

20080419 Work Session minutes

City Officials present at the work session were Mayor Jason Buelterman, Wanda Doyle, Eddie Crone, Dick Smith, Barry Brown, Charlie Brewer and Paul Wolff. Also attending was City Manager Diane Schleicher, CFO Bonnie Kline, Economic Development Director Brannyn Allen, DPW Supt. Joe Wilson and City Clerk Vivian Woods.

Mayor Buelterman introduced Henry Levy who gave a presentation to council on making Hwy 80 a toll road to Tybee.

Joe Wilson said he had EMC do a road rating. He gave a copy of the rating schedule to council for their review. He said the red list reflects the roads needing replacement in 0-5 years. He explained the cost listed is only for the asphalt. He said some of the roads will need to be milled. He said he received a price quote of \$70 a ton, which he feels is an excellent price. He said the estimated cost for asphalt for the roads on the red list is \$457,463. Mr. Wilson said the cost reflects just paving and doesn't include milling or profiling because not all roads will need it. Mr. Wilson estimated milling and profiling could increase the cost 15% to 20%.

Mayor Buelterman asked how much money was in this year's budget for roads. Ms. Schleicher answered \$200,000.

Mr. Wilson gave council a CIP plan for six, seven and eleven years on projects that will include drainage, paving and crossovers. He said he based it on around \$200,000 yearly.

Mr. Wilson said the problem with the LARK program is they only give us money to pave 2,000 feet a year and we have 36.5 miles of paved surface on Tybee. He said to address it on a 30 yr. plan we need to be paving 1.5 miles a year.

Mr. Wilson presented a 6 year master plan to council and explained the projects he has prioritized for 2008. He listed those projects as 14th Street paving at \$36,400; Drainage work on 14th Street at \$175,700; Rebuilding the 6th Street Crossover at \$17,000 and the Marine Science Center Crossover at \$15,500. The total projected cost for 2008 is \$244,600. Mr. Wilson said he could use SPLOST funds for some of this work.

Mr. Wolff asked if anyone had checked into 3-19 Grants because there is money available particularly for drainage. Ms. Allen said she would help Ms. Schleicher get the information on the 31-9 grants.

Mr. Wilson said the prices listed on the master plan are construction costs at today's prices. He said crossovers are costing \$128 a foot and Asphalt is costing \$70 a ton. He said the cost will go up.

Mr. Wilson said the DPW master plan was generated using a budget number of around \$250,000 annually. He said if \$200,000 is put into the budget with supplemental money from SPLOST or Grants, the master plan can be used to address the infrastructure needs of the island.

Mr. Wilson said he had gone over the drainage concerns starting with Hwy 80 and working his way back towards the island. He said he had all of the drainage problems (outfalls) addressed up to 10th Street. He said from 11th Street down is where he needs to concentrate his efforts. He said 14th Street has a lot of issues with drainage because it holds a lot of water and is an old concrete pipe that has been compromised in a couple of places. He said we need to redo the catch basins. He said when we do a project like that we need to repave the whole road. He said this will address a significant amount of flooding issues on 14th Street.

Mayor Pro Tem Doyle said the Master Plan's that Mr. Wilson presented have been needed for a long time and they outline what needs to be done in the next 6, 7 and 11 years. She asked Mr. Wilson if he needed guidance from council on which plan to implement. Mr. Wilson said he broke everything down to a 6, 7 and 11 year plan in order to give council funding options. He said council controls funding and how much he can do depends on how much money they give him. Mr. Wolff asked if council gives Mr. Wilson more money up front, if the 11 year plan could be accomplished in 6 years. Mr. Wilson said that is theoretically correct except you can't see drainage and you might wonder where the money is going.

Mayor Buelterman asked if the Byers Street Crossover was already in the budget. Mr. Wilson said yes but this year he has to get the permitting stage taken care of and he would like to work on it in the fall. He said he has two short crossovers consisting of the Marine Science Center and 6th Street that he intends to complete this year and he could take some of the money left over to offset the cost of the Byers Street Crossover which was estimated at sixty thousand dollars. Ms. Schleicher said the budget for infrastructure, crossovers and drainage has three hundred and twenty thousand dollars in it. She said if they are able to get the permit there would be enough money to complete the Byers Street Crossover.

Mayor Pro Tem Doyle asked if it would take that long to get the permit. Ms. Schleicher said she thinks it will because of the need to coordinate with the homeowners association because they will be doing the road opening. Ms. Doyle said she was told by Burke Day that he can help us get that done. Mr. Wilson said yes he can help us get the permit for the crossovers. He said the problem comes from citizens in section II of the Racquet Club wanting to open up the roadway. He said the conveyance of all of his stormwater goes off of Bay and Byers so he has to address that first before they open the right of way. Mayor Buelterman asked if the crossovers were under a 7 year life cycle. Mr. Wilson said he based his estimate on a 15 year lifecycle. Mayor Buelterman said he is for the non wood synthetic, last forever decking. Mr. Brown said they have interlocking material now that doesn't require nails. Mr. Wilson said the recycled plastic materials are getting better every day. He said the cost per linear foot of treated lumber for material and labor is \$128. Mr. Wilson said he would be glad to look into other materials but the prices on the list are for treated wood. He said the cost for synthetic materials could be triple the amount but it would last forever. Mr. Wolff said they should come out better in the long run using recycled plastic because the primary cost is labor. Mr. Brewer said let's take a life cycle approach instead of cheap and quick. He requested to see the numbers along with the life cycle impact so that council can make an informed decision.

Mr. Brown asked Mr. Wilson if he found the area on 13th and 14th Streets held a lot of water because they were low. Mr. Wilson said on 10th and 11th Streets they have drainage and down the road on 12th, 13th, 9th and 11th Streets they have gravity flow drainage fields into the dunes. He said they have been there a number of years and their design is not as effective as he would like; they do work and they just have to be blown out every once in a while. He said the sand dunes from the beach renourishment have actually impeded the preexisting flow of stormwater that used to go off of the streets and onto the beach. He said that's why DNR permits people to pump their water over the dune and into the dunes.

