



Potential Incorporation of Skidaway Island



Town Hall Meeting

February 27, 2017

Landings Association President Jim Rich



What?

- Explore feasibility of incorporating all of Skidaway Island as a city

Why?

- Protect Our Right to Choose How We're Governed in the future

Nothing is Finalized

- Will Need **Your** Help in Review, Discussion, and Feedback

Incorporation Study: What it Isn't

- No Change to School System
- No Change to Homestead Exemptions
- No Change to The Landings, South Harbor, Modena, The Marshes
- Respective HOAs still provide Security, Gates, Public Works, etc.

How Did We Get Here?

The Landings Association 2014 Strategic Plan Update:

*“With the stated objective of Chatham County’s Commission Chair that all unincorporated Chatham County should be incorporated... it is imperative that **The Landings not remain on the sidelines but take an active role in shaping its future.**”*

How Did We Get Here?

Our 2014 concerns continue...

- Current uncertainty in governing structure
- Study of consolidation/merger of Savannah with Unincorporated Chatham County is underway
- Potential for merger regardless of community support

How Did We Get Here?

Desire for More Self-Governance

- Less bureaucracy, focused local control, on-island decision making
- 95+% live in private communities that already provide most city-type services
- Decision making for items like natural disasters

2016 Georgia State University study indicated incorporation is financially feasible

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
Bloomingdale	2,746
Thunderbolt	2,594
Vernonburg	126
Unincorporated Area	90,862

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

Actions to Date

- Met with Representative Jesse Petrea, Senator Ben Watson, County Leadership, South Harbor, Modena, The Marshes
- Drafted City Charter based on “model”
 - Required by State Legislature
 - Placeholder Legislation – Up to Community What’s in Final Charter
- Hired Hughes Public Affairs to Help Shepherd Legislation

Incorporation Feasibility Study Assumptions

City provides the services - contractually or directly – that are currently funded by the **Special Services District** tax in unincorporated Chatham County

- Police & Court
- Rights-of-Way Maintenance
- Yard Debris Removal, Bulk Pick-up
- Stormwater Management
- Planning and Zoning
- General Governmental Services

Property Tax Millage Rate

(based on 2016 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	1.000	Chatham Area Transit	1.000
Special Service District	4.130	City of Skidaway Island	4.130
Board of Education	16.631	Board of Education	16.631
Total	33.304	Total	33.304

Revenue Sources

- Current 4.130 Special Services District Millage Would go to City of Skidaway Island
- Existing Utility Services Franchise Fees returned to Skidaway Island
- L.O.S.T. (Local Option Sales Tax) – Renegotiated Every 10 Years
- Total Estimated Revenues = \$6.4M

Revenue Estimates (Andrew Young Study)

Revenue Category	Skidaway Island Revenue	Revenue Category	Skidaway Island Revenue
Property Tax:		Life & Property &	
Real Property	\$2,759,077	Casualty Insurance	\$374,749
Utilities	\$34,724		
Personal Property	\$144,869	Mixed Drink Tax	\$114,525
Motor Vehicles	\$58,007		
Mobile Homes	\$181	Business Licenses	\$42,654
Intangible Recording	\$16,524		
		Municipal Court	\$20,000
Franchise Fees			
Electricity	\$305,400	Bank Share Tax	\$7,505
Cable	\$83,985	Building, Development,	
Natural Gas	\$45,810	& Zoning Fees	\$22,367
Telephone	\$30,540	Local Option Sales Tax	\$2,360,888
		Total	\$6,421,805

Expenditures

- Police & Court
- Administration
- Public Works
- Planning & Zoning
- Contingency

Total Estimated Expenditures =
\$4.6 – 4.8 Million

Expenditure Estimates (Andrew Young Study)

