



CITY OF ST. MARYS, GEORGIA
June 9, 2008

PUBLIC HEARING
Comprehensive Plan Community Agenda
5:30 p.m.

PUBLIC HEARING
“Silver Star Steakhouse, Inc. Alcohol License”

CITY COUNCIL MEETING
6:00 p.m.

AMENDED
AGENDA

I. CALL TO ORDER

II. INVOCATION: *Councilmember Deborah Hase*

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

QUORUM: YES ___ NO ___

V. APPROVAL OF MINUTES: *May 12, 2008 Regular City Council Meeting Minutes*
May 12, 2008 Water and Sewer Committee Meeting Minutes
May 14, 2008 Property Committee Meeting Minutes
May 19, 2008 Public Safety-Police Committee Minutes

PRESENTATION:

BOARDS AND AUTHORITY APPOINTMENTS

- 1. DOWNTOWN DEVELOPMENT AUTHORITY:** *One Seat*
- 2. ORANGE HALL FOUNDATION:** *Four Seats*
- 3. HOSPITAL AUTHORITY:** *One Seat*
- 4. SR. DEPARTMENT ADVISORY COMMITTEE:** *One Seat*

STORMWATER MASTER PLAN: *Thomas and Hutton*
SPUR 40 ANNEXED AREA SEWER EXTENSION CONCEPT PLAN: *Thomas and Hutton*
BRAND CAMPAIGN: *Steve Carey with Georgia Technology Authority*
SIGNATURE COMMUNITY UPDATE: *Alyce Thornhill*
FINANCE DIRECTOR’S REPORT: *Jennifer Brown*

APPROVAL OF THE AGENDA

VI. GRANTING AUDIENCE TO THE PUBLIC:

VII. OLD BUSINESS:

- A. **PROPOSED FY 09 BUDGET ORDINANCE** (POSTPONED FROM 5/12/08)....TAB "A"
- B. **NEW ALCOHOL LICENSE: Silver Star Steakhouse, Inc**.....TAB "B"

VIII. NEW BUSINESS:

- A. **CUMBERLAND COVE'S REQUEST: Discussion**.....TAB "C"
- B. **SAIL COVE'S REQUEST: Discussion**.....TAB "D"
- C. **BLUE WATER PROMOTION'S REQUEST: Discussion**.....TAB "E"
- D. **UTILITIES ORDINANCE AMENDMENT: Water & Sewer Rates**.....TAB "F"
- E. **THOMAS AND HUTTON TASK ORDER:**.....TAB "G"
Design of Sewer Extension for Spur 40Annexed Area
- F. **JUNE 23RD CITY COUNCIL MEETING:GMA Conference-Cancellation/Reschedule**
- G. **BUDGET ORDINANCE INSURANCE FUNDS: Vehicle**.....TAB "H"
- H. **BUDGET ORDINANCE COASTAL INCENTIVE GRANT AWARD:**.....TAB "I"
Multi-Grant Fund
- I. **BUDGET ORDINANCE COASTAL INCENTIVE GRANT AWARD:**.....TAB "J"
General Fund
- J. **ORDINANCE AMENDMENT: City Council Salaries**.....TAB "K"
- K. **BRAND CAMPAIGN RESOLUTION**.....TAB "L"
- L. **EMPLOYMENT INCENTIVE PROGRAM: Grant Administrator**.....TAB "M"
- M. **CAMDEN CHILDREN'S ALLIANCE & RESOURCES, INC.: M.O.A**.....TAB "N"
- N. **BUDGET ORDINANCE: Year End**.....TAB "O"
- O. **SENIOR MEALS CONTRACT**.....TAB "P"
- P. **LANDSCAPE CONTRACT**.....TAB "Q"
- Q. **ADVERTISING NEW ALCOHOL LICENSE:**.....TAB "R"
Patco Energy Express LLC (Cisco)
- R. **HOMESTEAD EXEMPTION FORM: Discussion**.....TAB "S"
- S. **GOLF CART USAGE IN WATER DEPARTMENT: Discussion**.....TAB "T"
- T. **ST. MARYS COMMERCIAL PROPERTY ASSESSMENTS: Councilmember Trader**
(ADDED)

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

- A. **LIBRARY BOARD TERM EXPIRATIONS ANNOUNCEMENT: Two Seats**
- B. **PROPERTY COMMITTEE REPORT**.....TAB "U"
 - 1. **LAND'S END SUBDIVISION: Street Light**
 - 2. **DDA BOUNDARIES MAP**
 - 3. **CITY OF KINGSLAND REQUEST: Right-of-Way and Ingress/egress onto Winding Road**
 - 4. **CATHOLIC CHURCH & METHODIST CHURCH REQUEST: Street Lights**
 - 5. **SALT WATER FISHERMAN SIGN: Wheeler Street and Boat Ramp**

6. **REZONING:** Temothy MacDonell requests rezoning of 22 acres located at Colerain Road and Spur 40, Tax Map 134A 001, from R-3 to PD.
(POSTPONED FROM 5/12/08)