Mr. Wolff asked if Mr. Wilson had gotten any further on inter-dune discharge that was previously talked about between 8th and 14th. Mr. Wilson said on Butler Avenue between 8th Street and on half way back towards 7th Street it drains back towards 7th Street. He said between 8th and 9th it drains towards 9th. He said the lowest invert elevation he has is on 7th Terrace. He said he has drain lines all the way down on 7th Street and it will drain. He said he cannot get drain lines down on 8th Street because they would be sticking about 18 inches out of the ground because it is so low. Mr. Wolff asked if it was possible to get DNR permission to dig out a retention area in the dunes. Mr. Wilson said the dunes are probably a distance of 15 feet from the lowest to the highest in that area. Mr. Wolff said he is talking about piping through the first interior dunes and creating a retention area between them. Mr. Wilson said the DNR will let you do that but you will have to use a directional bore and have some type of pumping system to pump it out. Mr. Wilson said the retention area would not last long because the sand shifts and it would fill up fast.

Mr. Brewer asked if there was inexpensive technology that could be utilized to alleviate the untreated runoff from roads into the marsh buffers as we do these drainage improvements. Mr. Wilson said he is working on a holistic approach to drainage on the island. He said the parking lots and hwy 80 is where you have the most traffic. He said the biggest pollutant you will find is what is called fines, which are very fine particles. He said one aspect of addressing the fines is sweeping. He said the 2nd thing is trying to install catch basin filtration systems which catch a lot of fines and trash at the top of the water shed. He said he is upsizing the outfalls so they have retention. He said he is trying to leave grass swells between Jones and Butler to slow the water flow down and allow it to percolate. He said he is working with UGA to start putting oyster beds at the end of the outfalls because they purify the water. He said an oyster will purify two gallons of water in an hour. He said this could be an ecotourism project because he needs help with it. He said they have located 13 sites at the end of the outfalls off of 80 and on the island. He said in cooperation with the oyster shell reclamation center at DPW they could get environmental groups, kayakers and 4-H kids that can bag the oysters and go out and set them at low tide at the outfalls. He said oysters will gravitate towards that location like seeds and they will get started on it but oysters don't like silt and that's why he is trying to keep the fines from coming out by sweeping, catch basin filtration and grass swells. Mr. Brewer asked if fines filtration systems had already been installed. Mr. Wilson said yes they are installed on the Strand. He said there was a misunderstanding with the contractor because he understood through Hussey, Gay, Bell and DeYoung that they were supposed to be installed on every catch basin. Mr. Brewer asked if Mr. Wilson would bring photos of projects for future presentations. Mr. Wilson said yes he would. Mr. Brewer asked if any

oyster banks had been installed. Mr. Wilson said they won't be installed until next year. He said he is working with UGA at the Skidaway Institute to set up a plan and they are going to try for Grant money next year to get started. He said that will give him time to get his outfalls upsized. He said you have to have water flow in order to install them. Mr. Wilson said Mr. Daniels from the Skidaway institute has installed some out on Horsepen Creek where a boathouse is located and you can see along the bank at low tide that the oysters have started to grow.

Mr. Wolff asked how the catch basins are working. Mr. Wilson said they are working and doing their job. He said he had them cleaned out again before the contractor left. He said he wants to see what happens in the next 6 months during our summer season. Mr. Wilson said fines are the worst problem because they are brought in on cars. Mr. Wolff said he recently heard asbestos from brake shoes was also a problem and this type of filter would filter that out. Mr. Wilson said the mercury, anti freeze and oils adhere to the fines and if you can catch the fines you are eliminating a lot of your heavy metals. He said he thinks it would probably catch the asbestos because there are a lot of new effective filtration systems out there. Mr. Crone said most of the brake shoes used now do not contain asbestos.

Mr. Brewer suggested Ms. Schleicher and Mr. Wilson take pictures of the catch basins and oyster beds and do a little PR to the community to let them know we have this kind of technology working for us. He said he would like to see our community talk about the things we are doing like: This is Joe working on this project and take credit for the good things we are doing for the community and the environment. Mr. Wilson said when they start doing the oyster beds they can have tourist that want to leave a footprint on our island participate in bagging and putting the oyster shells out. He said when they come back years later they can say, hey look what I did. Mr. Brewer said we talk about helping businesses and promoting our Island and there are a lot of ways to get creative. Mayor Buelterman asked Ms. Schleicher to have Michael do a press release on that. Mr. Crone said we could give the restaurants the bags to collect shells in. Ms. Schleicher said we should give Joe credit where credit is due. Everyone agreed. Mr. Wilson said he isn't looking for credit but just wants to take a holistic approach to stormwater because we have the best filtration system by having the Marsh out there.

Mayor Buelterman asked for a list to be generated titled task list. He said number one will be to have Michael do a press release. Ms. Schleicher said it will get done this week. Mayor Buelterman asked for the 2nd item on the list to be what council needs to do to get the 14th Street repaving and drainage going. Ms. Schleicher said basically if there are no objections to Joe's list then he can proceed because the money is already in the budget. Mayor Buelterman asked for an estimate of cost increase for the Crossovers on the list to be built out of synthetic material. Mr. Wilson said he would run the numbers up.

Mr. Smith said earlier this month he met with Ms. Allen and Courtney Power who did the Master Plan for us. He said they discussed a storm water utility and the funding that could be generated from a storm water utility. He said Ms. Power told him a feasibility study would cost \$4,800. He said a storm water utility could generate \$200,000 a year as it has in several small cities in Georgia. He said he would like to see them move forward with having her do the feasibility study for us. Mr. Wilson said we are

under Chatham County now because they are a phase I utility. He said they do a lot of our legal and administrative work for us. He said he does the MS4 every year along with filling out the reports and conduct inspections for them. He said he would feel comfortable being underneath Chatham County for now along with the other 6 cities that are in the county. Ms. Allen said it would stay that way. She said the creation of a Storm water utility has nothing to do with permitting. The separation of the stand alone utility is to leave the city accountable. Mayor Buelterman said he doesn't have a problem with looking into that as long as it doesn't delay them getting one of these plans knocked out. Mr. Smith said it's just a way to obtain the \$200,000 we are planning to spend on them. Mayor Buelterman said it wouldn't slow Joe down in going out to get bids on the projects. Ms. Allen said when the Tour De Georgia is over she will meet with the City Manager and walk her through the proposal. Ms. Schleicher agreed.