Departments	Chatham County Average	Georgia Average
City Administration	\$1,024,337	\$1,543,699
Code Enforcement/ Planning & Zoning	\$115,184	\$104,551
Police	\$1,958,611	\$1,695,976
Municipal Court	\$86,674	\$131,344
Public Works	\$756,378	\$654,899
Contingency	\$656,864	\$688,411
Total Expenditures	\$4,598,047	\$4,818,879

The Georgia State Study Concludes:

...“the proposed city of Skidaway Island is financially feasible”

“Based on this analysis the city of Skidaway Island should expect annual revenue of approximately \$6.4 million and annual expenditures of \$4.6 to \$4.8 million”

Estimated Net Revenues Over Expenses per Andrew Young Study is \$1.6 – \$1.8 Million

Timeline

Nov
2016

- Incorporation Feasibility Study

Feb-March
2017

- Develop Draft City Charter and Enabling Legislation

March
2017

- Introduce State Legislation

Spring/
Summer
2017

- Island-Wide Due Diligence, then Decision in Q4

Summer/
Fall 2017

- Legislative Hearings

Dec
2017

- Finalize City Charter

Timeline

1st Quarter
2018

- State Legislation Approved

April
2018

- Governor Signs Bill

May
2018

- Island-Wide Vote

Nov
2018

- Island-Wide Election of Mayor and City Council

By Jan
2021

