Managers’ Report  May 20, 2019

Work Sessions:

Hurricane IRMA: City has submitted for reimbursement from FEMA/GEMA. Insurance reimbursement under review.

- Maritime repairs under construction.
- Mitigation projects submitted to GEMA/FEMA. These projects would require a 25% match by the City if approved by FEMA.
- All contracts for FEMA/GEMA reimbursement of Hurricane IRMA costs have been returned to GEMA. GEMA is processing the reimbursements.
  - Eligible: $1,629,644.54
  - Received: $1,308,053.27
  - Remaining: $261,655.58

➤ FEMA considers the boats as debris from the storm.
  - The City received authorization for the disposal of the remaining boats, damaged from Hurricane IRMA, from the Superior Court in Camden County on May 17, 2019. A copy of the Court order is attached.
  - A contract exists between Charlie Hester Const. and the City of St. Marys for demolition and removal of the boats which was contingent upon receipt of the Court Order.
  - Since the contract was funded in FY 2018 a new funding authorization is requested at the May 20, 2019 meeting.
  - The cost of this is 100% reimbursable through GEMA and FEMA as the boats are classified as storm debris.
  - This has taken over 18 months to complete and I appreciate all the work that has been done by staff and attorneys to finally reach this point.
Another important step in recovering from the effects of Hurricane IRMA.

City Clerk:

➢ Council work requests
➢ Elections based on statutory requirements
➢ Day to Day issues
➢ Open Records
➢ Training

Personnel:

➢ Police Officer Positions open.
  ➢ Advertising for Chief of Police position.
    ➢ Recommendation for Temporary Chief of Police on May 20, 2019 agenda.
    ➢ Recommendation for testing and review services from Georgia Chiefs of Police Association on May 20, 2019 agenda.
➢ Two cadets attending the April Police Academy.
➢ Positions open in Public Works and Administration Departments.
➢ Senior Center Prom was held on Friday May 17 and enjoyed by all.

Police

➢ Lt. Brock is the project leader as coordinated with Chief Horton, Chief Hatch and Bobby Marr on the 700/800MHZ project.
  ➢ The 700/800 MHZ system is part of the 2019 proposed budget.
  ➢ Contract awarded meeting of July 2, 2018.
  ➢ Frequency coordinator has submitted appropriate frequencies to the State/FCC for approval.
  ➢ Update meeting to be scheduled with Williams Communications held.
- Williams Communication is ordering equipment.
- Project completion date is September 2019.
  - Continuing to emphasize Community Policing.
  - Coffee with the Chiefs will be held in May 2019.
- Hawk Beacon signal for pedestrian crossing permit application received from GDOT and approved meeting of March 5th. Project design is completed and was reviewed with GDOT during the 2019 Atlanta Fly-In. This is a safety improvement and looking at 2020 for installation.

Finance

- Budget work session scheduled for April 30 and May 1 starting at 8:30AM.
- Developed revenue and expenditure line items for Insurance and FEMA/GEMA reimbursements.
  - Insurance received to date in the amount of $2,037,183.14. Reimbursements are on schedule. Increase of $310,583.00 from previous report.
  - Insurance and City Maritime engineers completed working on boat ramp and transient dock costs. Ramp and docks are both under construction.
    - Project under construction with estimated project completion date revised to July 19, 2019.
    - Save the date for ribbon cutting being prepared for July 19, 2019 based on current schedule.
- Retreat tentatively scheduled for November 13 and 14, 2019 at Honeycreek.
- PSA: Joint agreement and budget ordinance approved April 29th. City received reimbursement of $237,230 from PSA insurance claim.
- Cable Contract Audits: Four-year recurring
  - Comcast audit complete with final payment to City of $4,878.00.
  - TDS audit should be completed by June 2019.
Finance Software Update: Contract approved at the April 1, 2019 meeting.

