by the authority vested in the Mayor and the Council of the City of St. Marys, Georgia by Article 6 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular public meeting of the Mayor and the City Council to be held on June 17, 2013 at 6:00PM in the St. Marys Council Chambers at 418 Osborne Street.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, in accordance with O.C.G.A. 36-36-6 and O.C.G.A. 36-36-9 and after receipt of the application for zoning pursuant to O.C.G.A. 36-36-111.

The annexation request was submitted by Jack Gross, Sr., 21 Lanier Avenue, Kingsland, GA 31558 to annex a .42 acre parcel located on GA Highway 40 E from Camden County into the City of St. Marys. The parcel will be zoned C-2, which is equivalent to the current zone, upon annexation. The Tax Parcel number is 121-007E.

Pursuant to O.C.G.A. 36-36-7 and O.C.G.A. 36-36-9, you must notify the City of St. Marys in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) days of receipt of this letter.

If the county has an objection under O.C.G.A. 36-36-113, in accordance with the objection and resolution process, you must notify Roger Weaver, Planning Director, within thirty (30) calendar days of the receipt of this notice.

Sincerely,

Roger Weaver, Planning Director
City of St. Marys

7011 2000 0001 3608 7301

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$ 1.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11

Postmark
Here

Sent To: Camden County Commissioners
 Street, Apt. No., or PO Box No.: PO Box 99
 City, State, ZIP+4: Woodbine, Et 31569

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 chairman, Camden County Commissioners
 PO Box 99
 200 East 4th St.
 Woodbine, Et 31569

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *Alicia Davis* Agent Addressee

B. Received by (Printed Name): *Alicia Davis* C. Date of Delivery: *6-6-13*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7011 2000 0001 3608 7301



CITY OF ST. MARYS, GEORGIA

ANNEXATION APPLICATION

Planning & Building Department
418 Osborne Street - (912) 510-4032

Name: Jack Cross Jr.
Street: CA Hwy 40
Phone: 678-7373
Acre(s): .42 acres

A

APPLICATION TO ANNEX PROPERTY INTO THE CITY OF ST. MARYS, GEORGIA

COME NOW, the undersigned being the owner(s) of all said tract(s) of land, as more particularly described in the plat survey attached hereto as Exhibit "A", and the metes and bounds legal description as set forth in Exhibit "B". This application is submitted by the undersigned owner(s) pursuant to Official Code of Georgia Annotated 36-36-3 et seq., and hereby petitions the Mayor and Council to annex said property into the corporate limits of the City of St. Marys, Georgia.

In making this application and petition to the Mayor and Council, the undersigned shows that:

- The undersigned is or are the sole owner(s) of said property and owns a fee simple absolute interest therein, subject to any mortgages or deeds to secure that debt.
- The intended land use is for the following purpose(s).
 Residential Commercial Other (Specify)
 Existing Structure(s) Vacant
- Currently residing on the property are 0 persons. Of that number 0 are 18 years of age or older. Of the occupants on the property, 0 are registered voters.
- The County tax map and parcel number of the property is 121 007E.
- Attached hereto as Exhibit "A" is a current plat survey of said property showing the contiguity of said property to the existing corporate limits of the City of St. Marys, Georgia. Also filed herewith are _____ additional copies of the plat survey.
- Attached hereto as Exhibit "B" is a metes and bounds legal description of said property.
- The undersigned acknowledges that the passage or enactment of an ordinance annexing such property is subject to the approval of the United States Department of Justice, that such approval requires a minimum of 60 days after the submission for approval is made by the City, and that until such approval is obtained, the undersigned will not be permitted or entitled to register and vote in City elections.

