

Potential Incorporation of Skidaway Island...

...Exploring the viability of becoming a city

Landings
Association
President –
Jim Rich



Meeting Agenda

Purpose: Determine if the island community wants the opportunity to vote next November whether to become a city.

- ▶ Background
- ▶ Major Conclusions
- ▶ Study Committee Findings
- ▶ Revenue/Expenditure Estimates
- ▶ Potential Pros and Cons
- ▶ Next Steps
- ▶ Timeline
- ▶ Questions – Hold Until End



Why Incorporation

- ▶ Control our own destiny – Local control over Skidaway Island's present and future
- ▶ Potential merger of Savannah and unincorporated Chatham County
- ▶ Create representation that is proportionate to population
- ▶ County tax increases for Special Service District and yard debris
- ▶ Improved service levels (operational and administrative)
- ▶ Quicker response to storms and FEMA relief



Background

2014 Strategic Plan included as a focus area

Andrew Young School at Georgia State University Financial Feasibility Study completed in November 2016

- 2 sets of data estimates
- Local cities and similar-sized cities in Georgia

Study showed incorporating Skidaway Island is financially feasible



Background

New Cities in Georgia (10)

- Brookhaven
- Chattahoochee Hills
- Dunwoody
- Johns Creek
- Milton
- Peachtree Corners
- Sandy Springs
- South Fulton
- Stonecrest
- Tucker

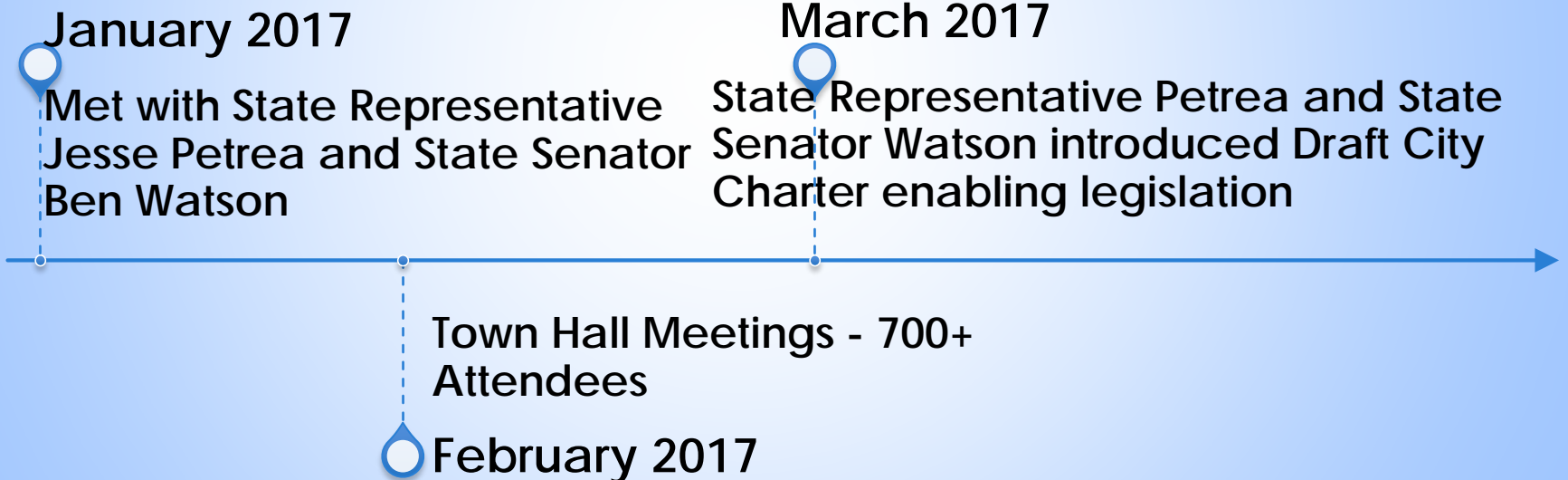


Background

If incorporated, no operational changes to

- ▶ The Landings (including Association and Club)
- ▶ South Harbor
- ▶ Modena
- ▶ The Marshes
- ▶ The State Park
- ▶ The Skidaway Institute
- ▶ Savannah mailing address
- ▶ The School System
- ▶ City of Savannah

