



CITY OF ST. MARYS, GEORGIA
418 Osborne Street
St. Marys, GA 31558

July 25, 2024

SPECIAL CITY COUNCIL MEETING

5:30 p.m.

AGENDA

I. CALL TO ORDER

II. INVOCATION: *Councilmember David Reilly*

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

QUORUM: YES ___ NO ___

V. PRESENTATION:

VI. BUSINESS:

A. RESOLUTION & APPROVAL OF CONVEYANCE FOR PARCEL 7 OF ST. MARYS COMMERCE PARK TO CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY:
Robert Horton, Jr. (City Manager) TAB "A"
Request adoption of resolution, approval of conveyance, Warranty Deed and authorization for Mayor Pro Tem Lisa James to sign.

B. RESOLUTION CALLING FOR REFERENDUM & MUNICIPAL SPECIAL ELECTION ON NOVEMBER 5, 2024 REGARDING HOMESTEAD EXEMPTION FROM CITY OF ST. MARYS AD VALOREM TAXES IN AMOUNT OF \$25,000.00 OF ASSESSED VALUE FOR RESIDENTS 62 YEARS AGE OR OLDER: *City Clerk..... TAB "B"*
Request adoption of resolution and approval of Call for Referendum & Special Election on November 5, 2024 to reduce age for Senior Homestead from 65 to 62.

VII. ADJOURNMENT:

ST MARYS CITY COUNCIL MEETING
July 25, 2024

TITLE: **Approval of Conveyance of Parcel 7 of the St. Marys Commerce Park to Camden County Joint Development Authority (JDA)**

PURPOSE: The purpose of this conveyance is to transfer Parcel 7 of the St. Marys Commerce Park to the Camden County Joint Development Authority (JDA) to facilitate economic development.

RECOMMENDATION: Approval.

HISTORY/ANALYSIS:

The City is the owner of Parcel 7 of the St. Marys Commerce Park. There is an intergovernmental contract between the City and the Camden County Joint Development Authority ("JDA") under which the JDA is authorized to market city-owned parcels located within the St. Marys Commerce Park. Pursuant to this intergovernmental contract, the JDA has marketed Parcel 7 and entered into a contract to convey it to Daniel Wheeler and Rachelle Wheeler. Before the JDA can convey the property to the Wheelers, the City first needs to convey it to the JDA. The conveyance of this property will support the JDA's efforts in attracting and developing business ventures within the Commerce Park.

City Manager:



**RESOLUTION APPROVING CONVEYANCE OF REAL PROPERTY TO THE
CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY**

WHEREAS, the City of St. Marys ("City") is the owner of Parcel 7 of the St. Marys Commerce Park;

WHEREAS, the Camden County Joint Development Authority ("JDA") is a development authority organized and existing under the Constitution and laws of the State of Georgia and the Development Authorities Law; and

WHEREAS, the City deems it in the best interest of the City and its citizens to convey Parcel 7 of the St. Marys Commerce Park to JDA for economic development purposes;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. MARYS, that:

1. The conveyance of Parcel 7 of the St. Marys Commerce Park to the Camden County Joint Development Authority is hereby approved.
2. The Mayor (or, in his absence, the Mayor Pro Tem) of the City of St. Marys is hereby authorized and directed to execute the Warranty Deed and any other documents necessary to complete the conveyance of Parcel 7 to JDA.
3. A copy of the Warranty Deed is attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately upon its adoption.

THIS _____ day of July, 2024.

CITY OF ST. MARYS, GEORGIA

By: _____
John F. Morrissey, Mayor

Attest: _____
Deborah Walker-Reed, City Clerk

**Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558**

STATE OF GEORGIA

COUNTY OF CAMDEN

WARRANTY DEED

THIS INDENTURE, made _____, 2024, between **City of St. Marys, Georgia** of the first part, and **Camden County Joint Development Authority**, a joint development authority organized and existing under the Constitution and laws of the State of Georgia and the Development Authorities Law, of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

SUBJECT, ALSO, to the matters set out on Exhibit "B" hereto.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year first above written.

The City of St. Marys, Georgia

By: _____ (SEAL)
Lisa James, Mayor Pro Tem

Attest: _____ (SEAL)
Deborah Walker-Reed, City Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

Exhibit "A"

All that lot, tract or parcel of land lying and being in the City of St. Marys, 29th G.M. District, Camden County, Georgia more particularly described as follows:

All of Parcel 7, as more particularly shown and described on that certain plat of survey prepared by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated _____, recorded in Plat Book 2024, page ____, Camden County, Georgia, records.