Said property being annexed into the corporate limits of the City of St. Marys, Georgia after April 1, 1990, for statistical records to the U.S. Department of Justice, Civil Rights Division, please complete the following information:

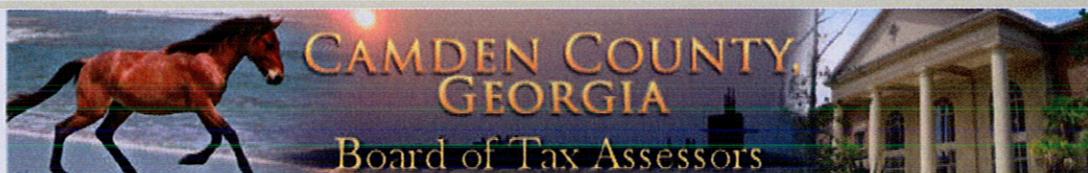
The race ratio of all residents occupying the property:

<u>N/A</u>	American Indian or Alaskan Native
<u>N/A</u>	Asian or Pacific Islander
<u>N/A</u>	Black, not of Hispanic Origin
<u>N/A</u>	White, not of Hispanic Origin

This the 31st day of May, 20 13.

Owner (s)
Jack Cross Jr

- () 20 Copies of Survey Plat
- () 20 Copies of Legal Description



[Recent Sales in Area](#)
 [Previous Parcel](#)
 [Next Parcel](#)
 [Field Definitions](#)
 [Return to Main Search Page](#)
 [Camden Home](#)

Owner and Parcel Information

Owner Name	GROSS JACK L SR	Today's Date	June 5, 2013
Mailing Address	21 LANIER AVENUE	Parcel Number	121 007E
	KINGSLAND, GA 31548	Tax District	42 UNINCORPORATED SERVICE DIST (District 42)
Location Address	Hwy 40	2010 Millage Rate	26.950
Legal Description	COMM BLDG/LAND HWY 40	Acres	0.42
Property Class(NOTE: Not Zoning Info)	C3-Commercial	Neighborhood	
Zoning	C-G	Homestead Exemption	No (S0)
Realkey	10051	Parcel Map	Show Parcel Map

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2013 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 286,132	\$ 25,535	\$ 0	\$ 311,667	\$ 311,667

Land Information

Type	Description	Calculation Method	Frontage	Depth	Acres	Photo
COM	Kingsland/St Marys Hwy 40 (FF)	Front Feet	210	180	0.42	NA

Improvement Information

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
Auto Dealerships/Complete-D	\$ 25,535	1980		1,350	8		
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
						014-0	Sketch Building 1 Show Photo