Background





Background
- Study
Committees

- ▶ Spring **2017** – Five Study Committees formed with 40+ island volunteers – No TLA Board or Staff
 - ▶ Tax/Finance
 - ▶ Governance/Administration
 - ▶ Police/Court
 - ▶ Public Works/Engineering
 - ▶ Planning/Zoning
- ▶ Two Focus Groups
- ▶ Review Committee



Background
- Study
Committees

Committees' Role Was To:

Review Andrew Young School
Incorporation Feasibility Study's
assumptions

Determine if City of Skidaway
Island could provide the services
now provided by Chatham
County in the Unincorporated
Special Service District at the
same or better service levels for
the same or fewer tax dollars



Special Service District

- ▶ Police
 - ▶ Rights-of-way maintenance
 - ▶ Yard debris pickup
 - ▶ Roads and bridges
 - ▶ Stormwater management
 - ▶ Planning and zoning
 - ▶ Records Court
 - ▶ General governmental services
- 

Chatham County (pop. 279,290)

(2015 Census Estimates)

Jurisdiction	Population
Savannah	142,919
Pooler	21,400
Garden City	8,966
Port Wentworth	6,619
Tybee Island	3,058
Bloomingtondale	2,746
Thunderbolt	2,594
Vernonburg	126
Unincorporated Area	90,862

Chatham County (pop. 279,290)

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Jurisdiction	Population
Savannah	142,919
Pooler	21,400
Garden City	8,966
Skidaway Island	8,042
Port Wentworth	6,619
Tybee Island	3,058
Bloomingdale	2,746
Thunderbolt	2,594
Vernonburg	126
Unincorporated Area	82,820

Incorporation
Steering
Committee
Chair –
Kathy Siler





Committee
Chairs

Tax/Finance -

Ken Johnson

Governance/Administration -

Catherine Bowman

Public Works/Engineering -

Jim Siler

Police/Courts -

Bob Turner

Planning/Zoning -

Bob Fischer

Study Committee Members

Task Force Steering Committee

Kathy Siler, Chair
Catherine Bowman
Bob Fischer
Ken Johnson
Jim Siler
Bob Turner

Tax/Finance Task Force Committee

Ken Johnson, Chair
John Kane
Jim McInerney
Bob Michna
Russ Peterson
Charles O'Brien
Brendan Shea
Mike Vaquer
Christopher Vinas

Governance/Administration Task Force Committee

Catherine Bowman, Chair
Rick Cricenti
Dwight Feemster
Lynn Gensamer
Bill McBrine
Robert Smith
Marti Welsh

Public Works/Engineering Task Force Committee

Jim Siler, Chair
Darryl Brown
Roger Fisher
Norbert Jones
Richard Marnicki
Robert Vinyard
Bennie Williams
Craig Zuck

Police/Court Task Force Committee

Bob Turner, Chair
Jeanette Graebener
Peter Kastner
Patty Morgan
Thomas Sinsheimer

Planning/Zoning Task Force Committee

Bob Fischer, Chair
John Bellucci
Joe DeBerardinis
Hal Duensing
Andrea Felkins
Kathleen Field
Mason Knowles
Stanford Knowles

City of Skidaway Island could provide the same or better services for fewer tax dollars

Annual surplus:

\$2,030,037

One-time startup costs:

\$970,500

Study
Committees
Findings



Study
Committees
Findings

Rolls back millage rate from 4.99 to 4.13
for Special Service District Services on
Skidaway Island (17% decrease)

Eliminates County yard debris removal fee

\$43 in 2016

\$174 in 2017

\$75-80 in 2018

City of Skidaway Island would provide this
service as part of the millage rate

Local Option Sales Tax (LOST) – 1% tax that offsets property tax millage rate

To be eligible, a city must provide at least three of the following services

- Water
- Sewer
- Garbage
- Police
- Fire
- Library

Estimated Revenue for City of Skidaway Island in LOST funds:

\$2,360,888



Tax/Finance

Establish police in some form

Collect Southside Fire subscriptions at tax time instead of separate billing – no tax or fee increase

Operational support to The Village Library

Current tax exemptions remain (homestead, senior citizen, disabled, Stephens-Day)