Community Development

- Planning Commission recommended approval of Zoning Ordinance. Work Session held August 27, 2018 and September 26, 2018.
- Projects/Businesses:
  - Villages at Winding River Phase II: Buildings under construction.
  - Development Areas and Site Plans:
    - Bartram Place – D.R. Horton working on Phase II
      - Final Plat Subdivision approved on the April 1 meeting.
      - LDP has been submitted.
    - Cannon Forrest (Winding Road and Meandering Way)
      - 2006 Subdivision that is being reviewed. (283 Lots)
    - Marsh Arbor
      - Awaiting settlement of certain issues. (129 Units)
    - Moeckel Place
    - Moody Lakes Estates
      - Public Improvements accepted by City (38 Lots)
      - Final Plat approved meeting of March 18.
    - Inlet Reach – Located near Harbor Pines
    - Park Place
      - Neighborhood in Cumberland Harbor (43 Units)
    - Wharf at St. Marys (50 Acres)
      - GDNR Committee Hearing held September 14, 2018 and permit was approved. Bond hearing held in December and JDA bond issue was approved.
- Sweetwater Development: Located at Colerain and St. Marys Road and DRI approved in 2006. Development is:
  - 148 Single family homes
  - 206,000 SF of retail space
  - 20,000 SF Community and Health Center
- 360 units of Multi-Family
- 60 Townhomes.
- Has 149 Acres
  - Verizon Development (Kings Bay Shopping Center): Permits issued and under construction.
  - Dollar General: Winding Road and Charlie Smith Highway
  - Newspaper Kiosks: Mr. Canning raised this question. This will be addressed under the Streetscape project working in cooperation with the publishers and proper review of proposed design by HPC.

**Fire Department**

- Emergency Management Action plans are being updated for the City.

- Multi-Jurisdictional Hazard Mitigation Grant: County has applied for a grant to update the Multi-Jurisdictional Hazard Mitigation Plan for the County. Chief Horton has been assigned to assist in this effort.


- CRC coordinated addressing program meeting for all Camden County Municipalities held on May 16, 2019. Coordinating addresses to help provide better EMS response and avoid duplication of street names and numbers.

**Public Works**

- Gateway Project: Haddock and St. Marys Road Preliminary Schedule:
  - RFP’s under final review and were received April 19, 2018 @ 2:00PM
  - Council Awarded Engineering Contract June 4, 2018
  - Engineering work is underway.
Ready Street Drainage Project: Awarded May 7, 2018 to Hester Construction.

- Notice to proceed issued on May 30, 2018. Project has been inspected by GDNR.
- Army Corps has approved final installation of pipe in front of Gateway site.
- Installation of piping and brick walkway approved April 1st Council Meeting.
  - Awaiting receipt of storm water inlet boxes.
  - Revised estimated completion date June 30th, 2019.

Gateway Redevelopment Project: Contract awarded May 15, 2017 Council meeting and started July 1, 2017. Mr. Glaze of CDP and his representative provided updates at the recent Gateway meeting. Request for second extension of agreement by Mr. Glaze to June 30, 2019 approved meeting of November 19, 2018.
  - Update provided to Council as part of 2018 Retreat.

HODAG: Douglas Drive

- Contract has been executed with Rowell Construction and work is underway. Project estimated completion date revised to August 31, 2019.
- Request approved for Bid alternates 2-8 at April 1, 2019 Council Meeting.
- Douglas Drive is open to traffic as of the date of this report.

Orange Hall:

- Orange Hall is closed until all work is completed.
- Recommendation to award bid placed on meeting of May 20, 2019.
- Exterior elevation work will be presented to the HPC.
Moeckel Place Project Estimates and Conceptual Designs completed. Working on identifying funding sources that may be available.

- Possible funding, 60-40, through 319 Grant, for homeowner’s laterals.
- Home owner meeting to review conceptuals to be scheduled with staff in June of 2019.