Mr. Brewer asked for a schedule with timelines to share with the community to show the city's commitment to get it done and also advise the community months in advance that their streets will have work done so they can prepare for it.

Strand Update

Mr. Wilson said they are addressing signage issues. Mayor Buelterman asked if it was because skate boarders are skating on it because they don't have anywhere else to go because it is illegal to skate on Tybee Island. Mr. Wilson said he was putting up a sign saying no bicycles on the sidewalk and people rode right past him. Mayor Buelterman said that's why communities build skate parks and it isn't because the kids want it but it's because they have problems with kids skating on nice stuff that gets ruined. Mayor Buelterman asked what the total cost was for the project. Ms. Schleicher said the contract was for \$1.3 million. She said we also lost the grant for the sidewalks. She said you add in the power company's contract for \$50,000. She said you were looking at a hardscape budget of \$1.4 million and you had \$1.7 million in the budget between SPLOST, Grant and the General Fund. She said they lost the grant and the change orders totaled \$126,000 including the \$72,000 for the sidewalks. She said the figures reflect that change orders totaled less than 10%. Mr. Wolff asked if Georgia Power was fixing the light posts and sidewalk surrounds. Ms. Schleicher said they have done as much as they are going to do with leveling the lampposts. She said every light works. Mr. Brown asked if they were going to fix the patchwork around the base of the light on the Southend as Mr. Lovett asked them to do. Ms. Schleicher said they may have to revisit that have them come and work on it. Mr. Brown said they were asked to cold joint the cold joint. Mr. Brown asked if Mr. Wilson's, DPW's and Water and Sewer's time had been figured in the hard cost of the project. Mr. Brown said all of the staff time including Ms. Schleicher should be calculated into that project's cost. Ms. Schleicher said she did include the direct labor cost on the compactor site. She said they can discuss all of the cost at the Infrastructure committee meeting.

Mr. Brown asked if scuppers were cut into the block wall by Tybrisa parking lot in order to allow the water from the parking lot on Tybrisa to drain over the top of the sidewalk into the catch basin at 16th

Street. Ms. Schleicher said yes. Mr. Brown asked why we spent \$4,000 or so to catch the gutters going from the other side. Ms. Schleicher said Hussey, Gay & Bell said that we should allow them because its only rain water and rain water sheets everywhere. She said the only water we should control is the water coming off of drains and is condensation like. She said when it rains it sheets and what is coming off of the parking lot is just rain water. Mr. Brown said he would like to ask Hussey, Gay & Bell about all of the gas and oil leaking off of that parking lot and what it will do when it runs across our brand new sidewalk. He said he understood the reason to be it kept the blank sheets of water from creating slippery spots on the sidewalks and now they are saying it's alright for the oil and grease from Tybrisa to go underneath those scuppers and across the sidewalk. Ms. Schleicher said she had that discussion with the engineer because Mr. Wilson had a problem with it but the engineer thought it should be allowed and we couldn't block it because it had always gone across there and was just rain water. Mr. Brown asked why we didn't put a catch basin in there to tie it to storm water drains underneath the sidewalk like we did for the other side. Ms. Schleicher said according to our engineer it is a different kind of water.

Mayor Pro Tem Doyle asked where we are with the trash compactor. She asked if certain people are being allowed to keep their roll-offs. Ms. Schleicher said Mr. Wilson can tell Council about the schedule on the compactors but they are going to be located behind the Sea Breeze in the city right of way and behind Chu's convenience store on Lovell. She said they will have an eight yard compactor behind Chu's and two eight yard compactors behind the Sea Breeze. Mr. Wilson said the compactors will probably be in place in about three weeks. Ms. Schleicher said enforcement concerning carts in the overlay district is handled by policy and procedures and it is hard to conduct enforcement unless you have ordinances in place. She said our current ordinance says you cannot have a cart on the curb at the Street more than 24 hours. She said there have been businesses in the past that have stored their carts on the Street because there was no alternative. She said we have now given them an alternative. She said if we had the compactors in place we would have enforced the policy equally. Mr. Brewer said lately because of his business he has been on the strand at 2:00am and it's a zoo. He said when the bars close people are in the Street yelling and getting sick and stupid. He requested Ms. Schleicher have police personnel on that Street to provide enforcement. Mr. Brewer said another problem he has observed is blowing trash in the morning. He requested Ms. Schleicher have someone from DPW go down on Tybrisa and the Strand in the morning and pick up the garbage that is left from the weekends and blowing around. Mr. Brewer asked about the hump in front of Doc's Bar. Ms. Schleicher said the hump in front of Doc's functions two ways with one being it's a speed hump and the other is it's a pedestrian crossing and it functions to slow cars down and let people know. She said it also improves the drainage on Tybrisa. Ms. Schleicher said the ultimate solution for blowing trash is not having the carts in the street. She said we do need to do more garbage pickup but up to 80% of the blowing trash will be addressed by not allowing carts in that district. She said you will have 1% of the businesses complain about having to take their garbage to the compactors but we have spent 1.7 million dollars and they need to change their way of doing business. Mr. Wolff asked about the ash trays. Ms. Schleicher said she ordered 15 ashtrays and they should come in next week.

Brannyn Allen said she and Mr. Hughes have drafted the language for the overlay district but the Tour de Georgia event took priority along with additional obligations. She plans to present the ordinance to Planning Commission in May. She said the area the overlay district will apply to will be what they are calling the South End District from 14th down to 17th and the Strand to Butler. It will change the zoning requirements for instance it would apply to trashcans on the sidewalk, storage of trashcans, the use of the compactors, landscaping requirements, allowing for outdoor dining and addressing signage in the district. She said it is a land use tool that acts as an economic development tool. Mr. Wolff asked if we are prorating the cost of the compactors to the businesses that are using them so that we are getting out of garbage billing. Ms. Allen said we are trying to model what the City has done on River Street which is just to charge the businesses what they would have paid for dumpsters or roll-offs.

