

Back ground: My wife and I, with our family moved to St Mary's in July 1992 while I was serving in the US Navy. I retired from the Navy in 2005 after 21 years service and went to work in Jacksonville, FL as an Environmental Engineering Technician until August 2011. I am currently employed by Norfolk Naval Shipyard as a Nuclear Engineering Technician in Kings Bay. My wife is a site manager for Hewlett-Packard at Kings Bay, Mayport and FLETC. My daughter is a recent graduate of the University of Georgia and is currently employed by Lockheed-Martin in Kings Bay and my son is employed by Trident Refit Facility Kings Bay. We currently own two homes in St Mary's, 408 Oak Stump Circle in the Shadowlawn Subdivision and 393 Bambi Drive off of Colerain Rd.

As far as development and mill site rezoning, I have several concerns:

1. I have read the Phase 1 environmental assessment dated 2003. Is there another one available? This was 13 years ago and we all know how things can change.

Contamination can move with rising water tables. We had several years of draught in the early 2000's with decreasing water table and we are currently experiencing a mildly wet period with an elevated water table. These types of hydraulic actions can move soil locked contamination. A new assessment needs to be completed.

2. Environmental Remediation. Has the proposed developer submitted a Phase 2 remediation plan based on the 2003 report? This would outline the plan for remediation, costs and projected completion dates? This type of information would be crucial to voters to know what the economic impact would be for tax payers. LandMar crunched the numbers years ago and it was so overwhelming that they wanted the tax payers to help foot the bill. We voted on that and the answer was "NO". So at this point who is going to foot the bill for clean up? Depending on the type of remediation we could be looking at millions of dollars over a three to five years period. This would create jobs for the environmental company.

3. Roads and infrastructure. When the mill was in full operation RT. 40 took a beating from the logging trucks, there were ruts at most intersections, there was an increase in debris and trash. Traffic accidents and incidents were higher and local Law enforcement was hesitant to regulate the truckers. How is the city planning to ensure our safety and security on the road ways if we were to let the re-zoning and development happen? Has the city considered a comprehensive road way improvement plan?

4. Rail way system. Has the rail way system been inspected and certified to handle the possible types of materials that would and could be transported from the Barge Port? Who would pay for the upgrades? How is the city planning on ensuring our safety?

5. I attended the meeting on 18 Feb 2016: I heard several people demanding we need more jobs in St Mary's. Any reasonable person would understand that we do not need jobs at the cost of life, liberty and security. A comment was made that "the submarine base could close at any time". Comments like that have no substance or merit and are just inflammatory. NSB Kings Bay is the only strategic submarine base on the east

coast so closing would not happen over night. Comments were made about our taxes going up if something was not done to develop the mill site. I have been here for 23 years, I have seen my taxes go up and go down over the years, total independent of the situation of the mill site. I am concerned that people are making wild comments and accusations detracting from the real issues.

6. Whoever wants to develop the old mill site must be vetted. My simple searches on the internet, has resulted in an unfavorable return for Mr. Chris Ragucci and the LLC he is representing. I googled Worldwide Group, LLC business address and phone number, I received the following information on "Hock Coffee Shop". I am currently unable to find a single successful project to be completed by this group. Maybe if the development group offered a refundable bond to cover possible losses to the city? Say 5 million dollars to be refunded (minus incurred interest) the day the mill site receives a clean environmental bill of health and barge port becomes operational?

7. I agree the mill site area is an environmental nuisance, an eye-sore and a possible financial burden to the city, but we must be good stewards of the environment and our government and the people to ensure this situation does not result in additional problems for the citizens of the city.

Thank you for your time.  
Roland and Patricia Simard