City Hall: Architectural and engineering design is underway, approved meeting of December 5, 2016. This is to meet ADA, safety and security standards with construction funds to be proposed in the 2020 budget. Final engineering funding approved at April 15 council meeting.

GDOT State Transportation Improvement Plan Projects (St. Marys):
Projects applied for by St. Marys or can be initiated by the State. Contacted GDOT Regional office for updates and they have advised that they will check on the status of all the projects. Projects reviewed with GDOT in Atlanta during February Fly-in.

- Motion for STIP approved meeting of July 3, 2017 and presented at the STIP meeting of July 11 by Mr. Marr, Mayor Morrissey and me.
- Colerain Road widening project from West of I 95 to East of Kings Bay Road started in 2017 (Project #0007414) $27,713,546. Mr. Marr spoke with GDOT and the current completion date for the Colerain Road construction project (part being built right now) is June/July 2020. The section of the project south of Kings Bay Road is just to reduce lanes sections from 4 lanes back down to the two lanes around the water tower and Colerain Oaks Trailer Park area as per the plan documents. Reviewed with GDOT at 2019 Atlanta Fly-In.

- SR Spur 40- RRX Warning Device (Project 0009346) $159,181. This was reviewed in the STIP meeting of July 11, 2017.
- Improved lighting at the intersection (Project PI0015194)
  - Discussed with GDOT at the Atlanta Fly 2019.
  - Joint request submitted by Kingsland and St. Marys in April 2016.
  - Preliminary engineering complete.
  - Lighting Construction funding ($3.4M) programmed in FY 2020/early 2020. Phase the lighting project over two – three years. Discussed at 2019 Atlanta Fly-In
  - Fully executed agreement between GDOT and City for lighting improvements attached.

- Interstate 95 Exit 1 Improvement Requests from City to GDOT (City Request)
  - Improvements to ramps to be phased. Scoping completed and programmed engineering funding. The project will be phased as the overall cost is approximately $5,000,000. Discussed at 2019 Atlanta Fly-In.
  - GDOT reviewing plantings and greening of the ramp areas.

Grant Opportunities/Applications:

- GDOT Roadside Enhancement and Beautification Grant: Bobby Marr: Need to look at Route 40 and Spur 40. Ties into the Gateway project for welcome signage.
- LMIG 2019: Award $212,285.37 a portion of these funds can be used for the new Technical College road. Council approval of November 19 forwarded to GDOT.
- LMIG: Notice of grant for 2018 grant year in the amount of $220,328.30 was received from GDOT. These funds are programmed
for the SHRIMP project. City match will be $72,709.00. This was approved at the August 7th, 2017 Council meeting.

- CDBG/EDA Grant: Submitting through CRC to help with costs to restore and improve St. Marys Public Maritime facilities. All necessary information has been forwarded to CRC.
  - Funding provided to State through CDBG program. Revising and resubmitting proposal with the assistance of CRC.
- Coastal Regional Commission: Grant (2019) application awarded in the amount of $37,500. Public Works will be scheduling the installation.
- BIG Grant – Notice of Award received April 8, 2019. Awarded in the amount of $1,181,246. The City match, SPLOST VII, is in the amount of $608,512. Total project amount funded $1,789,767.00. Awaiting receipt of Grant Contract.
  - Meeting with DNR scheduled for May 20, 2019.
  - Meeting held with NPS and Engineer to discuss coordination of ferry service with project on April 16, 2019.
- DNR Clean and Resilient Facility Grant: Next application will be for the Gateway Dock.
- DOD OEA: Second application prepared and submitted for Airport (MEDS) repurposing and grant has been awarded. Project is underway.
  - Completion by December 2019.
- Section 319 Water Quality Grant: Approved SHRIMP Project funding ($500,733).
- Bullet Proof Vest Grant: No update.