Mr. Brewer asked for an assessment of implementing the Master Plan. He said he wants to hear that we are working on it day to day and the community will know that we are not waiting to one day throw a switch and implement the master plan. He said he would like for the message to go out that the Master Plan is not an on or off but an ongoing series of activities. Ms. Allen said they started implementing the Master Plan before it was even adopted. She said anything they can do to get the word out will be helpful but council needs to understand this will not be a weekly update. She said they will not be able to go down the short term work program on a weekly basis. She said even though it says short term it is 5 years. She said starting with the May 8th council meeting they will see a reference as to what zoning district a petition is in and what character area is it in according to the master plan. She said the analysis will be based on compatibility for zoning as well as compatibility of character area. She said the update she gives at the meeting in May will not only be a department report but will include progress on the plan. She said three of the first five issues on the short term work program have been completed. Mr. Brewer said the only way to change this Island is to put out a very strong statement about the things that are being done and are being done well. He said as long as the statement isn't made and there is a lack of communication to the community then the extremist kind of groups will stand up and make comments taking up a lot of time. He said this will be dealt with if we will just let the people know the good things that are being done in our community.

Ms. Doyle asked if it would be possible to do quarterly or semi-annual reports on the Master Plan. Ms. Allen said she would include reports on the Master Plan when she submitted her department quarterly reports to council. She said it's important to not tie the Master Plan in with just her department because it is city wide. Mr. Brown asked if Ms. Allen was working on a plan for the C-2 district. Ms. Allen said the better hometown coordinator would be working on economic development in what is identified in the master plan as the two business districts.

Ms. Doyle asked if the coordinator could work with DOT to address some type of crosswalks in the C-2 district where people are afraid to cross the street. Mr. Brown said increased Police presence is needed there to slow people down. Mr. Wolff said the DOT has maintained that one is not needed because of our traffic count but he believes DOT is not conducting the count during the summer season. Mayor Buelterman said when we do the \$150,000 project we could just get permission from DOT and come up with an additional \$15,000 to do one more and it will solve the problem. Mr. Brown requested the

patrol car be parked there on busy days to slow people down. Mayor Buelterman asked that items from the work session be placed on a City Council Work Shop Punch List for City Manager Diane Schleicher to address. Mayor Buelterman said his item on the list would be to look into adding crosswalks and a flashing light down there. Ms. Schleicher asked if City Council would like for her to send a letter to the DOT requesting a crosswalk on Hwy 80 in that busy area. Mayor and Council said yes. Ms. Doyle said McKenzie Street would probably be the best location for a crosswalk.

Mr. Brewer asked Ms. Allen about small businesses wanting to serve wine to visitors at their shops and what ordinance addresses the prohibition of it. Ms. Allen said it is not in our ordinance but it is a state law. She said they have to have an alcohol license where they are transacting business. She said that was the directive from the Department of Revenue. Ms. Allen said a representative of the Department of Revenue will come to a meeting in May and answer questions. Mr. Brewer said at the C-2 district on Hwy 80 people are always parking in the fire lanes and blocking the view of people trying to get out onto Hwy 80. He requested yellow striping be painted on these areas to alert visitors that no parking is allowed there. Ms. Allen said Mr. Wilson was already talking about striping those areas to allow visitors a clear line of vision for the driveways and defining where the no parking areas are. Mr. Brown said there is a trailer parked at Lullwater that has been hit by cars twice. Ms. Schleicher said they are hoping DOT will allow the city to put white or yellow striping on those areas. She said they are planning to come to city council with an ordinance prohibiting overnight parking of boats, trailers and trucks on Hwy 80. She said this will make it easier for Mr. Wilson and his crew to sweep the streets and clean out the storm drains early in the morning.

Mr. Smith asked when council was going to allow Ms. Allen to start looking for a better hometown coordinator. He said he would like to see this person in place about the same time as the presentation of the overlay district. Mr. Wolff said there is a lot of grant money out there for better hometowns. Ms. Schleicher explained it would have been nice to have that person in place to coordinate the tour de Georgia events. Ms. Allen said the sole purpose for the existence of a better hometown coordinator is to act as a liaison between the city and the businesses. She said it is a fantastic program that has paid for itself many times over in other communities. Mr. Brown asked if this would eliminate the Economic Development Committee. Ms. Allen said in order to be designated a better hometown it requires a better hometown board of directors. Mr. Smith requested the better hometown coordinator position be put on the next agenda for city business. Mr. Smith asked that the way-finding signs be implemented at the same time. Ms. Allen said an RFP is being put together for the way-finding signs.

Ms. Allen said she would like to have a draft of the entire re write of the Land Development Code submitted for council's review by the end of May. Mr. Brewer asked if Ms. Allen intended on additional streamlining of the system for petitions to council. Ms. Allen said there is a lot more to be streamlined. She said she has done what she can with the ordinances we have in place. She said it will take some amendments to the Land Development Code and the Planning Commission by laws to finalize some of the streamlining. Mr. Brewer said he would like to see something define what really needs to come through the ordinance process. Ms. Allen said that is one of the ordinance amendments that she has spoken about and it will be presented in May.

Ms. Schleicher asked at which meeting the hometown coordinator position should be placed on the agenda. Mayor Buelterman said the 2nd meeting in May under new business.