Tax/Finance

Eligible for FEMA reimbursement for storm debris removal – even in gated communities if for health and safety issues, like Hurricane Matthew

Governance/ Administration



Four districts – following existing census tracts and state and federal voting regulations; Mayor elected at large

Five total City Council members – may change; nonpartisan

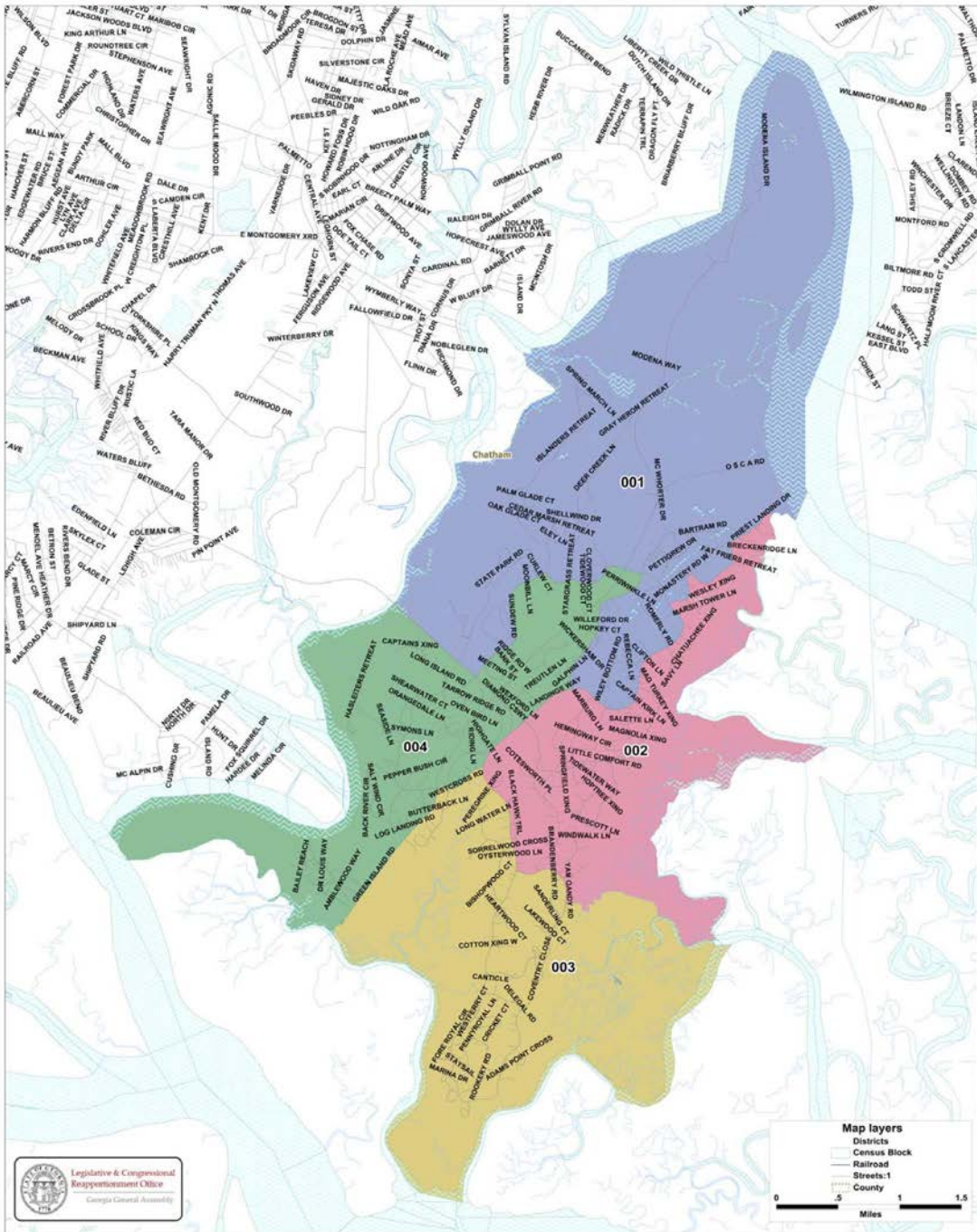
City Manager, Finance Director, City Clerk, Customer Service Representative/Court Clerk, Building Inspector