C. **PUBLIC SAFETY-POLICE COMMITTEE REPORT**.....TAB “V”

1. ALCOHOL ORDINANCE
2. TAXI ORDINANCE

D. **WATER AND SEWER COMMITTEE REPORT**.....TAB “W”

1. BRANT CREEK: DEVELOPER’S AGREEMENT

E. **BOARD OF ETHICS COMMITTEE REPORT**.....TAB “X”

X. **REPORT OF MAYOR:**

XI **REPORT OF CITY MANAGER:**

XII. **GRANTING AUDIENCE TO THE PUBLIC**

XIII. **EXECUTIVE SESSION:** *Real Estate & Personnel*

XIV. **ADJOURNMENT:**

Minutes

CITY OF ST. MARYS, GEORGIA

PUBLIC HEARING
"FY 09 BUDGET"

May 12, 2008
5:30 p.m.

MINUTES

The Mayor and City Council for the City of St. Marys, Georgia met in a Public Hearing on Monday, May 12, 2008 in the Council Chamber at City Hall.

PRESENT WERE:

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

CITY OFFICIALS PRESENT:

William Shanahan, City Manager
Max Tinsley, Asst. City Manager
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Jennifer Brown, Finance Director
Marsha Hershberger, Asst. Finance Director
Janet Brinko, Tourism Director
Donna Folsom, Human Resources Director
Shavon Gibbs, Court Administrator
Nicole Goebel, IT Assistant
Richard Riggles, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the Budget Hearing for FY09 to order at 5:30 p.m.

Royal Weaver, resident spoke about the needs and wants in the budget. Council makes cuts before it is presented to the public. The budget bottom line will never go down because prices continually increase. It is best to have more businesses than residences to help keep the millage rate and taxes down. Mr. Weaver is willing to pay extra taxes if the police department needs something. He strongly disagreed with council's proposed pay raise and if the rules hold, the raise will not come into play until 2010. New council members have not shown whether the citizens are getting their money's worth yet and the next election will tell if the incumbents deserve a pay raise. This savings alone is \$42,000, which could be used to hire one or two

employees. Both tourism and economic development have done everything in their power to bring in people and businesses. Mr. Weaver stated that he is willing to pay for a person that is needed to market the city and a person for public affairs. Many good things happen in the city that never gets documented. The City Manager tries to do this job, but it is not his job to be the public affairs person for the city. Marketing St. Marys will lower taxes, make us look better and bring more people and businesses in when there is a positive look. Council signed on for their current salaries. If the people decide council needs an increase, they will be the first to let you know. Mr. Weaver knew firsthand how much work council does because he has helped his wife and other council members from time to time. He believes money could be spent a little better because we need to get more money into the city, not necessarily charging the people.

Joyce Flenniken, resident spoke in regards to the budget in the newspaper stating that tourism, solid waste and the aquatic center are self supported. There is \$219,000 for IT, which has been a work in progress for the past couple years. However, when the website was visited the latest agenda was not posted and the last council minutes were from March. This is an area that needs to be expanded because we are an information society. Ms. Flenniken also addressed council's raise by stating that according to the newspaper, council spends 15-20 hours per month doing a job for a population of 17,000. If no tax increase is needed for the raise, where is the money? It is not a line item in the budget. Does every line item in the budget have a built in contingency fund, in case something comes up so you could create a budget ordinance? The website lists 16 boards and authorities with volunteer members totaling approximately 191 people. Only three list City Council Members. Who is doing the work the citizens, the staff or the council? More funds should be allotted to the things that she cannot afford to get for herself, such as, water/sewer, infrastructure, police and fire. These people put in 40 hours a week, not a month. This is where the money should be spent.

Mayor Eskridge stated that the pay raise has been taken out of the budget. The pay raise could be voted on this year but any salary increase for the incumbents will not become effective until 2010 and for the new council in 2012. The total budget has been decreased by \$112,460 within the last few days so there would not be millage increase.

Councilmember DeLoughy stated that in order to address the millage, property taxes needed to be lowered \$150,000. With the Cost of Living Adjustment (COLA), the fund equity has been adjusted by \$150,000, which is a wash. The total expenditures for the year are budgeted for less because the capital equipment is less. He further stated that the 15-20 hours a month is for meetings. When the work is added the time is doubled or tripled. Council is not here for the money. It cannot be helped if people think council is over paid. For the past two years, Council did not vote for a salary increase for themselves because employee's salaries needed to be addressed.

Councilmember Trader stated that there was also a significant reduction in insurance costs.

Doug Vaught, resident reiterated what Councilmember DeLoughy said about the hours of work involved with being on Council because he is a former member. Mr. Vaught stated that there were many people at the meeting to support Janet Brinko. Ms. Brinko has two years left before

becoming eligible to retire and she should not be reduced down as a welcome center manager. She should stay on as a department head.

Mayor Eskridge commented that this issue is not on the agenda. The City Manager questioned who said she would be reduced? Someone in the audience said the newspaper quoted him.