Ms. Allen said she is not ready to present the recommendations for facility fees. She said the numbers she and John Redmond worked on factored in the parks which are the most expensive community facility that they oversee. She said the numbers reflected we are at about a two hundred thousand dollar deficit annually. She said she would like direction about how to handle the facilities and maybe evaluate the fees. Mr. Brewer said recently one of the groups said they wanted to have the use of one of the facilities because they had done yard work and landscaping. Ms. Allen said in talking with Ms. Sessions at Hands on Savannah she said there is a dollar amount value placed on volunteer work and they use it for grants all of the time but they have never used it for facilities but she doesn't see why they couldn't. She said for instance if someone puts in sixty hours what does that equate to in real dollars and would that then be used to offset facility fees. Mr. Brewer said we need to recognize good contributions by volunteers. Mr. Wolff referred to a letter submitted by Tybee Beautification in which they said they logged 283 hours this year which is \$5,300 worth of service to the community. He said they are the ones picking up trash on the side of the road. He said we need to distinguish between local non profits and quantify what they are doing for the island in terms of hours spent on public projects. He said we need to work with some of the business oriented outfits like the marriage brokers or whatever to promote usage of city facilities like the guard house or cafeteria for wedding venues. Mayor Buelterman said this sounds like a job for the better hometown coordinator. Mr. Brewer said we need to define an actual usage fee using the maintenance, utility bills and monthly insurance fees to determine a figure for rental or trade off of services. Mr. Wolff said residents need a better rate because their property taxes are helping to pay for the facilities. Mr. Brown said if non profits request to use the buildings we should let them. Mr. Wolff said can we ask that any non profit interested in using the guard house submit a formal request to the city and include hours of volunteer work completed. Mr. Crone said they won't be able to use it if it is already booked. Mr. Wolff said most meetings are conducted on weekday afternoons. Mr. Wolff asked if we are charging the Arts Association for use of the teen center building. Ms. Schleicher answered no and said the Association has never paid to use the other room. Mr. Wolff said there you go everyone else will raise cane if we charge them for facility use. Ms. Schleicher said the only buildings being charged for use are the guard house and the gym. She said the Historical Society pays the fee for using the guard house for their meetings.

Ms. Kline said she was asked to look at the Water and Garbage funds and see what it would take to make them self sufficient. She said she has identified two areas where both funds have borrowed money from the general fund. She said she is putting together an RFP for garbage services to hopefully get a few people to bid on it. She said there are some issues where waste management is charging us versus the number of carts we can verify. She said the fund borrowed three hundred thousand dollars from the general fund for the water dept. She said if they assessed all three thousand water accounts a one hundred dollar charge it would wipe out that entire amount. Mr. Wolff asked if the deficit isn't currently two hundred thousand dollars based on the current rates. Ms. Kline said yes. He said what we may be looking at is incorporating a two or three year plan that will incorporate the loan and the deficit

on an annual basis so that we are solvent from now on and do the COLA that will hopefully keep up. Ms. Schleicher explained that the purpose of Ms. Kline's proposal was to show with the gap that we are basically talking about five dollars a customer. She said when we go to tiered rates and get some money in a capital account it will not be the big monster everyone is afraid of. She asked council to consider possibly going ahead and putting a surcharge per meter while we are waiting for the rate study. She said our water bonds have a requirement that we put away some capital money and we are not in compliance with our bonds. She said if we are on a by-monthly billing it will be \$9.76 a customer and when we go to monthly billing it will be \$4.88. Mr. Smith said we are going to have to add to our treatment plant and the only way to accomplish that is through bonds and if we are not in compliance with this bond, won't that bonding authority look at us strange. Mr. Wolff said there is a mandate this year to implement conservation rate structures statewide so we can't just do a flat increase, we have to incorporate this into the tiered rate study that we are doing. Ms. Schleicher said we are going to do both. Mr. Brewer said he is concerned about everyone paying the same per meter charge without it being based on water consumption. He said you have the little retired lady living by herself that uses fifty gallons a month and a large business is using three thousand. He said it should be based on a proportional scale. Mr. Smith said this is an ongoing problem that we have had for years and we do not know who used what of the three hundred thousand dollars so a per meter charge is the fairest way and the easiest way. Mr. Brewer said we should wait until we get the tiered structure and use this three hundred thousand as a rate rider that will ride on it for a period of time to recover that money and everyone will pay their fair share at the appropriate scale. Ms. Schleicher said even though the rate study is due in June you may not get it on the books until July. Mayor Buelterman said since this is time sensitive we could have it on both meetings and it would be approved within a month.

Ms. Kline said she used the number of carts instead of the number of customers because there is a variance in numbers. Mayor Buelterman said the city subsidizes the sanitary fund for one hundred and fifty thousand dollars. Ms. Kline said she is working on an RFP for recycling, dry trash, etc. and she will ask people to bid on the services separately. Mr. Wolff said he feels this is something they can address now because he thinks the bids will not be that far off of what we pay now. Mr. Brown asked if this will get rid of the wal-mart garbage cans that are sitting by the curbs. Ms. Schleicher said there should be no wal-mart garbage cans sitting beside the curbs. Ms. Schleicher said the City Marshal should be enforcing this and she will put it on the list. Mr. Wolff said this is an enterprise fund and there should be no subsidies for anyone because this fund is supposed to be self sufficient. He said self sufficient is where we need to go with it. Mayor Buelterman said this could be an incentive for businesses to utilize the compactors. Mr. Wolff asked if we are going to charge the businesses enough to pay for the compactors. He said we want to be fair to the businesses but the businesses need to pay their full weight of what we are paying for the compactors. Ms. Schleicher said she believes it will work that way because we will own the compactor and the businesses will pay for the haul charge.

Mr. Brewer asked how much we subsidize the recycling program on Tybee. Mr. Smith said we subsidize it by forty thousand dollars. He said the citizens pay seventy five thousand dollars. Mr. Brewer requested clarity on just what the recycling program cost the city. He said he wants assurance that if we are paying

them to pick up recycling it is actually making it to the recycling center and not being hauled to the dump. Mr. Wolff said he talked with the people that run the county solid waste program and they are considering doing recycling for the Islands. He said he asked if they would be willing to let Tybee piggy back on their program and they said yes. Ms. Schleicher said she was told by waste management that because they have a regular truck picking up recyclables the public perception is that they are not being recycled. She said she was told the recyclables do go to a recycling center to be sorted. Mr. Brown said he saw them take a recycling container and dump it in the back of the regular garbage truck with the regular garbage container. Mr. Wolff asked if Ms. Kline is looking into how much it will cost to do our own recycling as part of the bid process. Ms. Kline said yes. Ms. Doyle said all of this is in the process and let's give Ms. Kline a chance to get this done. Ms. Schleicher asked if the rate change should be on the agenda for the 2nd meeting in May. Mayor Buelterman said yes and council agreed to select the middle option increase of \$3.96 monthly and retire the amount by 6/30/09.