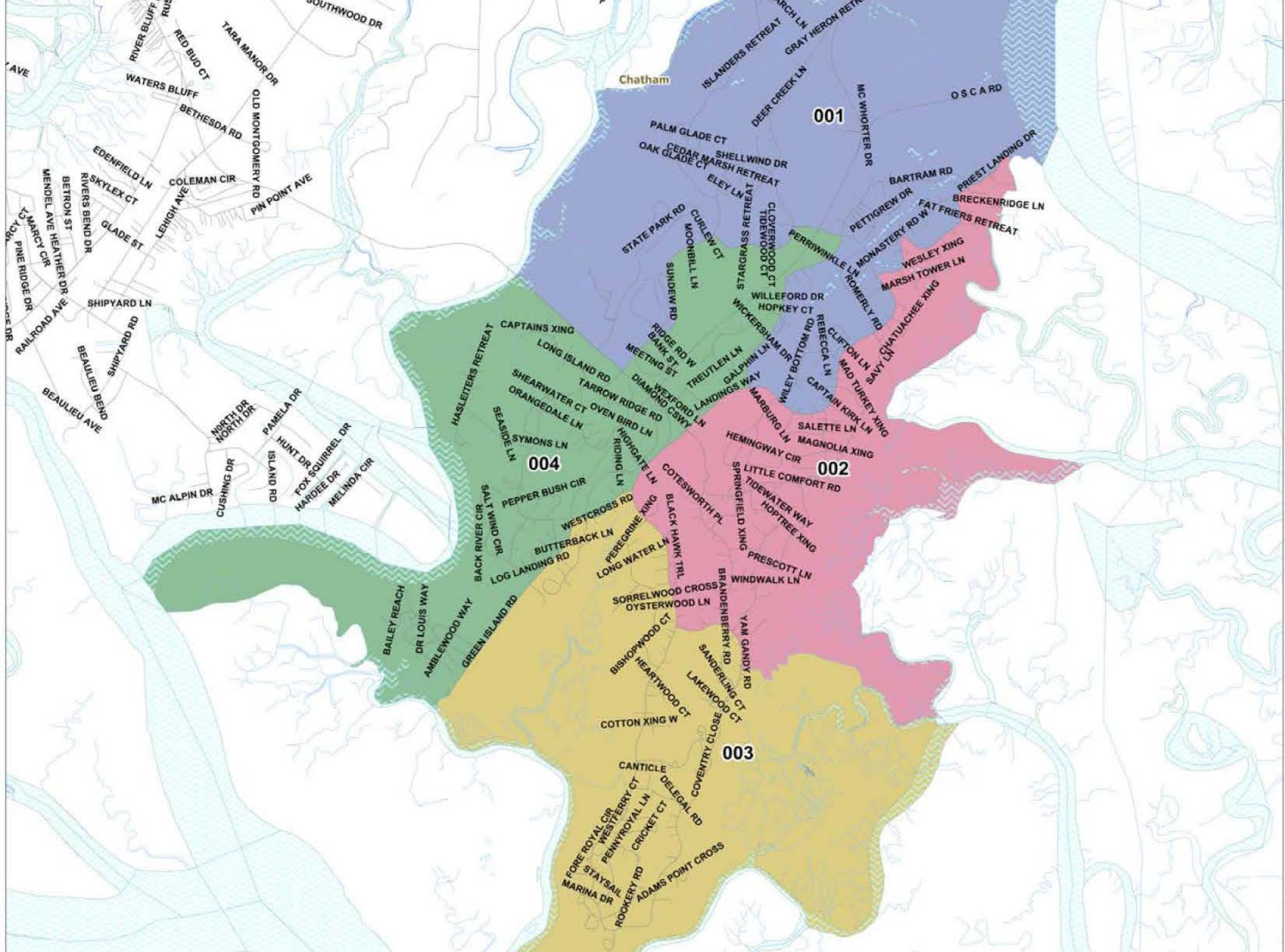
Contract out services as required through competitive bidding process

Rental space in The Village assumed for budget purposes (highest cost)