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

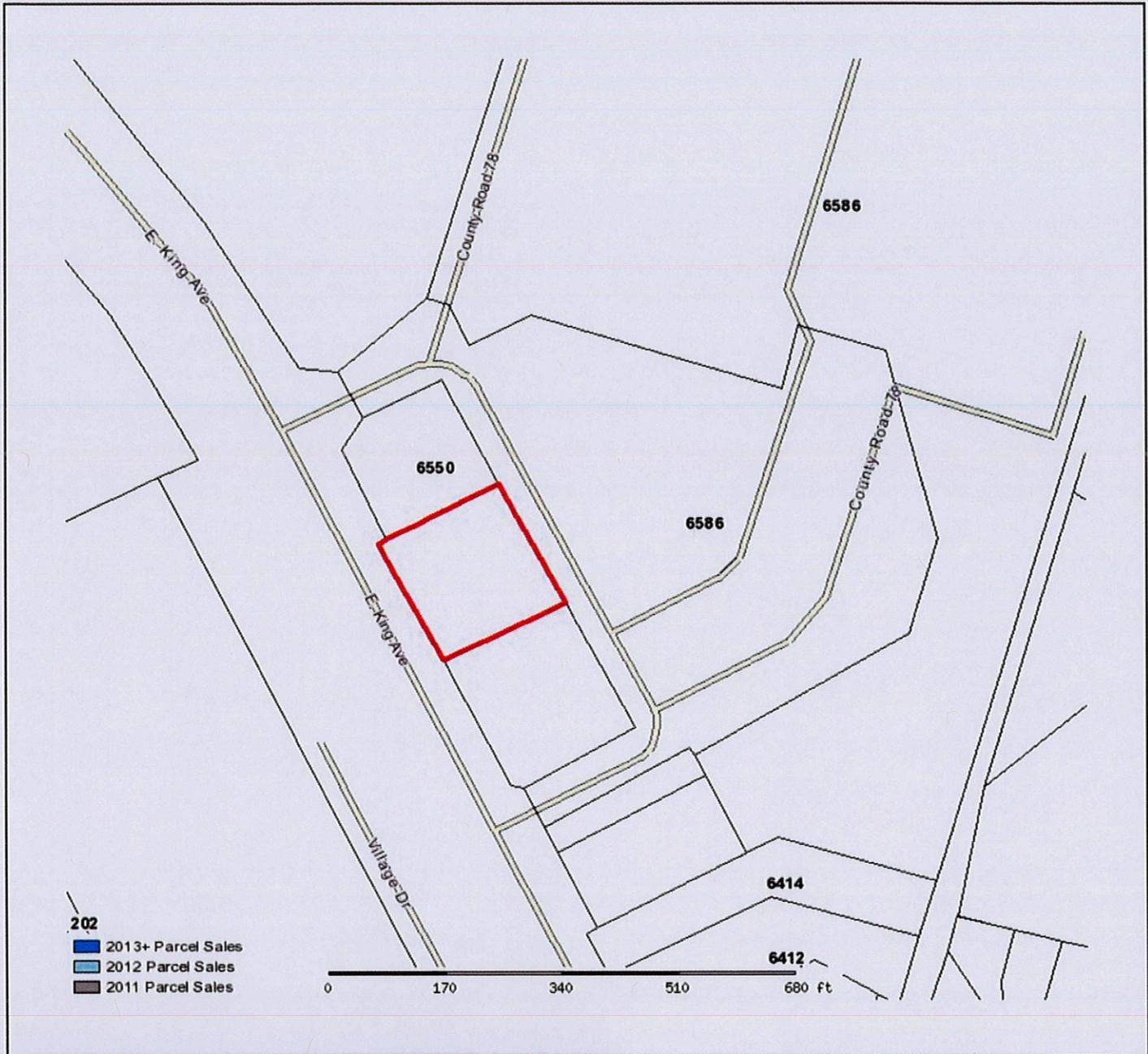
Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
10-30-2006	1304 50	1 45D	\$ 550,000	Fair Market Value	DIRKES JEFF T	GROSS JACK L SR
04-01-2004	1038 301	1 45D	\$ 0	Government	GEORGIA-STATE OF	DIRKES JEFF T
08-21-2002	910 549	1 45D	\$ 0	Government	YUN KWANG	GEORGIA-STATE OF
02-28-2000	757 663		\$ 0	Government	CAMDEN CO	YUN KWANG
11-02-1999	748 482	748 487	\$ 0	Government	YUN KWANG	YUN KWANG
11-02-1999	744 374	1 45D	\$ 0	Doubtful Title	YUN KWANG	YUN KWANG
09-30-1999	740 21	1 45D	\$ 175,000	Fair Market Value	NORVELL MARK &	YUN KWANG
08-09-1999	733 53		\$ 0	Part Interest	GODBEY, PATRICK	NORVELL MARK &

Permit Information

Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			

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 ■ 2013+ Parcel Sales
 ■ 2012 Parcel Sales
 ■ 2011 Parcel Sales

Camden County Assessor			
Parcel: 121 007E Acres: 0.42			
Name:	GROSS JACK L SR	Land Value	\$286,132.00
Site:	0 HWY 40	Building Value	\$25,535.00
Sale:	\$550,000 on 10-2006 Reason=FM Qual=Q	Misc Value	\$0.00
Mail:	21 LANIER AVENUE	Total Value:	\$311,667.00
	KINGSLAND, GA 31548		



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