- Transition to City of Skidaway Island Complete

2022

- Participate in Local Option Sales Tax (L.O.S.T.) Negotiations



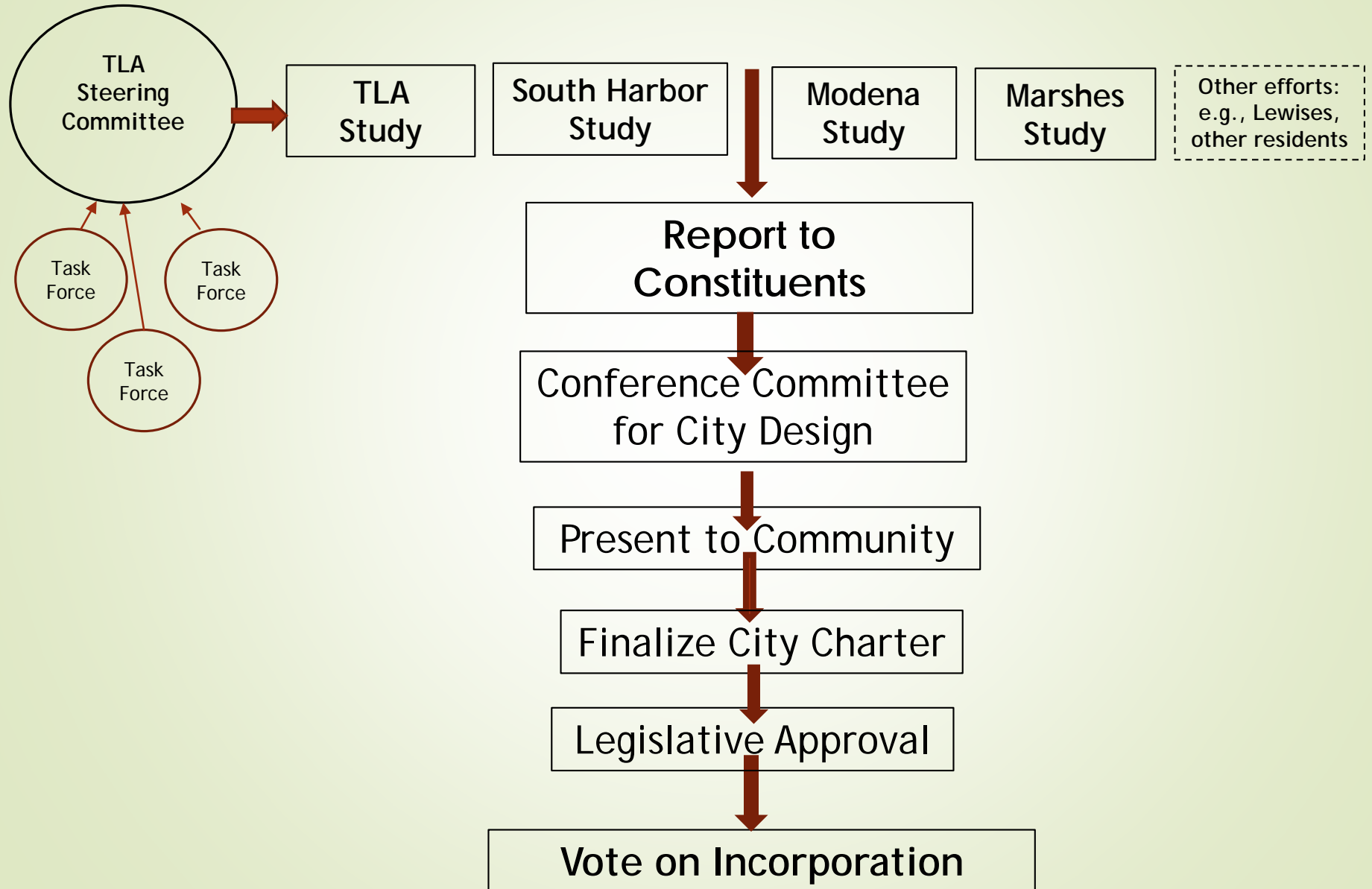
At the State Legislature

- Enabling Legislation Required This Year
- State Legislature Must Approve Next Year to proceed – 1st Quarter 2018
- If Not Approved Next Year, Earliest to Cityhood is 2023, After Local Option Sales Tax (L.O.S.T.) Negotiations

Rex Templeton, Jr.



Proposed Structure for Incorporation Review

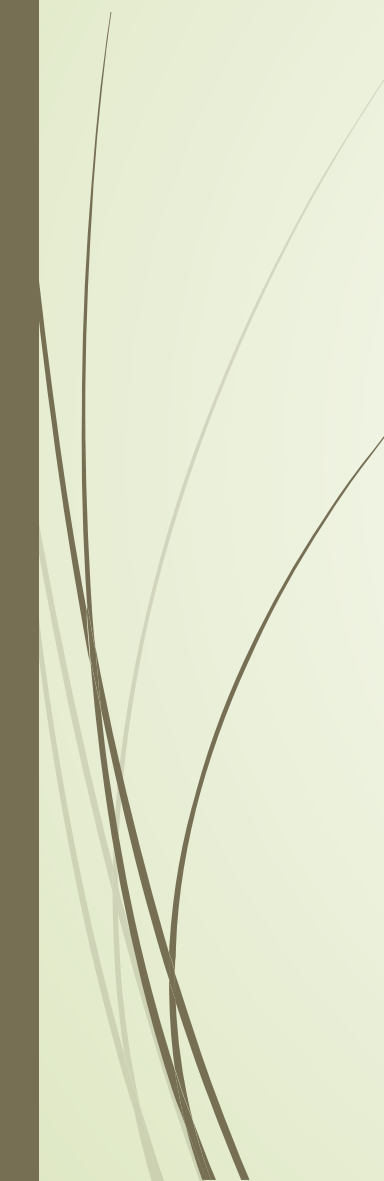


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Summary

- Early Stages of a Lengthy and Detailed Process
 - Nothing is Decided
 - Chance for Us to Decide Our Future Governance Structure
 - Potential for Improved Service
 - Study Indicated Incorporation is Financially Feasible
 - Much Work/Study Required - We Need Your Help
- 



Next Steps

- Solicit members to serve on committees
 - Instructions on how to apply provided tomorrow (2-28-17)
 - Committees in place around the end of March
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More Information

- Place for Resources
 - Sign Up For Updates
 - SkidawayCityStudy.org
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Questions?