Together with an easement for ingress, egress, access, and utilities over, under, and through Roadway Parcel "A," Roadway Parcel "B," Dandy Street Extension, and Point Peter Road Additional Right-of-Way, as more particularly shown and described on that certain plat of survey prepared by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated August 16, 2022, recorded in Plat Book 2022, page 91-92, Camden County, Georgia, records. Said easement shall run with and be appurtenant to the property hereby conveyed.

Together with and subject to those easements set forth in that declaration of restrictive covenants, conditions and easements upon St. Marys Commerce Park by the City of St. Marys, Georgia dated January 26, 2022, recorded in Deed Book 2176, page 892, Camden County, Georgia, records, as amended and restated by instrument recorded in Deed Book 2213, page 685, aforesaid records, as further amended and restated by instrument recorded in Deed Book 2231, page 264, Camden County, Georgia deed records.

SUBJECT TO a reservation unto the City of St. Marys, Georgia for a 20' easement for utilities over, under, across and through the northerly and westerly portions of said Parcel 7, as said easement is shown and described on the plat recorded in Plat Book 2024, page ____, Camden County, Georgia records.

SUBJECT TO a reservation unto the City of St. Marys, Georgia for a 20' easement for drainage and utilities, over, under, across and through the westerly portion of said Parcel 7, as said easement is shown and described on the plat recorded in Plat Book 2024, page ____, Camden County, Georgia records.

SUBJECT TO a reservation unto the City of St. Marys, Georgia for a varied width easement for drainage and utilities, over, under, across and through the center portion of said Parcel 7, as said easement is shown and described on the plat recorded in Plat Book 2024, page ____, Camden County, Georgia records.

SUBJECT TO a reservation unto the City of St. Marys, Georgia for a 20-foot drainage and utilities easement lying 10 feet to each side of all drainage and sewer structures located within the subject property as described in Note 10 on the plat recorded in Plat Book 2024, page ____, Camden County, Georgia records.

Exhibit "B"

1. Such state of facts as shown on plats recorded in Plat Book 2022, pages 91, Plat Book 2022, page 93, and Plat Book 2024, page _____, Camden County, Georgia, records.
2. Restrictive use easement between City of St. Marys, Georgia and the United States of America dated November 3, 2017, recorded in Deed Book 1889, page 4, Camden County, Georgia, records and Restrictive use easement between City of St. Marys, Georgia and the United States of America dated November 3, 2017, recorded in Deed Book 1889, page 18, Camden County, Georgia, records, said subsequent instrument appearing to be the same as the first instrument with Exhibit "A" attached thereto.
3. Declaration of restrictive covenants, conditions and easements upon St. Marys Commerce Park by the City of St. Marys, Georgia dated January 26, 2022, recorded in Deed Book 2176, page 892, Camden County, Georgia, records, as amended and restated by instrument recorded in Deed Book 2213, page 685, aforesaid records, as further amended and restated by instrument recorded in Deed Book 2231, page 264, of the deed records of Camden County, Georgia.
4. Plat recorded in Plat Book 2024, page ____, Camden County, Georgia records, reserves a 20' easement in the northerly and westerly portions of the property.
5. Plat recorded in Plat Book 2024, page ____, Camden County, Georgia records, reserves a 20' easement for drainage and utilities in the westerly portion of the property.
6. Plat recorded in Plat Book 2024, page ____, Camden County, Georgia records, reserves a varied width easement for drainage and utilities in the center portion of the property.
7. Plat recorded in Plat Book 2024, page ____, Camden County, Georgia records, reserves a 20-foot drainage and utilities easement lying 10 feet to each side of all drainage and sewer structures located within the subject property.
8. Plat recorded in Plat Book 2024, page ____, Camden County, Georgia records indicates the property is zoned light industrial and indicates building set back lines as follows: minimum front yard setback: 30 feet;

minimum side yard setback from street or property line: 30 feet;
minimum rear yard setback from property line: 20 feet; from rear street:
30 feet.

9. Matters set out in that Bill of Sale and Quitclaim between the United States of America and the City of St. Marys dated December 8, 2022 recorded in Deed Book 2231, page 637, Camden County, Georgia deed records.

CITY COUNCIL MEETING
July 25, 2024

TITLE: RESOLUTION CALLING FOR REFERENDUM & MUNICIPAL SPECIAL ELECTION ON NOVEMBER 5, 2024 REGARDING HOMESTEAD EXEMPTION FROM CITY OF ST. MARYS AD VALOREM TAXES IN AMOUNT OF \$25,000.00 OF ASSESSED VALUE FOR RESIDENTS 62 YEARS OF AGE OR OLDER

PURPOSE: To adopt Resolution

RECOMMENDATION: Recommend approval.