Main Street/Economic Development

- Sidewalk Hydro Road Improvement Maintenance Project (SHRIMP) moving forward. Meetings with merchants and interested parties being held periodically:
Funding Sources:
- LMIG $605,174.15
- Section 319 Water Quality Grant $397,133 Phase 1
- Section 319 Water Quality Grant $103,600 Phase 2
- General Fund $600,000 (May be low interest loans)
  - Allows for matching funds for grants and allowance for non-grant items.
- Waste Fund $50,000 (Trash and Recycling Cans)
- FEMA mitigation funds may be available for St. Marys and Ready Street repairs due to Hurricane IRMA. Staff is working on this.
- Private Donations (Brick and bench campaign)
  - Preliminary dates for closing of St. Marys Road, Ready to Wheeler Street are June 3 through June 7. The new sidewalk will be open during this time. This allows for completion of most of the brick crosswalks and other essential items.

TAD: All documentation was submitted to the State Department of Revenue. No further action required for approval or filing. Working on application process.
- Developing proposal for financial impact review based on any projects proposed increment.
- Completing final elements for applications to DASM or DDA.
  - Projects:
    - Wharf at St. Marys: DASM
    - Gateway (Gilman Boat House): DDA
  - Weed Street Sewer Plant: Discussions being undertaken with the College of Coastal Georgia for a STEM/Discovery Center. This is in the preliminary stages.
• Maritime Matters:

- **MEETING STREET DOCK:** This is a DNR facility. They will extend the aluminum at North River boat ramp to accommodate more vessels for temporary service dock usage. Project is supposed to start soon but no hard date has been set. They are applying for a permit and work delayed due to Hurricane IRMA. The dock and boat ramp are fully operational.
  - Kayak launch facility DNR permit approved late 2017.
  - Work on launch and dock to be scheduled by DNR.

**WHEELER STREET DOCK/Boat Ramp:** Under Construction with a construction completion date revised to July 19, 2019, weather dependent. 3D presentation provided meeting of March 18, 2019.

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Boat Ramp
Etiquette.msg

1. **DNR PIER and DOCK:** Under Construction with a construction completion date revised to July 19, 2019, weather dependent. Contract combined with boat ramp.

2. **GILMAN/GATEWAY DOCK:**
   a. Long Term: Boat dock plan permit requests have been reviewed by DNR.
   b. LOP for continuation of Floating dock attached. This is updated every six months:

   ![File](03.15.2019.GatewayDockTempFloat.pdf)

3. **PAVILION:**
   - This dock will not be replaced, and funds are being used for installation of Kayak Launches.
1. ADA requirements move this dock further into the river and conflict with private marina facilities.

4. **FISHING DOCK**: This dock is owned and maintained by DNR.

5. **NORRIS MARSH WALK**: This structure is City owned. Looking at a scheduled replacement of the deck planking in budget year 2020 through SPLOST VII funding.

6. **LANG'S PIERS/DOCKS**: These are privately owned and the City has no authority over their operation. They suffered catastrophic damage from Hurricane IRMA. Met with owner to see what the plans are for the future. No update currently.

7. **NPS DOCKS**: These are owned and operated by the National Park Service for the Cumberland Island ferries and the NPS work boats. Anticipate repair time frame is 2020.

8. **BUOYS**: These are city owned and permitted in Florida. They are currently at the Point Peter Waste Water Facility. Submitted for repair and reinstallation. Need to meet with Florida State maritime agency.