Proposed Skidaway Island City Council Districts

Client: H166
Plan: skidcc-4d-2017
Type: Local





Map layers
Districts



Public
Works/
Engineering

No City of Skidaway Island employees for Public Works – contract service delivery

Increased service levels on island for items like litter removal and grass mowing

City Streets (4) – McWhorter Drive, Green Island Road, State Park Road, and OSCA Road (Diamond Causeway remains a State road)

Annual City surplus could fund Reserves and cover repaving costs of roads in the future

Assumes creation of
Skidaway Island Police
Department



Police/
Court

On-Island Municipal Court

- City ordinances violations
- Traffic violations



Police

Uncertainty due to demerger
of Chatham/Savannah Police
Departments

Opportunity may exist to
contract with Chatham
County Police – County seems
open to this

City would determine ultimate
level of service



Police

Chief

Sergeant

Detective/Training
Officer

Patrol Officers

Clerical Position

Part-time employees



Court

Judge

Attorney

Public Defender

Customer Service Rep/Court Clerk
(shared with Governance/Administration)



Planning/ Zoning

1 Building
Inspector

Inspections

Reviews

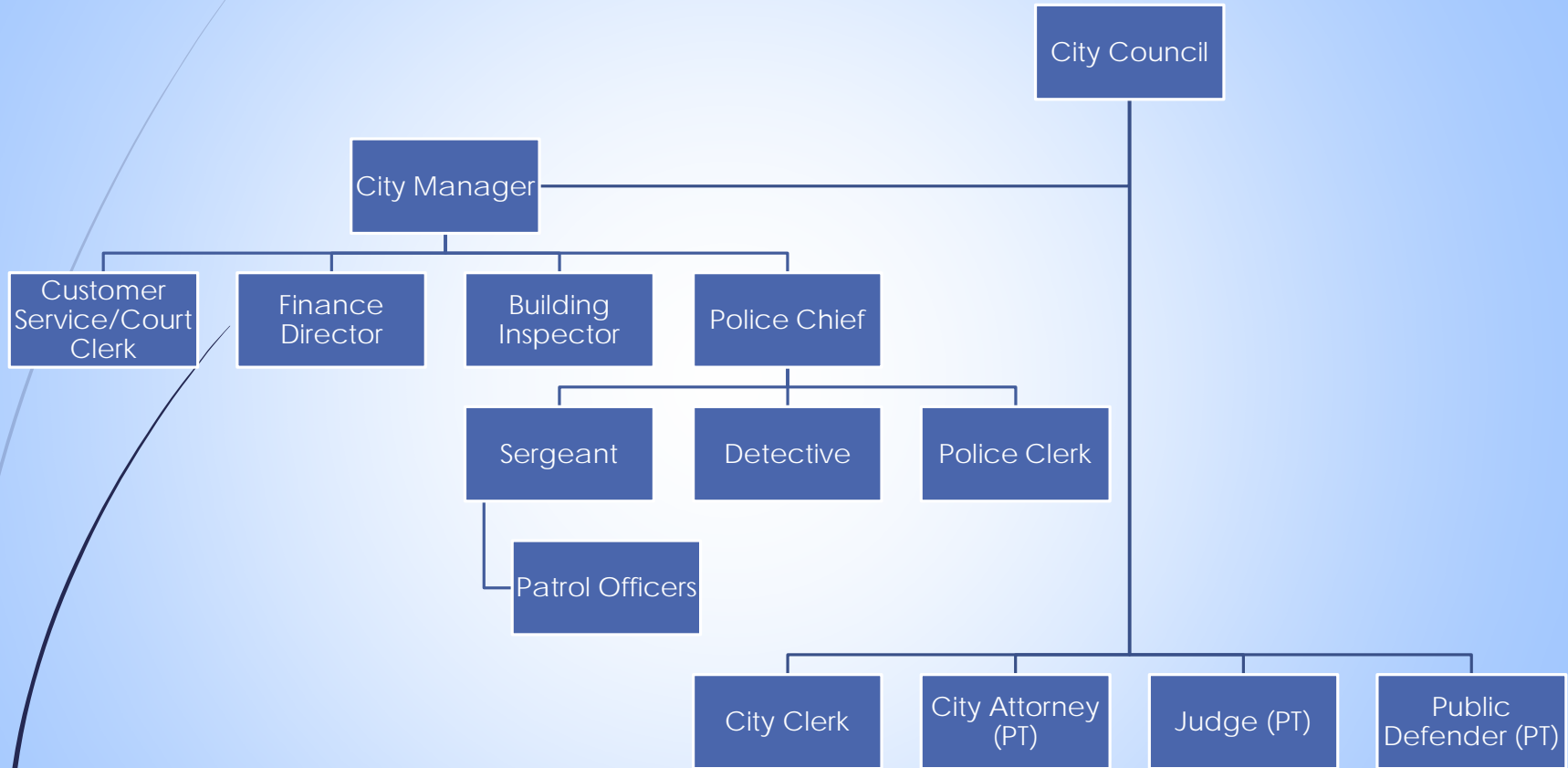
Permitting

Zoning

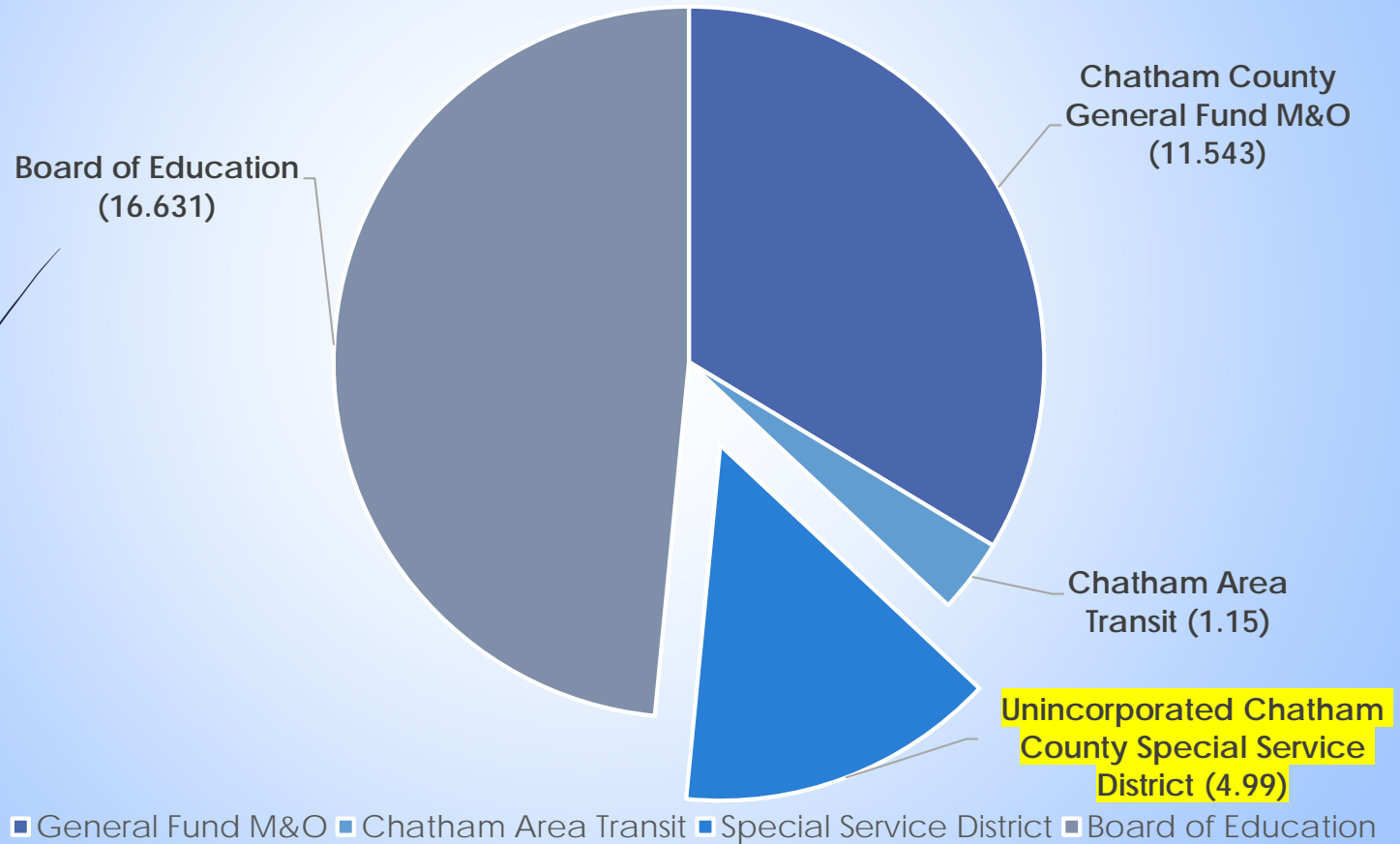
Adopt existing State and
County ordinances to begin