HISTORY/ANALYSIS: Approval of Resolution will allow for Call of Referendum and Special Election to allow Electors to decide on November 5, 2024, and authorize the Camden County Board of Election & Registration to conduct Referendum. City Council approved a Resolution on February 12, 2024, formally requesting amendment of House Bill No. 26EX, Act No. EX19 by the Georgia General Assembly to reduce age of Homestead Exemption from 65 to 62 for all citizens in the amount of \$25,000.00 of assessed value of Seniors Homestead. On April 22, 2024, Governor Brian P. Kemp approved and signed Act No. 455, House Bill No. 1455.

**Department
Director:** _____



**City
Manager:** _____



CITY OF ST. MARYS

A RESOLUTION CALLING FOR A REFERENDUM AND MUNICIPAL SPECIAL ELECTION TO SUBMIT TO ELECTORS OF THE CITY OF ST. MARYS, GEORGIA, THE QUESTION OF WHETHER ST. MARYS SHALL BE AUTHORIZED TO PROVIDE A HOMESTEAD EXEMPTION FROM CITY OF ST. MARYS AD VALOREM TAXES FOR MUNICIPAL PURPOSES IN THE AMOUNT OF \$25,000.00 OF THE ASSESSED VALUE OF THE HOMESTEAD FOR RESIDENTS OF THAT CITY WHO ARE 62 YEARS OF AGE OR OLDER

WHEREAS: The City of St. Marys, Georgia is a body corporate and politic pursuant to Georgia Law; and

WHEREAS, the General Assembly of the State of Georgia has enacted legislation identified as Act No. 455, House Bill 1455 and signed into law on April 22, 2024 directing that the election superintendent call and conduct an election for submitting to the voters the question of whether to permit a homestead exemption from City of St. Marys ad valorem taxes for municipal purposes in the amount of \$25,000.00 of the assessed value of the homestead for residents of the City who are 62 years of age or older; and

WHEREAS, the Mayor and Council of the City of St. Marys, Georgia in compliance with law wish to provide an opportunity for the citizens of St. Marys to vote their desires with respect to the homestead exemption for senior citizens from City ad valorem taxes for municipal purposes; and

WHEREAS, the voters shall determine if the City of St. Marys, Georgia, shall be authorized to provide a homestead exemption from City's Ad Valorem Taxes for municipal purposes in the amount of \$25,000.00 of the assessed value of the homestead for residents of City who are 62 years of age or older; and

WHEREAS, the Camden County Board of Elections & Registration Office shall cause to be published once a week for two weeks immediately preceding the election in the official legal organ of Camden County an advertisement stating the date and purpose of the election; and

WHEREAS, the voter registration deadline for the election shall be at the close of business on Tuesday, October 7, 2024; and

WHEREAS, Absentee, Advance, Early, and Saturday Voting will be handled through the Camden County Board of Elections & Registration Office.

NOW THEREFORE BE IT RESOLVED by the City of St. Marys that the Camden County Board of Elections & Registration conduct the Senior Homestead Exemption Referendum to determine whether the voters desire the City of St. Marys to provide a homestead exemption from City of St. Marys ad valorem taxes for municipal purposes in the amount of \$25,000.00 of the assessed value of the homestead for residents of the City who are 62 years of

age or older, said referendum to be called in accordance with Title 21, Chapter 2 of the Official Code of Georgia and all other applicable laws, and that the Board of Election & Registration shall issue the call and conduct the Special Election on November 5, 2024, in the manner so authorized.

The ballots to be used in this special election shall have written or printed thereon the following words:

"() Yes Shall the Act be approved which provides a homestead exemption from City of St. Mary's ad valorem taxes for municipal purposes in the amount of \$25,000.00 of the assessed value of the homestead for residents of that city who are 62 years of age or older?"

() No

Further, this special election shall be held on November 5, 2024, and the polls will be open from 7:00 A.M. to 7:00 P.M. Those qualified to vote in the election shall be determined in accordance with the Constitutions and Statutes of the United States and the State of Georgia.

BE IT FURTHER RESOLVED, provided more than one-half of the votes cast on the question are for approval, the City of St. Marys, Georgia shall be authorized to provide a homestead exemption from City of St. Marys ad valorem taxes for municipal purposes in the amount of \$25,000.00 of the assessed value of the homestead for residents of the City who are 62 years of age or older, effective January 1, 2025.

SO RESOLVED, this _____ Day of _____, 2024.

Signed: _____
Lisa James, Mayor Pro Tem
City of St. Marys

Attest:: _____
Deborah Walker-Reed, St. Marys City Clerk