Mr. Vaught responded that it has been reported, the fix is in. You have already decided that Alyce Thornhill will take the position, someone would move up in Downtown Development Authority (DDA) and Janet would be reduced to a manager. All of us here are against this happening.

Mayor Eskridge stated that Mr. Shanahan sent a concept to council of what he thought might work. It was just a concept, nothing more, nothing less. It has gone through the city and everyone is talking about it. It was strictly a concept.

Mr. Vaught responded that he believed the Mayor. It was through the city, everybody is talking about it and some of it was attributed to the Mayor. When the Mayor speaks people listen.

Roger Rillo, resident questioned why there is an Economic Development Authority, Downtown Development Authority and Industrial Development Authority. All three claimed to have brought one business to the property by the airport and now they have left. There seems to be a lot of money being spent on EDA. This year's budget is over \$136,000. There is also property given to the DDA to sell. Where are all the businesses the DDA has brought in to the downtown area? The businesses that recently located downtown were already there. Silver Star Steakhouse is in a building that was there for years. A lot of money was spent refurbishing the EDA building. One councilmember ran their election on cutting back spending. Personnel keeps growing, and now a marketing position will be added, which should be a function of the EDA, DDA or IDA, not tourism. Mr. Rillo commented that he is not sure who is supposed to do what any more. There is already a city manager and an assistant city manager. The city clerk needed an assistant because of the workload. How many more people do we need? The government is growing and growing but where is the money going? Council knew what the salary was before running for office. Over the past three years, if you were a regular attendee of the council meetings, you would know how much was going on. The citizens should not have to compensate your time, when it was more then you expected. A 100% pay raise is not justifiable with the way the economy is now. Also for a new councilmember to bring the issue up was the wrong approach. He agrees that council does a lot of work and that is why you volunteered, for the love of the city.

Councilmember Trader stated that for a new council member to bring the issue up was not in appropriate. It has been brought up in the finance committee for a number of years. Facts somewhat speak for themselves. Granted we knew what we were getting into. We are here because we want to be here. Council has gone out of their way to give city employees what they have received for many years. Their increases average 7% per year with COLA and evaluation increase. Staff recommended that Council look at their salary and put together an analysis on compensation. It is not council's intent to gouge the people of St. Marys but we are looking to see some level of increase. All our expenses have increased.

Councilmember Johnson commented that the percentage of the increase looked very bad and might have been more acceptable if it were lower. He proposed a smaller dollar amount because of the increases in expenses. A feasible amount might be \$100 - \$200 and worth considering. It will need to go up somewhat because it has been many years since the council's compensation was increased. Mr. Johnson agreed with Mr. Rillo that a 100% increase does not look good when you double the salary. Particularly, if the increase is a percentage not an actual dollar amount.

Councilmember Bird commented that it was his understanding council has not had an increase in 11 years. Council cannot give a pay raise to themselves but sets a stage for another election cycle. He also recognized the fact that our country is in a recession and St. Marys' economy is in a decline. The building permit numbers are down in the past two years. All the revenue streams are challenged. The increase for council salaries would not be coming until the next election cycle. Mr. Weaver stated earlier that the citizens would want to increase the salary in the future. Councilmember Bird urged the citizens to consider the increase in the future, 10, 15 to 20 years from now. It is not about us, but a position. It is about city that is growing and has grown from 7,000 -12,000 to 17,000 in population. During that growth the responsibilities have expanded considerably. We did not take this job for the money. Most of us were on committees working for the city and received no compensation.

Mayor Eskridge stated that many hours were spent putting the budget together, reviewing each line item and making cuts. The only thing left is to let good people go, which we do not want to do. Every position is staffed and there will not be any high paid salary positions added. Mayor Eskridge commended Council for doing an excellent job on the budget by attending all the workshops, public hearings and not increasing the millage rate.

Councilmember Hase commented that the best news is that the budget has been reduced approximately \$2,000,000 from last year.

Councilmember Trader commented that everyone worked really hard to focus on what is important. A good solid foundation has been built for the city. Even though we thought it would have been bigger over a year and a half ago. The right people are in the right places, in the right structure that will take the city forward.

Walt Natzic, resident commented that much progress has occurred over the years in the community. The leadership gets credit for the progress and successes everyone has enjoyed over the years. When he first arrived in St. Mary, the communities of Kingsland, Woodbine and the County hardly spoke with one another. Now, there is much interaction. Mr. Natzic further commented on the pay issue as being very critical. He is also in favor of an increase that is in parity to what others receive throughout the state. Council only gets a token of what should be paid, which is hardly enough to pay gas. Council has his vote of confidence and they deserve a raise.

Mayor Eskridge stated that other cities were reviewed before the figure was entertained.

ADJOURNMENT

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No further comments were made. Therefore, Mayor Eskridge declared the Budget Hearing adjourned at 5:59 p.m.

Respectfully submitted,

Darlene M. Roellig, City Clerk

DRAFT