Potential short-term loss of
up to 25% flood insurance
discount some owners have
– Under study for options

City of Skidaway Island Org Chart



Property Tax Categories



Property Tax Categories

Unincorporated Chatham County	Services
Chatham County	
General Fund Maintenance & Operations	Administrative staff, courts, jail, elections, health department, debt service, etc.
Chatham Area Transit	CAT buses
Special Service District	Policing, maintenance of rights-of-way, yard debris pickup, roads and bridges, stormwater management, planning and zoning, Records Court, and general government
Board of Education	Local, public schools

Property Tax Millage Rate

(based on 2017 rates – per \$1,000 of assessed value)

Current Unincorporated Chatham County		Incorporation Scenario	
Chatham County		Chatham County	
General Fund M&O	11.543	General Fund M&O	11.543
Chatham Area Transit	1.150	Chatham Area Transit	1.150
Special Service District	4.990	City of Skidaway Island	4.130
(Plus yard debris fee of \$75-80)		(No yard debris fee)	
Board of Education	16.631	Board of Education	16.631
Total Millage Rate	34.314	Total Millage Rate	33.454

\$400,000 Home Example

(excluding exemptions)

Current Unincorporated Chatham County		Incorporation Scenario	
Chatham County		Chatham County	
General Fund M&O	\$1,847	General Fund M&O	\$1,847
Chatham Area Transit	\$184	Chatham Area Transit	\$184
Special Service District	\$798	City of Skidaway Island	\$661
Yard Debris Fee	\$80	Yard Debris Fee	\$0
Board of Education	\$2,661	Board of Education	\$2,661
Total Taxes and Fees	\$5,570	Total Taxes and Fees	\$5,353

Revenue Estimates (at 4.130 mills; 2016 Tax #s)

Revenues	City of Skidaway Island
Property Tax	\$2,953,030
LOST*	\$2,360,888
Fire Protection (pass through)	\$2,008,024
Franchise Fees (electric, cable, natural gas, phone)*	\$465,735
Insurance*	\$450,000
Building/Development/Zoning*	\$100,000
Mixed Drink Tax*	\$80,000
Other*	\$60,159
Total Revenues	\$8,477,836
*Currently sent off island	

Expenditure Estimates

Expenditures	City of Skidaway Island
Fire Protection (pass through)	\$2,008,024
Governance/City Administration	\$1,168,625
Police	\$1,058,000
Public Works	\$997,750
Planning/Zoning	\$145,000
Municipal Court	\$100,000
Library	\$50,000
Contingency	\$920,400
Total Expenditures	\$6,447,799

Net Revenues Over Expenses

Revenues	\$8,477,836
Expenditures	\$6,447,799
Net Revenues	\$2,030,037
One-Time Startup Costs	\$970,500
First Year Net Revenues	\$1,059,537

Excess revenues transferred to Reserves for infrastructure such as road resurfacing, storm debris removal, etc.