Mr. Hemphill said he was asked to come up with a plan to bridge the gap between where we were at the end of fiscal year 2007 and going into 2008 at the campground. He said he understands there was a three hundred and thirty thousand dollar shortfall and we need to come up with a capital plan or revenue plan for how we can bridge that gap. He gave council a plan for a three phase process. He said the first and least expensive is to add sewer to existing sites that have electric and water. He said they would pay for themselves the first year. He said they could possibly add cabins at the campground which previously had been good revenue providers. He recommended putting the cabins around the swimming pool to eliminate the party atmosphere. He said the dimensions of the cabins he looked at were 12 feet wide by 30 feet deep and they sleep about four people. He said the third item is the campground expansion and he has worked with the engineer to bring the cost down since their earlier bid came back as eighty thousand dollars over the budgeted amount.

Mayor Buelterman asked about zoning at the campground. Ms. Schleicher said the re-zoning of the campground will be part of Ms. Allen's work on the Land Development Code. Mr. Brewer asked if the payback included the cost of outfitting the cabins. Mr. Hemphill said no the cost to put refrigerators and furnishings would be additional. He said campers would be required to bring their own food preparation and linen items. Mr. Brown asked if they sell those items at the camp store. Mr. Hemphill said yes.

Mr. Smith asked about use of laundry facilities. Mr. Hemphill said we currently have one Laundromat and a portion of the new bathhouse will be an additional laundry facility. He said they presently have four washers and four dryers and during the summer it is a long wait and they definitely need more. Mr. Smith said in talking with the campers over last weekend the only complaint they had was the ladies bathroom not having stalls. Mr. Hemphill said about fifty percent of the people love the bathroom because they can go in and lock the door and use the toilet, sink and shower in one room but when you consider there are one hundred and sixteen sites their wait can be too long. Mr. Brown asked if Mr. Hemphill had considered a modular bathroom. Mr. Hemphill said the modular bathrooms require a lot of maintenance compared to a concrete block permanent structure.

Mayor Buelterman asked for Mr. Hemphill to prioritize the items on the list. Mr. Hemphill said the first item to add sewer to existing sites would yield the quickest payback but the second item would probably make more money but he is concerned about the turnaround coming into the season. Mr. Wolff asked if Mr. Hemphill was planning on doing these during the fall season. Mr. Hemphill said they can do it either way. Mr. Wolff said we have a new budget coming up in July. Mr. Wolff asked if Mr. Hemphill could accomplish the first two listed items without stretching it too much. Mr. Hemphill said yes. Mayor Buelterman said doing the first item is a no brainer. Mr. Hemphill said since this budget has enough to get the sewer hook ups done we could focus on that item and plan on the others later during budget planning.

Mr. Wolff asked about the campgrounds cash flow this year. Mr. Hemphill said they were up five thousand dollars in March compared to last year. He said overall he would guess they are right where they were last year at this time which is around one hundred and fifty thousand dollars through March.

Mr. Brown requested a hard number on putting in the sewer lines to the existing campsites. Mayor Buelterman asked why we would go ahead with items one and two and not consider number three. Ms. Schleicher said Mr. Hemphill could go ahead with items one and two and not need additional staff because the improvements would be to existing sites. She said they don't know if the expansion area was part of a dump and what will be required to put sewer in; so they can do items one and two fairly quickly to go ahead and close some of the revenue gap with the two hundred thousand that is already in the budget. She said if the cost changes dramatically they will come back to council.

Mr. Smith asked Ms. Kline to find out how much in debt we are for the campground.

Ms. Schleicher asked for guidance from council on the new budget. Mayor Pro Tem Doyle said she would like everyone on council to prioritize items for this next budget and she wants to have a budget workshop to be able to have a discussion between council members and staff. Mr. Crone said his priority is infrastructure and putting two hundred thousand in there is not going to get our infrastructure back where it needs to be.

Mr. Brewer asked who drives the budget to accomplish all the things that council approves. Ms. Schleicher said when council approved the budget initially there was a bit of a freeze that delayed the expansion of the campground. She said that ended up being a good thing and she feels there is always a reason for the way things happen. She said now we are in the busy season and that is the reason for the delay. She said the reason Mr. Wilson didn't move forward with his budgeted projects is that he was finishing up the road study. She said since the bid for Ft. Screven came in under budget he knows there is additional money from SPLOST that can be used for drainage. Mayor Buelterman asked what amount should be set aside in contingency for a project. Ms. Schleicher said she thinks fifteen percent is the lowest that should be set aside and some as high as twenty five percent depending on the project. She said the accounting rule is you can't do greater than twenty five percent on change orders for a government contract.

Mayor Buelterman asked council for their opinion about having a retreat to set goals and priorities somewhere off island. He said we may even consider a facilitator. Mr. Crone said he had attended three meetings with facilitators and they hadn't facilitated anything. Ms. Doyle said it depends on who you get to facilitate. Ms. Woods said she will compile the information on locations and facilitators for council's review.

Ms. Schleicher gave council the Memorial Park Plan and report for discussion. Mayor Buelterman said we should move forward with this in some way, shape or form. Mr. Brown asked what is wrong with the way Memorial Park is now. Mayor Buelterman said let me start with the area where the turnaround is adjacent to the playground; it is not safe. He said drainage is a problem and the rain garden idea is wonderful. He said landscaping is not good and the trail is very small and there are no sidewalks. Mr. Brewer said we have a great project by a group of volunteers. He said the former council asked the group to put in concepts that were not going to be approved by the incoming council based on their pre-stated positions during campaigning. He said Memorial Park needs improvements and he wants to get it out of the political arena and make decent decisions on what's best for the future considering the cost of the park. He said we don't have the budget for it. He said he would like to hear from the Veteran's Memorial Committee now that the dog park is gone. He said they need a park plan that doesn't have the skate park and dog park in it. He said his understanding is that most of council feel Memorial Park should be centered around the memorial and that's why they removed the dog park.