**Administration:**

- IT Strategic Planning: Part of the award of contract to NEOS included developing a five-year plan for improving the municipalities IT systems. The implementation of this project is underway.
- St. Marys Railroad: Mr. Paul Pleasant is offering a training opportunity for the City Council to learn about the RR and its operations. He can provide this at any time, but during the daytime is best as this will be done as part of a riding tour of the rail line.
- St. Marys Service Memorial: This idea was presented by Council Member Nutter and will be placed on the next Council meeting for discussion. This should be a private/public partnership led by a volunteer group strongly motivated and committed to this project. I have met with MOAA and the Eagles. Eagles have agreed to be the fiduciary group for this project. Mr. Marr and I met with the Masons on March 9 and they want to participate.
- Future Airport Site Evaluation:
Solar Power: Hannah Solar appreciates the City Council's approval of the non-binding letter of intent on July 12, 2017. They will submit two applications on behalf of the City to meet the REDI application process to Georgia Power. City of St. Mary's application has been submitted. City proposal was not successful in lottery portion and we are now moving forward with competitive program.
  - Solar Power Grant of $30,000 approved by GEFA, City partnering with Hannah. No match required by City.

Mill Site: Working on Economic Incentive package with JDA.
  - CID approved at the December 4, 2017 Council meeting. Passed by State House and State Senate.
  - General Economic Development Agreement with JDA, Developer and City signed on May 2, 2018.
  - Special Exception and Subdivision approved meeting of May 21, 2018.
  - DNR Permit submitted. Letter of support is scheduled for review by Council at the meeting of August 6, 2018.
  - DNR Permit approved meeting of September 14, 2018.

Storm Water Enterprise Fund: Council requested that RFQ/RFP be developed for review. Phase 1 funded as part of the 2019 budget. RFQ recommendation approved by Council meeting of August 20. Contract awarded at the November 19, 2018 meeting.
  - Work study group request provided as part of the February 4, 2019 agenda.
  - Storm Water Task Force held second meeting on April 30, 2019. Meetings scheduled for the 2nd and 4th Tuesdays of each month at the Main Street Office.

Department of Labor Building: The Department of Labor has left the City owned facility and moved into the Osborne Center utilizing a shared space. Proper notice has been received by the City and is attached. Various options for reuse include:
  - Temporary Office Space for SHRIMP contractor. SHRIMP contractor, Hester Construction, has advise us they would use the site. Mr. Marr is working out the details with the contractor.
• Incubator
• Training facility etc.
• New Fine Arts League site: Request letter -

It is important to remember that any use of this building, other than governmental, would need to be bid. The SHRIMP project is governmental.

○ Senior Center Policy:
  • Implementation of policies: report provided at the March 2019 meeting.

○ Hospital Authority: 4 members resigned at their last administrative get together. Remaining members have scheduled a special called meeting on Tuesday, May 21, at the Ward Hernandez Building. Meeting has been properly noticed.

○ Meeting Street Technical School Memorial:
  • Petitions received.
  • Location inspected by staff and no conflicts found.
  • Funds to be raised through private donations.
  • Permission from property owner, bankruptcy trustee, will be needed.
  • Presentation on conceptual to be made by Councilmember Jones.

○ Airport Authority Closure: Resolution and draft legislation to dissolve the Authority approved by Council at the March 18, 2019 agenda. State Representative Sainz has introduced the legislation. Airport was closed through Federal Legislation.

○ Festival/Event Approvals Alcohol or Street Closing:
  • Memorial Day Service, Oak Grove Cemetery 5/27/19 @10:00AM
  • Fishing Classic: Gilman Park June 8 from noon to 10:00PM.

○ Camden County Technical School: Construction funding is proposed in the 2019 State budget. City has budgeted its contribution for road construction in the 2019 City budget. This is part of the shared services agreement between Camden County, City of St. Marys, City of Kingsland and City of Woodbine.
Additional information can be found at http://www.stmarysga.gov/projects/index.php.

Respectfully submitted,

John J. Holman, ICMA-CM
City Manager
St. Marys' SHRIMP Project Update: Photos from Late-April/Early-May 2019 along St. Marys Street

New sidewalk from Ready St to Osborne St

New wide sidewalk from Osborne St to Wheeler St

Gravel shown is the subbase/storage layer for the permeable pavement parking stalls. “Left” highlights the wide sidewalk between Osborne Street and Wheeler Street and “Right” shows the bioretention areas staked out and underdrain with clean-out installed.