Potential Pros and Cons

➤ Pros

- Focused, local control of present and future
- Increased/improved service levels for police, roads maintenance, etc.
- Return greater share of local tax dollars to Skidaway Island
- Lower tax cost and build reserves
- Eliminate possible future involuntary annexation
- Build local government to meet the needs of residents and businesses alike – community works together toward common goals

➤ Cons

- Potential short-term elimination of flood insurance discount some owners have
- Perception of exclusivity
- City Council could raise millage rate in the future

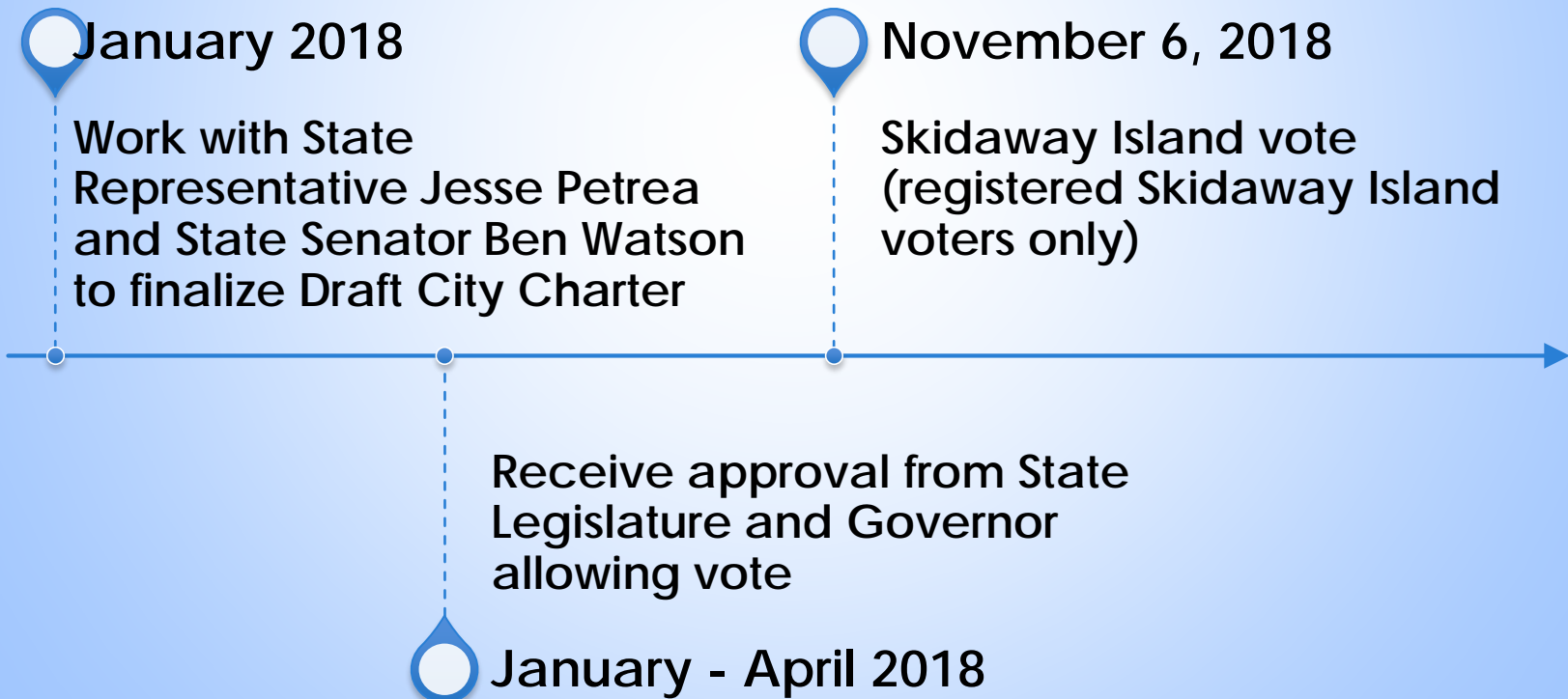
Currently - Collecting
and reviewing
feedback



Next
Steps

December - Island
decides whether to
move forward with
November 2018 vote

Next Steps – If Proceeding



Next Steps – If Vote Passes

March 19, 2019

Elect first Mayor and
City Council
(nonpartisan)

City services phase in
over up to two-year
period beginning July
1, 2019

July 2019 – July 2021

[Landings.org/Incorporation](https://landings.org/incorporation)

[SkidawayCityStudy.org](https://skidawaycitystudy.org)

Executive Summary


Detailed Study Committee
Reports

Andrew Young Financial
Feasibility Study

Current Draft City Charter



More
Information



Would you like the
opportunity to vote
next November
whether or not to
become a city?



Questions?