Ms. Doyle asked about the rain garden cost and maintenance. Mr. Wolff said the rain garden would solve the drainage problem in that low area. He said the gardens were positioned to buffer the memorial area. Ms. Doyle asked if there was consideration given to putting slanted parking off of Jones. Mr. Wolff said he thinks they decided to put parallel parking on Jones to buffer the bike trail and slow down traffic on Jones. He said Gary Sanders said parallel parking actually serves as a traffic calming device. He said they planned on a ten or fifteen foot walking and bike trail on the inside of the tree line off of Jones. He said he doesn't know what to do about the sidewalk at the Fire Department because of Chief Sasser's concerns. Mr. Smith said the Fire Department on Wilmington Island has a trail and sidewalk in front of their driveway and he has never heard of there being an accident or mishap there. Mr. Wolff said he agrees and the proposed location is the logical place to put it. He said when there is a Fire Truck coming out of there the kids are going to see it.

Mr. Smith said when groups use the pavilion for an oyster roast they cannot bring their trucks in to unload them. He said his other concern is the lack of a fence by the playground to keep children from running towards Butler Ave. Ms. Doyle said the fence was a part of the original plan but because of money they did not put it up and she agrees with Mr. Smith. Mr. Smith said he would like to see Jaycee Park fenced for the same reason including keeping animals out. Mr. Wolff said there is a swinging gate located at the end of the turnaround for loading and unloading only which would give access to the pavilion.

Mayor Buelterman said if you compare Jaycee Park with Memorial Park you can see that Jaycee Park has a master plan and it's beautiful and Memorial Park has been Hodge-podged for years. Mr. Brown said

the group did a fine job on the plan it's just very expensive and he doesn't like the helicopter pad location. Mr. Wolff said that is where Chief Sasser wanted the pad. Mr. Brewer said you wouldn't want emergency vehicles on the grass because they are very heavy and you couldn't push a stretcher through the grass. Ms. Schleicher said she talked with the Fire Chief and he said his SOP for an incoming emergency helicopter is they send a fireman or lifeguard to clear the area and guide the helicopter in. She said she offered to move the palm trees and she was told the helicopters don't want to be that close to the power lines.

Mr. Brewer said he has seen a lot of parks with an amphitheater with outdoor circular seating to enable groups to come in and have lectures. He said the movies in the park could be incorporated into an amphitheater to give adults and children something to do. He said at some point council needs to look at a list of all the attributes in the park and put a cost and prioritize them. He said he feels they have several additional steps to go through. Mayor Buelterman said he feels the veterans' memorial at the Jones Street location is a more tranquil setting but they need to ask the veterans group if they prefer the other location on Butler. Mr. Crone said the veterans' memorial is a non issue because the group wants it back on Jones. Mr. Wolff said the veterans' memorial was given priority and they are moving ahead with that project so he wants the first priority for the city to be addressing the drainage and parking area. He said he thinks those will have to be done together in order to open up that space. Ms. Doyle asked if that included the rain gardens. Mr. Wolff said yes the rain gardens are part of the drainage. Mr. Brown said he thinks parallel parking on Jones is a bad idea. Mr. Wolff said Chief Price liked the parallel parking. He said the savannah tree foundation said they would do another tree planting project here once this plan is approved.

Mayor Buelterman asked if they could agree in principle with the plan. He said it would have to come back to them for the money for the individual projects which they can vote on. Mr. Wolff said he thinks there is an opportunity for a grant for the rain garden. Mayor Buelterman asked if the parking spaces would be metered. Mr. Wolff said there will be a play and display on Jones.

Mr. Brewer asked if there was a plan for improving the restrooms in memorial park. He said improving the restrooms is another fundamental thing that has to be done. Mayor Buelterman said we do have a half million dollars coming in SPLOST and we can increase it to improve the restrooms. Ms. Schleicher said Mr. Wilson is sending out RFPs to re-stucco and re-tile the bathrooms in the parks along with the beachside ones to upgrade the bathrooms. She said that will include partitions in the ladies bathroom at Jaycee Park. Mr. Crone said we have to use what we have because if we tear them down FEMA might not let us build them back.

Mr. Smith said he would like for council to look at a conceptual approval of this plan without the amenities that have been removed by council from the budget or park. He said let's get ideas of cost for the drainage. Mr. Brown asked if they considered sub surface drains during this planning stage. Mr. Wolff said they did not look at that and the DCA thought they could address all the drainage issues with rain gardens and suggested we put a cistern in the middle of the park to use to irrigate the landscape. Mayor Buelterman asked Ms. Bentley about the drainage. Ms. Bentley said the committee recognized

they were not drainage experts and they recommended Tara Merrill be consulted because of her expertise with green growth guidelines. Mayor Buelterman said when we approve the plan conceptually we can ask the city engineer to look into the drainage in the park. Mayor Buelterman said to put this on the agenda for the 2nd meeting in May under new business and list it as conceptual approval.

Mr. Brown asked Ms. Bentley what they recommended to pave the sidewalk. Ms. Bentley said they considered pervious material but decided they would recommend whatever is appropriate to make them ADA compliant. Mr. Brown said grass block would work and they are ADA compliant.

Mayor Buelterman said Diane and him met with Pete Liakakis and Russ Abolt just to let them know we are interested in looking into the possibility of taking over the pier with the understanding that former Mayor Walter Parker had tried to take over the pier before but couldn't sell the City Council on the idea. He said we left the meeting with the agreement that Diane and Russ are going to figure out if the revenue we can generate by creating a tax allocation district would be sufficient to pay for maintenance and up keep. Ms. Schleicher said she has had a follow up meeting with Russ Abolt and there are some negative things with one being she doesn't see the county doing any maintenance to it before we get it. She said they seem to think they need to replace a few roof shingles and it's a go. She said they never put money into a maintenance fund so basically they have been band-aiding it. She said they do not insure the pier and they expect the only thing to be left from a storm would be the concrete abutments. She said they had it engineered to hold a second story when it was built. She said the vendor's contract is running out this fall and he is complaining about needing money to do this and that because it is falling apart. Mayor Buelterman said the vendor is saying there are more people using the restrooms because Tybee tore down theirs. Ms. Schleicher said she is concerned because it was expressed at both meetings that they associate turning over the pier as being tied to us taking on CAT. Mayor Buelterman said he believes there is a way to do it by figuring out the extra revenue that could be brought in by creating a district using Tax Incremental Finance or Tax Allocation District in that area. He said we need to find out how much we would need to pay in a premium to replace the pier if it were knocked out by a storm. He said once you create that district instead of fifty percent of our tax money going to the county the tax money from that district would come to us. Ms. Schleicher said that would have to be voted on in a referendum by Tybee voters and they would need to understand this is tax money they pay anyway the only difference is they are coming to Tybee. Mr. Smith said the tax district should just include the overlay district. Ms. Schleicher said the pier is included in the overlay district. Ms. Schleicher said you would take a revenue bond in anticipation of the TIF and go ahead and replace the roof; you anticipate the increments to pay on the bonds. Mr. Brewer asked for someone from Carl Vinson that is an expert on TIF and TAD to come to council and give them information. He said we have to be very careful not to put ourselves in a bad situation but it is a common funding technique. Mayor Buelterman said they might be willing to do the analysis for free. Mr. Wolff said Ms. Allen is knowledgeable about this tax districts. He said Pam Jerdin is really good on tax districts; he has done them in Fitzgerald. Mayor Buelterman said the tough sell is the county but he thinks it can be done by saying we will take over the pier and you won't have to pay to replace it. Ms. Schleicher said Ms. Allen did this type of advising in her previous position. Mr. Smith said you can get a tremendous amount of revenue from not only a

convention center but also a restaurant in connection with the convention center. Mayor Buelterman asked Ms. Allen to do a presentation on TIF and TAD and ask an expert from Atlanta to do an analysis of what we can expect in the way of revenues. He asked Ms. Schleicher to determine the insurance cost.

Mr. Brewer said there have been issues about people submitting their resumes after deadlines and we need to address that. He said we need to clean up the posting process first. Mayor Buelterman said now there is like a fight between people wanting to be on committees. Mr. Wolff said the Planning Commission is distinct from every other committee on the Island because they report most directly to us and he agrees they should be appointed by council but as far as other committees they have skill sets that he may or may not have. He said the Beach Task force, The Audit Committee, The Arts Commission, Economic Development Committee and the Ethics obviously needs to remain independent. He said he thinks those committees should ask for people to apply. He said they need to vet those and send them to council for approval. He said he thinks that is fair to the committee people who have taken the time to learn these things and they know what works together and what doesn't. Ms. Woods asked council to formalize the process and require the committee chairman's to present recommendations to council for new members and have council appoint them so that committee appointments become a part of the record. Mr. Brewer said we seem to be getting a lot of politics in the committees. He said in reviewing the audit committee minutes he was concerned with them developing policy and the membership being heavily associated with one of the groups. He said they have more access to staff than he does. He said they can audit a department and say tell me how you do that and why. He said council doesn't do that. He said his impression from reading the minutes was there were a lot of policy issue discussions. He asked if the committee went into departments and talked with department heads. Ms. Schleicher said she thinks they are only talking with the Finance Director. Ms. Doyle said Mr. Smith is the council liaison for the audit committee. Mr. Smith said he doesn't receive the notices of when the meetings are held. Ms. Doyle asked who the chairman was. Mr. Smith said John Major. Ms. Doyle said he needs to let you know. Mayor Buelterman asked Ms. Woods to put something together in writing and e-mail to council for their review regarding the process for committee appointments.

Mayor Buelterman said it's important that we recognize the volunteers for the various committees. Mr. Brown said he has volunteered all of his life and has never kept an hourly record of how much time he spent. Mayor Buelterman said he would contact the chairman of the audit committee and let him know he needs to contact the liaison about the meetings. Mr. Smith said Ms. Woods should be notified of all committee meetings before the first of the month so they can be posted on the group calendar for council.

Ms. Doyle asked if council liaisons should be reporting back to council on the committees. Mr. Wolff said his experience is that the committees will ask the liaison to approach council if there is something they want. Mr. Wolff said he thinks it is more appropriate for the chair of the committee to get on the agenda with whatever request or information they want to share with council.

Mayor Buelterman went through the list of council requests as follows:

Mr. Brewer requested Mr. Bodine do a press release about the oyster shells;

Mr. Wilson will move forward with the 14th Street paving and drainage;

Ms. Schleicher and Ms. Allen are going to get the Storm Water Utility Study moving forward;

Cost analysis of synthetic verses wood crossovers;

City Council is going to support the City Manager in moving forward with the trash compactor;

Crosswalks at Hwy 80-Letter to DOT

Hometown Coordinator position on the agenda for the 2nd meeting in May under new business;

Having Georgia Power Pay for fixing the sidewalk rather than a patch job;

Move forward with the middle option on the Sanitary Fund;

Move forward with items one and two on the campground using money from the budget;

Conceptual approval of the Memorial Park Plan on the agenda for the 2nd meeting in May;

Ms. Allen is to give a report on TAD and TIF and getting GMA or Carl Vinson to do the revenue analysis;

Mayor will contact John Major to make sure he lets Ms. Woods know about the audit meetings;

Ms. Woods will come up with a methodology for appointing members to committees;

Confirming that recycled waste is going to a recycling facility;

Striping the fire lanes on Hwy 80;

Ms. Allen will address the master plan while doing her department reports.

Mr. Brown asked why the power lines weren't buried on 16th Street while they were addressing the power lines on the Strand. Ms. Schleicher said they tried that and it had to do with a voltage change when you go with the transformers that would have affected the businesses. She said their experience is when you go with that you have to give the businesses a three year lead time because they have to change out their appliances. She said they did a survey of the businesses and determined they had old appliances such as air conditioners. She said and also in order to be able to go underground and reach these transformers it would take time to get to them because of easements. She said they worked on it from four to six months to try to get it underground with a private electrical consultant and with Georgia Power.

Mayor Buelterman adjourned the meeting.

Mayor Jason Buelterman

Vivian O. Woods, Clerk of Council